

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

RETAIL SPACE FOR LEASE: JUST 4 BLOCKS FROM CAMPUS
2505 Telegraph Avenue, Berkeley, CA

**NEXT
TO BUSY
PEET'S COFFEE**

P
Peet's
COFFEE

2505

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TREMENDOUS FOOT TRAFFIC – YOUR TARGET MARKET IS HERE!

SIZE:

±1,400 RSF

LEASE RATE:

\$3.50 psf/month NNN

ZONING:

C-T (Telegraph Avenue Commercial)

- On busy Telegraph Avenue, just a few blocks from the UC Berkeley campus gates
- In-line with Peet's Coffee, Sleepy Cat Books, and Bows and Arrows clothing on 5-block stretch of storefronts abuzz with college students, street vendors, locals, and tourists
- Telegraph Avenue is the main shopping and eating district serving UC Berkeley
- Situated amidst TONS of student housing, including UC and private dorms. Several new housing development projects in the works
- Surrounded by over 62,000 students and UC Berkeley employees



- Nearby eateries include Chipotle, Jamba Juice, Cupcakin' Bake Shop, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Mezzo, Cream, Gypsy's Trattoria, and Bongo Burger
- Amid shops such as Walgreens, Amazon, Bancroft Clothing, 510 Skateboarding, Bear Basics, Bows and Arrows, Games of Berkeley, and Moe's Books
- Across from Telegraph-Channing public parking garage, ±420 spaces including EV
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, Spieker Aquatics Complex, Memorial Stadium, Edwards Field, and The Greek Theatre

**VIBRANT
TELEGRAPH
DISTRICT
LOCATION**

Nearby
Foot Traffic
2,500
Pedestrians
Per Hour

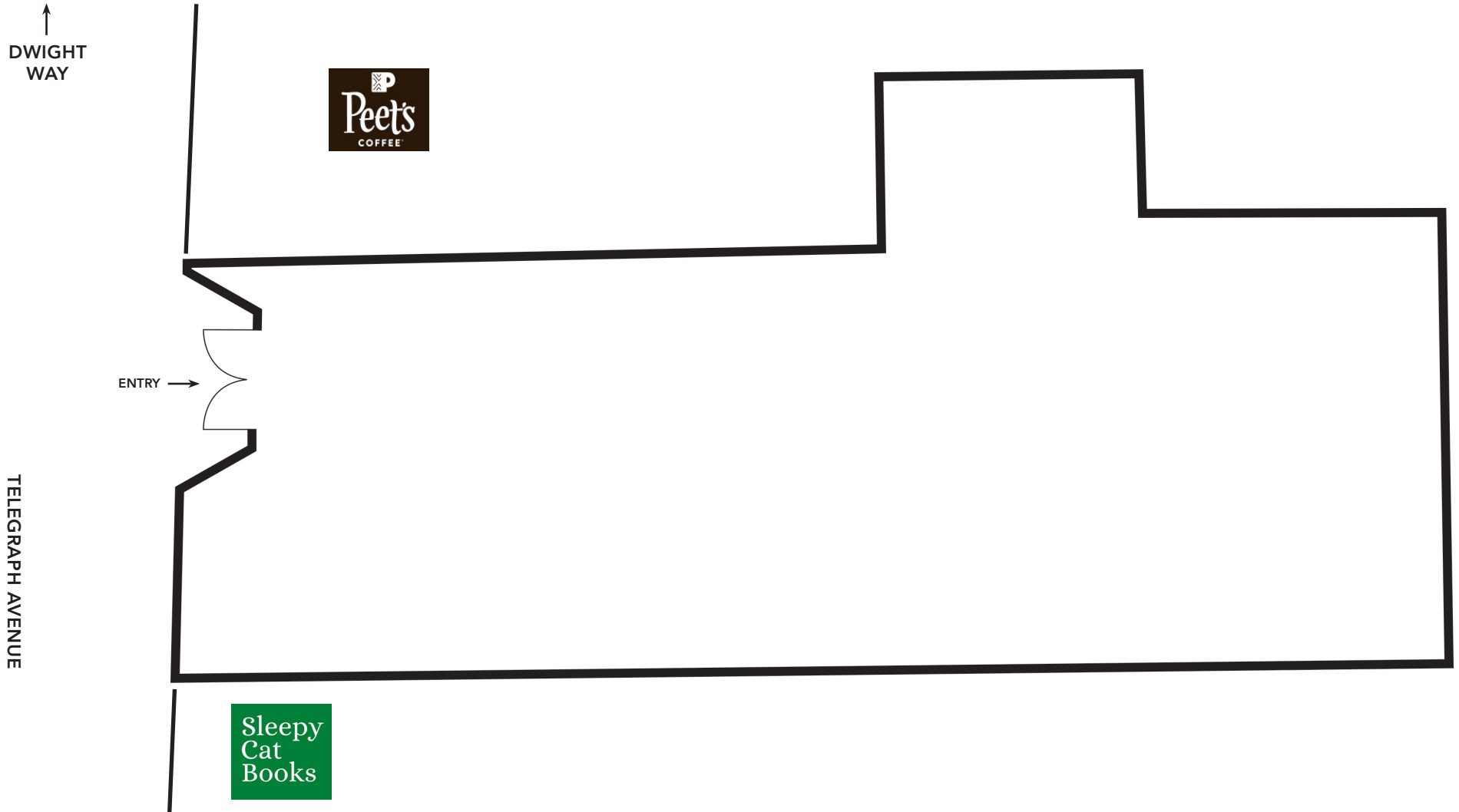




**TELEGRAPH AVENUE IS THE
HEART AND SOUL OF BERKELEY,
THE BUSTLING CENTER OF ONE OF THE MOST
DYNAMIC CITIES IN THE WORLD**

