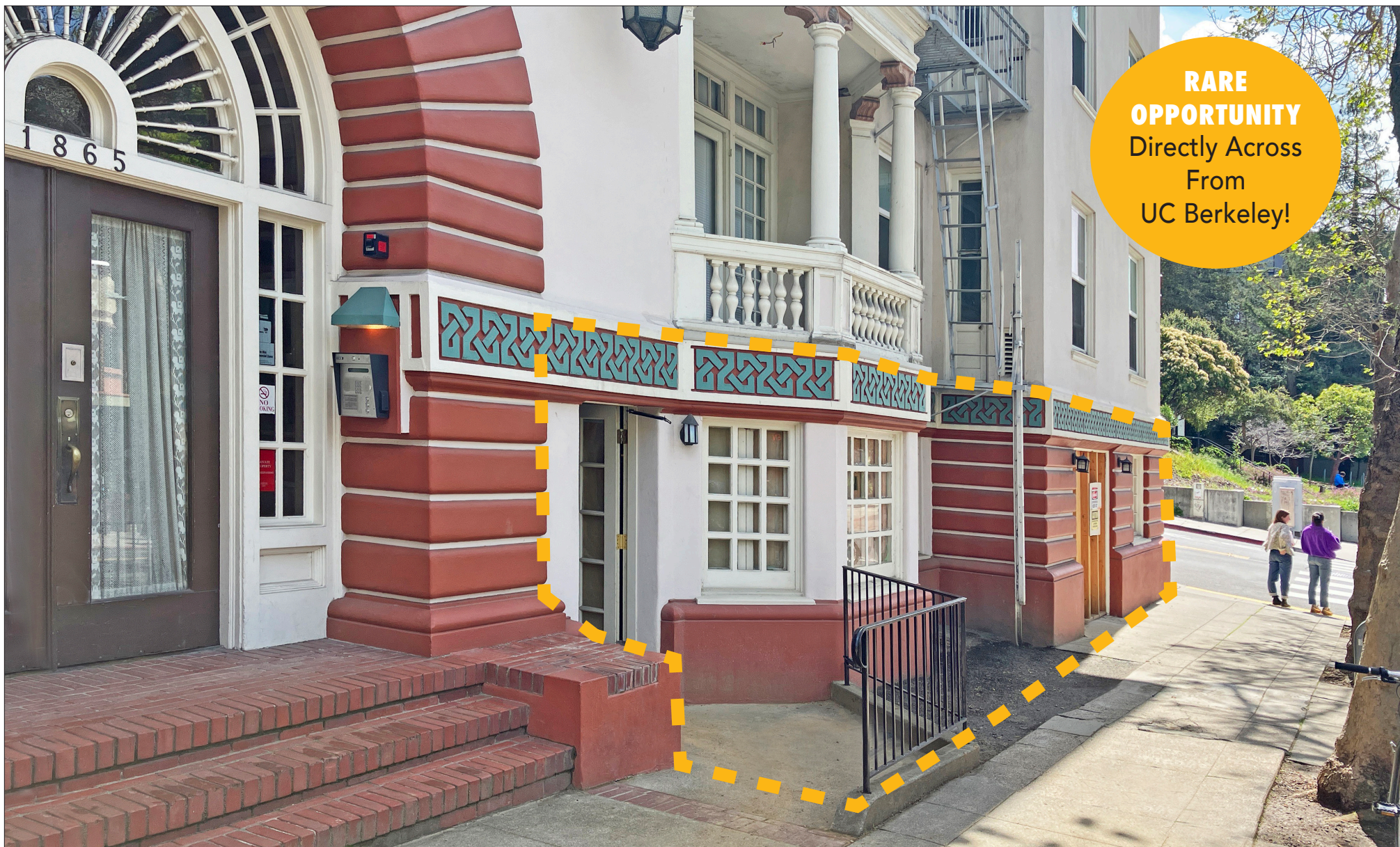


CORNER RETAIL SPACE FOR LEASE :: 1879 EUCLID AVENUE, BERKELEY, CA
Tremendous Daily Foot Traffic at UC Berkeley's North Gate



