

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE :: 2126 KITTREDGE STREET, BERKELEY, CA**

Small Ground Floor Office, Retail, or Service Commercial Space



**CONTACT: LORI ROSENTHAL**

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## :: CENTRALLY LOCATED, HIGH FOOT-TRAFFIC DOWNTOWN BERKELEY LOCATION ::

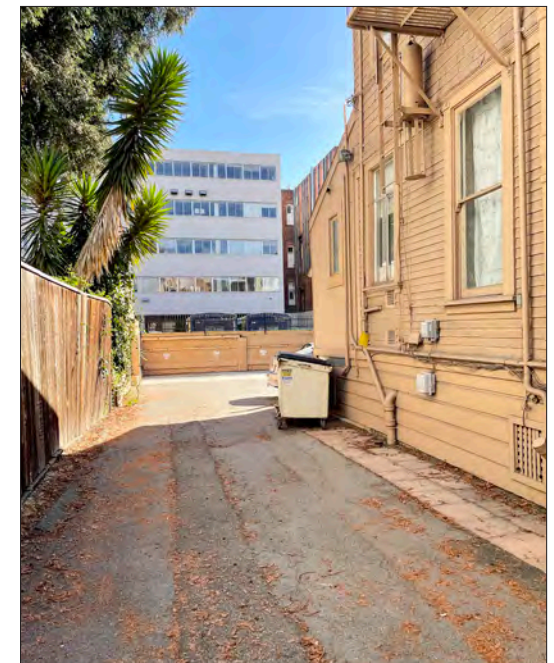
**SIZE:** ±900 rsf

**ASKING RENT:** \$2,500/month IG.  
Flexible lease terms

**ZONED:** C-DMU  
(Downtown Mixed-Use District)

**NO FOOD TENANTS**

- Open floor plan
- Large windows to the street
- Rear mezzanine has restroom and bonus space
- 2 parking spaces available in rear lot
- Easy walk to Downtown Berkeley BART
- Steps to Peet's Coffee, KoKoLo Donburi, Tasty Pot, Razan's Organic Kitchen, Gather, Angeline's Louisiana Kitchen, Tupper & Reed, Toss Noodle Bar, and Chipotle Mexican Grill
- Less than 1 block to UC Berkeley
- Nearby retail includes Target, Half Price Books, UPS Store, CVS, Pegasus Books, Shop College Wear, Ace Hardware, Trek Bikes, and Crossroads Trading
- Near Downtown Arts district, with Aurora and Berkeley Rep Theatres, and the California Jazz Conservatory
- Close to fitness including CorePower Yoga, Berkeley YMCA, Pure Barre, Equinox, and Spieker Aquatics Complex



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2126 KITTREDGE STREET, BERKELEY, CA  
JOIN DOWNTOWN BERKELEY

Berkeley is densely populated with a highly educated, high income population. A central hub of public transportation with its Downtown BART Plaza and AC Transit, allowing access to the entire San Francisco Bay Area in minutes.

- High foot traffic every day; working population is 72,000
- Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley's daily headcount is over 62,000
- Berkeley City College has ±7,000 students each semester; Berkeley High School has ±3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Walking distance to over 119,000 live theater, music, and sports venue seats
- \$4.04 billion in total spending power



## DEMOGRAPHICS

WITHIN 3 MILES

Population	212,725
Average household income	\$142,014
Daytime Employees	142,939

Source: CoStar





### STONEFIRE

- 98 residential units
- Opened 2017



### PARKER PLACE

- 155 residential units
- Opened 2017



### 130-134 BERKELEY SQ

- 50 residential units
- Proposed



### 2190 SHATTUCK

- 326 residential units
- Approved



### 2113 KITTREDGE

- 214 residential units
- Proposed



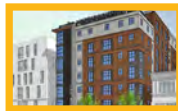
### THE PANORAMIC

- 69 residential units
- Opened 2019



### METROPOLITAN

- 45 residential units
- Opened 2017



### THE DEN

- 40 residential units
- Opened 2022



### 2065 KITTREDGE

- 189 residential units
- Proposed



### 2132 CENTER

- 283 residential units
- Proposed



### SEQUOIA

- 42 residential units
- Opened 2017



### THE VARSITY

- 96 residential units
- Opened 2017



### THE DWIGHT

- 99 residential units
- Opened 2017



### 2067 UNIVERSITY

- 50 residential units
- Under Construction



### 2176 KITTREDGE

- 165 residential units
- Under Construction



### 2556 TELEGRAPH

- 22 residential units
- Opened 2023



### STRANDA HOUSE

- 21 residential units
- Opened 2017



### ACHESON COMMONS

- 205 residential units
- Opened 2022



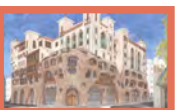
### 2274 SHATTUCK

- 239 residential units
- Proposed



### 2538-2542 DURANT

- 32 residential units
- Approved



### THE ENCLAVE

- 254 residential units
- Opened 2020



### GARDEN VILLAGE

- 84 residential units
- Opened 2017



### THE LAIR

- 40 residential units
- Under Construction



### 1752 SHATTUCK

- 68 residential units
- Proposed



### 1935 ADDISON

- 69 residential units
- Open



### 2420 SHATTUCK

- 132 residential units
- Proposed



### THE STANDARD

- 330 Beds
- Open



### THE CROFT

- 87 residential units
- Under Construction



## RESTAURANTS, BARS AND CAFÉS

Peet's Coffee	Ippudo
KoKoLo Donburi	Blue Bottle Coffee
Razan's Organic Kitchen	Tender Greens
Tasty Pot	Gadani
Toss Noodle Bar	Starbucks
Comal Restaurant	Happy Lemon Berkeley
Lucia's Italian Restaurant	Tupper & Reed Cocktail Bar

Sliver Pizzeria  
Ike's Sandwiches  
Eureka!

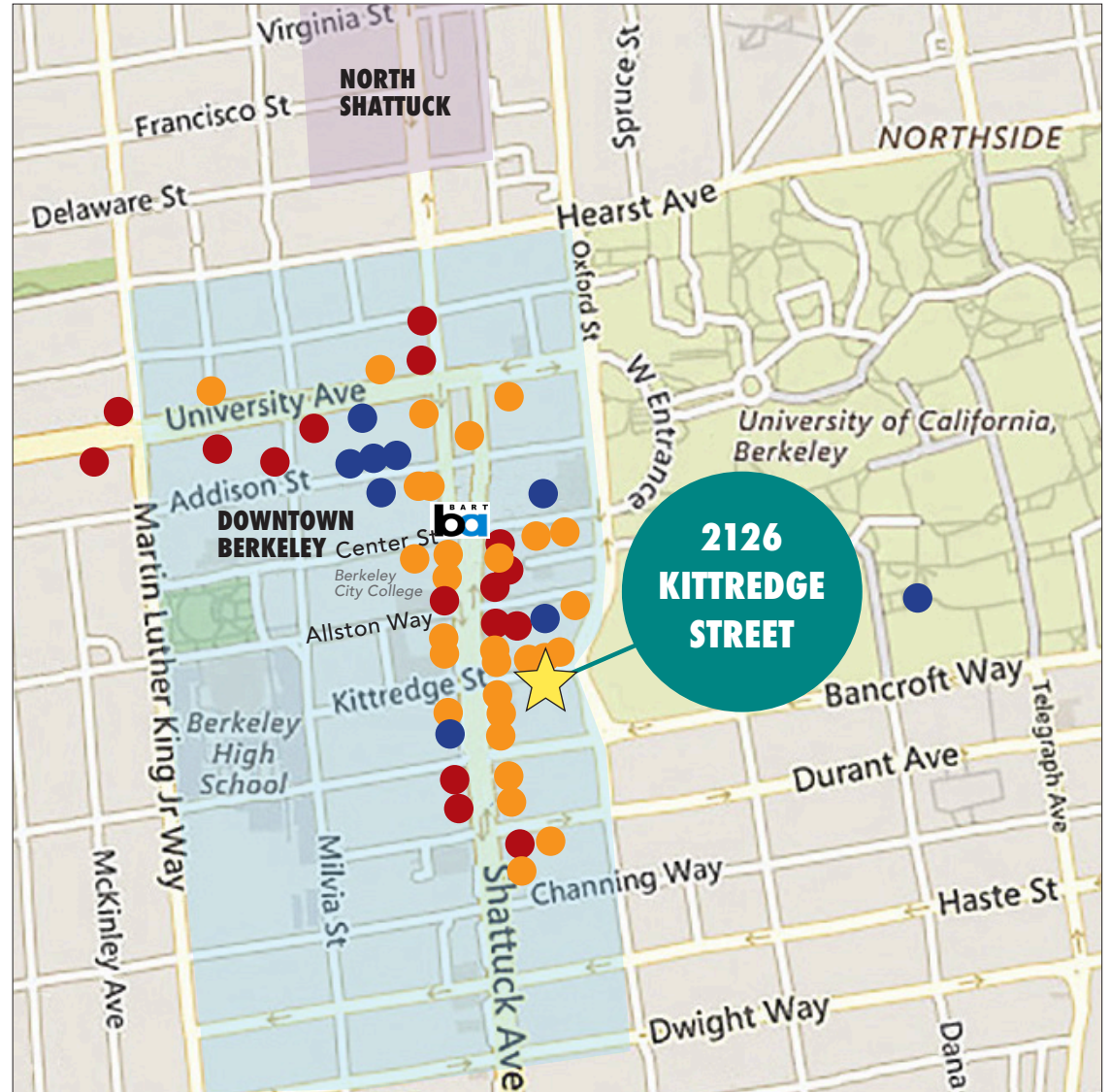
Jupiter Pizza & Beer  
Mixt Salads  
Crave Subs  
Angeline's Louisiana Kitchen  
Oasis Grill  
Chipotle Mexican Grill  
Revival Bar + Kitchen  
Namaste Madras Cuisine  
Gather  
La Note Restaurant

## ENTERTAINMENT

UC Theatre  
UA Berkeley 7 Theatre  
Berkeley Repertory Theatre  
Aurora Theatre Company  
California Jazz Conservatory  
Freight & Salvage  
The Marsh Arts Center  
Cal Performances/Zellerbach Hall  
BAMPFA

## RETAIL

Target	Ace Hardware
CVS	Lhasa Karnak Herb Company
UPS Store	Luggage Center
FedEx	Shop College Wear
Verizon	Lulu's Cyclery
Stone Room 2	Crossroads Trading
Trader Joe's Berkeley	Mike's Bikes of Berkeley



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2126 KITTREDGE STREET, BERKELEY, CA  
NEIGHBORHOOD



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.