TREMENDOUS DAILY FOOT TRAFFIC – ACROSS FROM UC BERKELEY'S NORTH GATE

SIZE: ±1,640 rsf

ASKING PRICE:
\$5.00 psf/month IG

ZONING C-N (H)
Neighborhood Commercial

- Ground floor of a 27 unit residential Building
- Cold shell delivery ready for Tenant buildout
- Lots of pedestrian foot traffic
- Part of an outdoor mall-like setting of eateries and shops including Cabañas Cafe, La Val's Pizza, Xpression Indian Restaurant, D'Yar Mediterranean Cuisine, Bongo Burger, Menchie's Frozen Yogurt, La Crêpe à Moi, Delah Coffee, El Talpense, Abe's Café, La Burrita, Hearst Food Court, The Campus Store, Berkeley's Northside Travel, and SaYu Hair Salon
- Construction is in progress for UC Berkeley's 367,270 sf Gateway Building – the new home of the College of Computing, Data Science, and Society (CDSS), the first new college at UC Berkeley in 50 years. This collaborative space for approximately 1,325 faculty, students, researchers, and staff will open in 2025–26 academic year. It is located about one block west, on Hearst Avenue
- Close to UC Berkeley Fraternities, Sororities, and Co-op Housing
- Metered street parking, and close to 2 large parking garages



GREAT LOCATION TO SERVE UC BERKELEY'S DAILY POPULATION >62,000
POTENTIAL FOR FOOD USE

LOCATION, LOCATION, LOCATION

Steps from UC Berkeley's North Gate – on the beautiful and bustling north side of campus. Busy neighborhood commercial district with several shops and cafes, proximity of the campus, student housing and parking. Walking and biking distance of everything that UC and Downtown Berkeley can offer.

- Close to student housing, including Fraternities, Sororities, and Co-op Housing
- On the edge of Holy Hill District – The Graduate Theological Union is located one block west of Euclid Avenue with several more colleges
- Transit heavy with excellent visibility to students, faculty, UC staff and locals
- 2 blocks to Downtown Berkeley with BART and AC transit hub
- 3 blocks from the Greek Theatre
- Near Cal Memorial, Edwards Stadium and Haas Pavillion – with total of 96,877 seats
- Near Lawrence Berkeley National Lab
- In the vicinity of 14 live theater and music venues – total of 20,015 seats



RETAIL

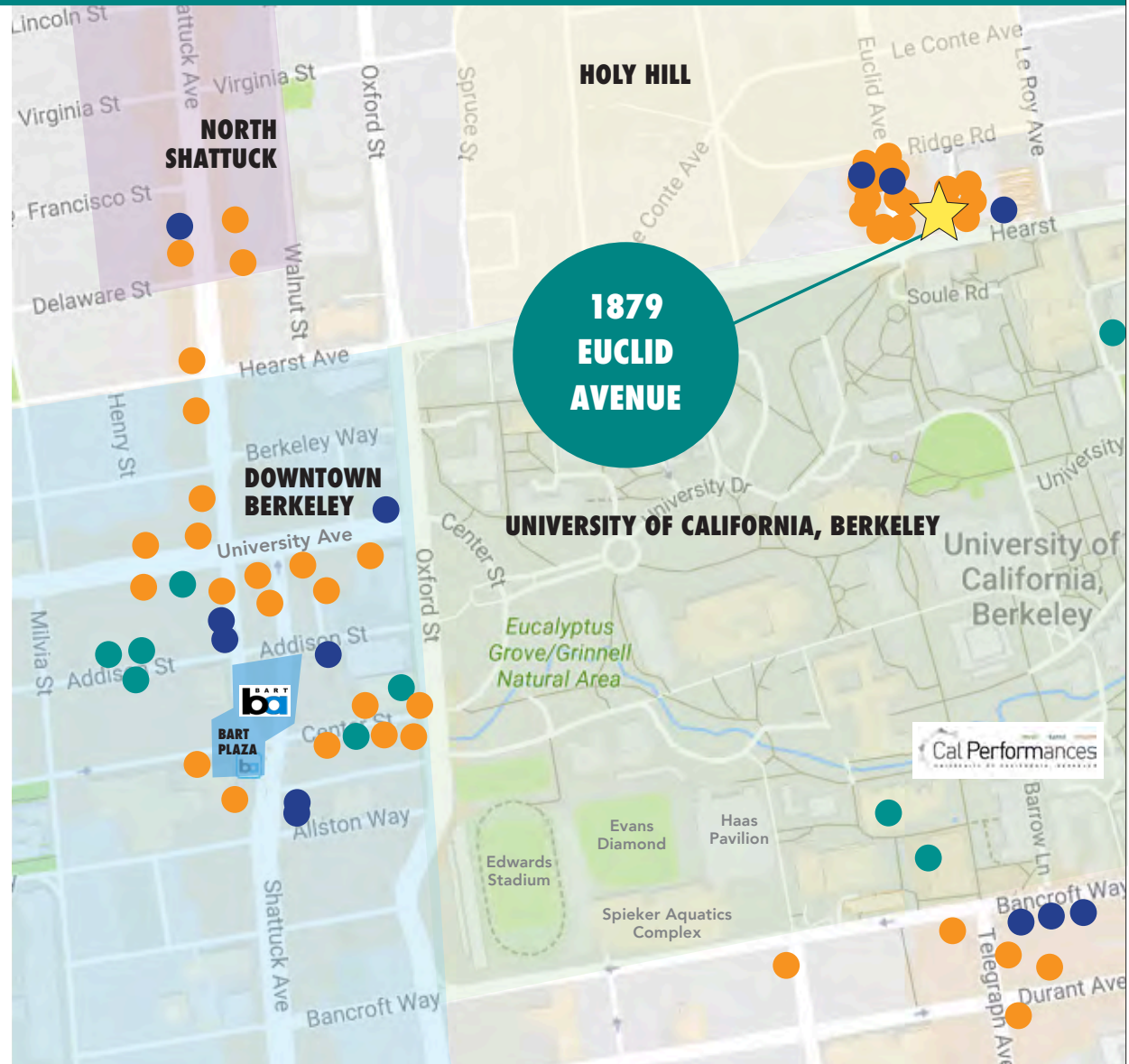
Games of Berkeley
Bows and Arrows
Bancroft Clothing Co
Bear Basics
Target
FedEx
CVS
Half Price Books
Missing Link Bicycle Coop
Lhasa Karnak Herb Company
The Campius Store
Berkeley's Northside Travel
SaYu Hair Salon

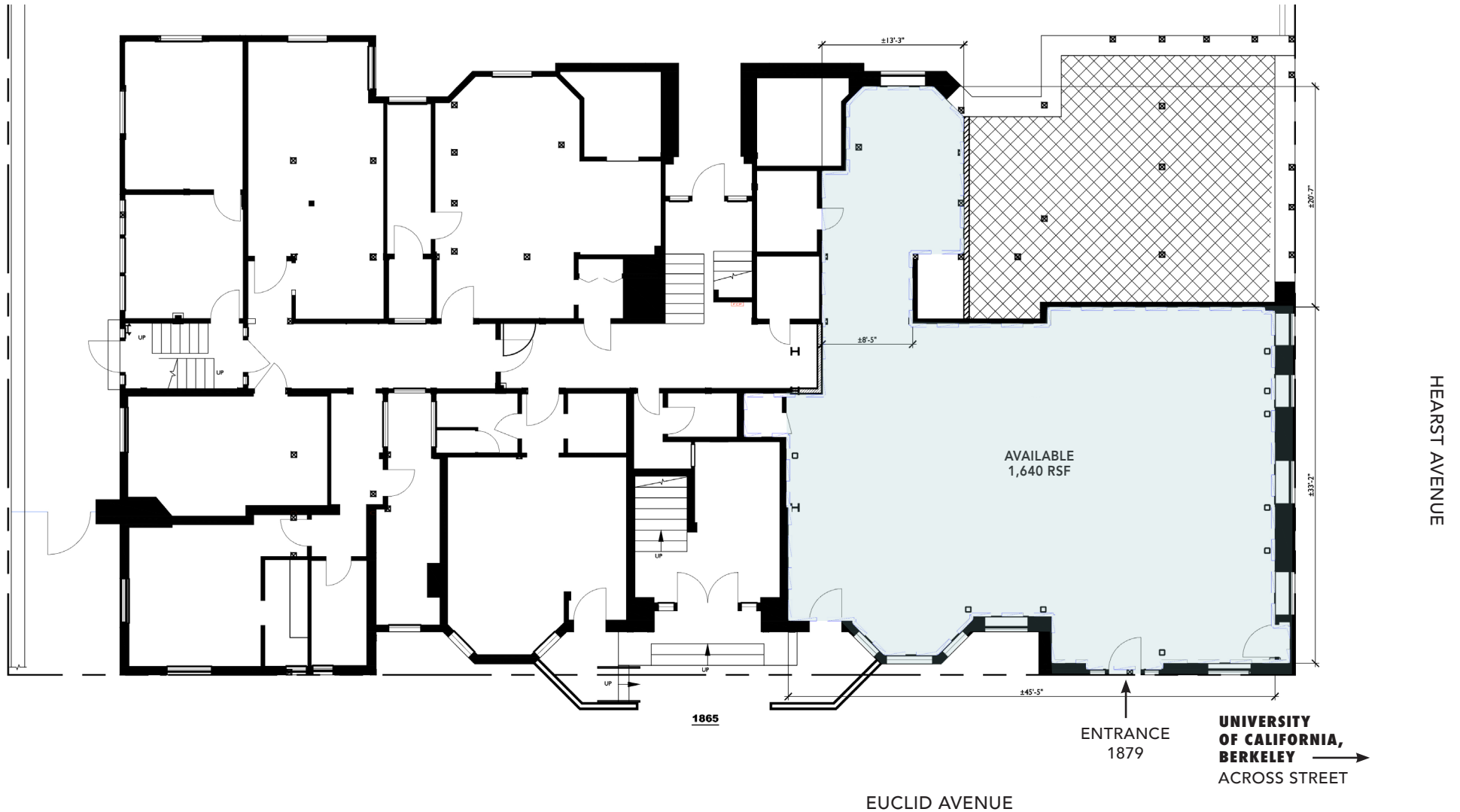
ENTERTAINMENT

Zellerbach
Greek Theatre
Cal Performances
UC Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
Freight & Salvage
The Marsh Arts Center
Berkeley Art Museum and
Pacific Film Archive (BAMPFA)

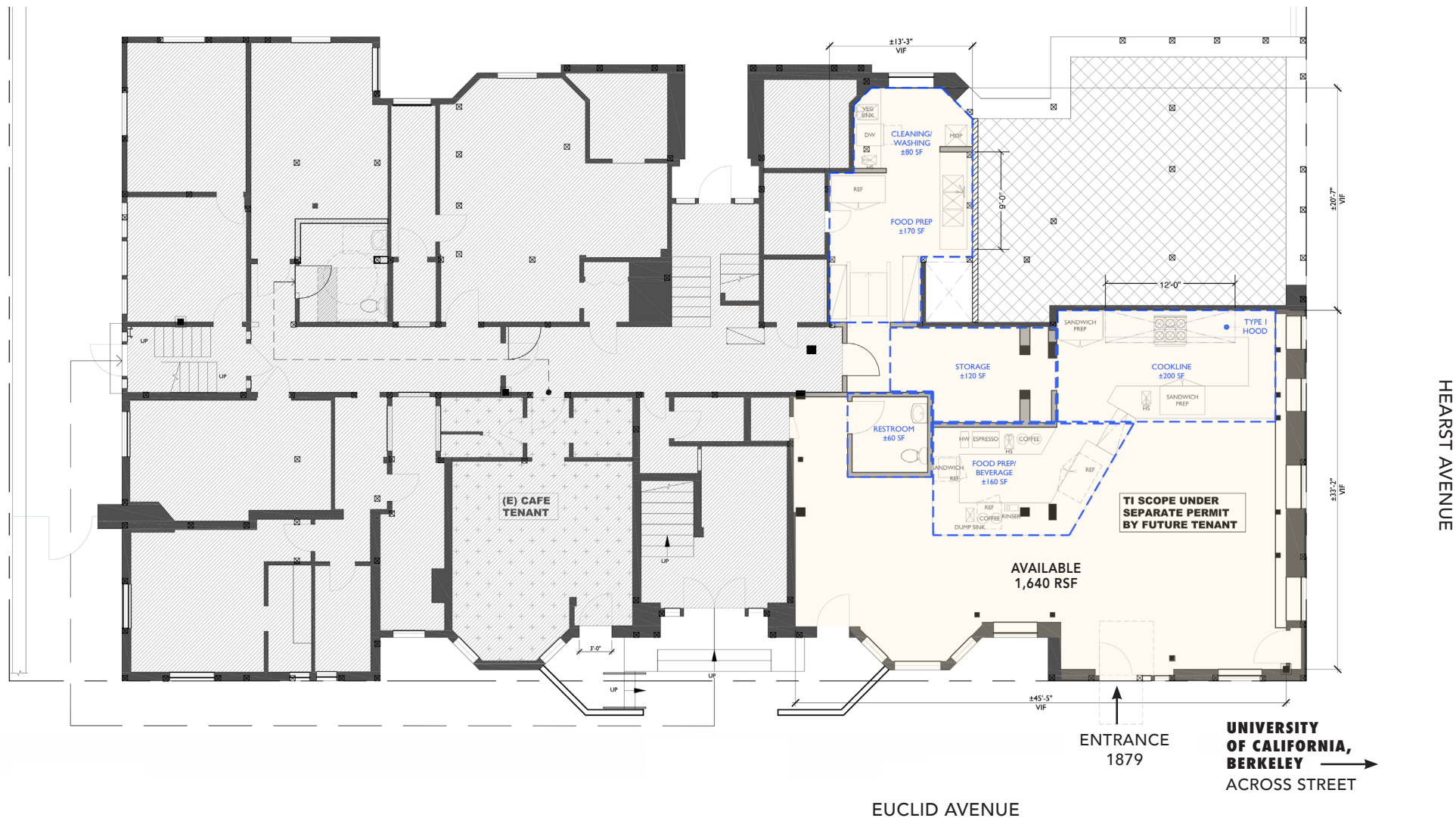
RESTAURANTS, CAFÉS AND BARS

La Crêpe à Moi	Via del Corso
Cabañas Cafe	Sweetgreen
Menchie's Frozen Yogurt	Triple Rock Brewery
D'yar Mediterranean Restaurant	The Noodle, Thai Restaurant
La Val's Pizza	Tacos Sinaloa
Xpression Indian Restaurant	Super Duper Burgers
La Burrita	MIXT
Abe's Café	Spats
Bongo Burger	Arinell Pizza
MoMo Masalas	Oasis Grill
Seoul Hotdog	Cholita Linda
El Talpense Mexican Restaurant	Eureka!
Subway	Gypsy's Trattoria Italiana
Tony's Style Pizza	Tender Greens
Camille Vietnamese Restaurant	Lucia's Berkeley
Aki's Japanese Restaurant	Comal
TC Garden Restaurant	Jupiter Pizza
Blue Bottle Coffee	Ippudo





This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



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.