Welcome back to
TELEGRAPH
Berkeley





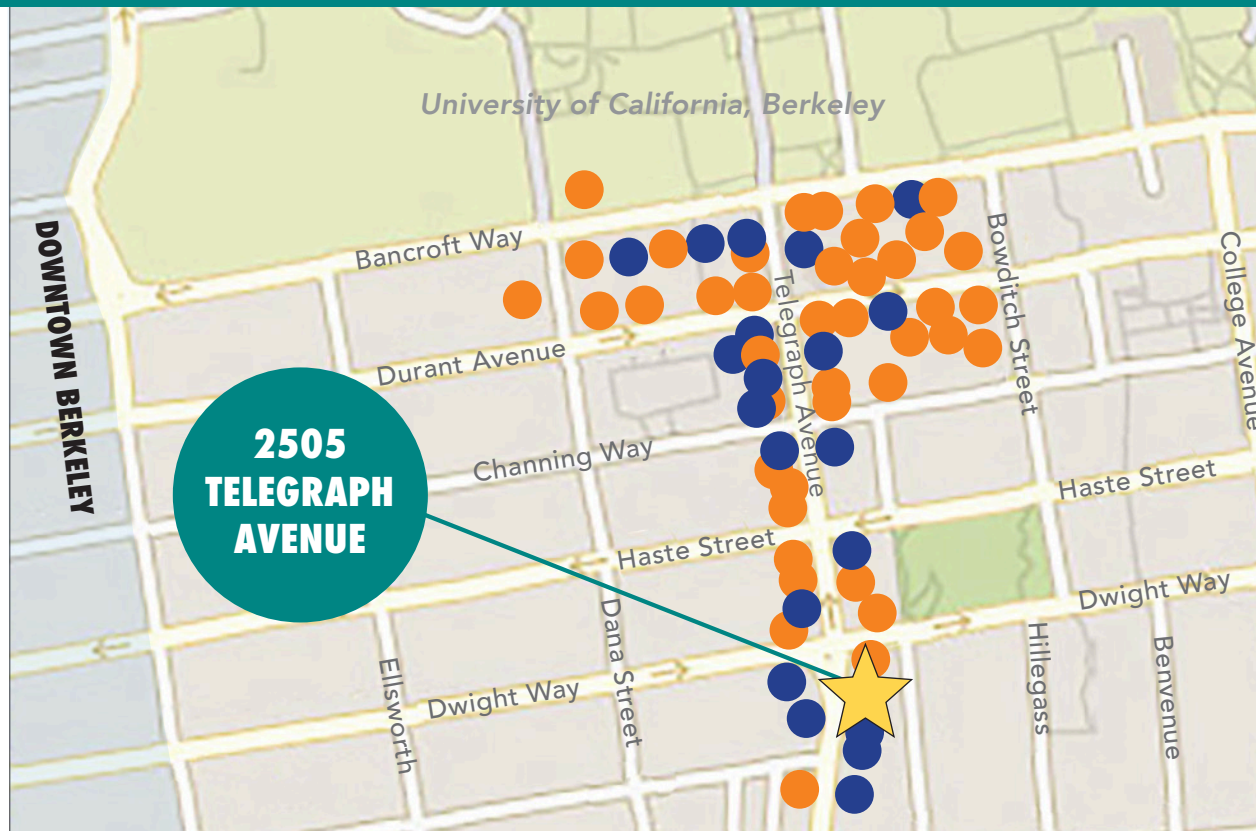
This drawing is intended to be used as an aid in planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

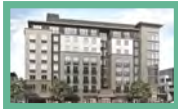
RESTAURANTS, BARS AND CAFÉS

Super Duper Burger	Kingpin Donuts
Chipotle Mexican Grill	Boba Ninja
Jamba Juice	Punjabi Dhaba
Mezzo	Bears Ramen House
Yogurt Park	Gypsy's Trattoria Italiana
Bao Dim To Go	L'Gusto Mex Fusio
Kip's Bar & Grill	Cal Gyro Mediterranean
Tacos Sinaloa	Katsumi Sushi
Pappy's Grill & Sports Bar	House of Curries
Cream Berkeley	Sourdough & Co
Sliver Pizzeria	Muracci's
Poke Parlor	Ladle & Leaf
Bongo Burger	House of Curries
Raleigh's Pub	Dumpling Express
RareTea Berkeley	The Musical Offering Cafe
Seniore's Pizza	La Burrita
Tap Haus	Top Dog
Little Gem Belgian Waffles	Artichoke Basille's Pizza
Peet's Coffee	Papa Johns Pizza

RETAIL

Bancroft Clothing Company	Moe's Books
Apothecarium	Sleepy Cat Books
Walgreens	Bows and Arrows
The Student Store	2nd Street Telegraph
Bear Basics Clothing	Beck's Shoes
Mars Mercantile	Berkeley Hat Company
Games of Berkeley	The T-Shirt Orgy
Ink Stone Art Supply	Rasputin Music
Anastasia Clothing	510 Skateboarding
	Amoeba Music





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



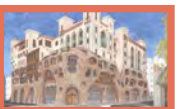
2274 SHATTUCK

- 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



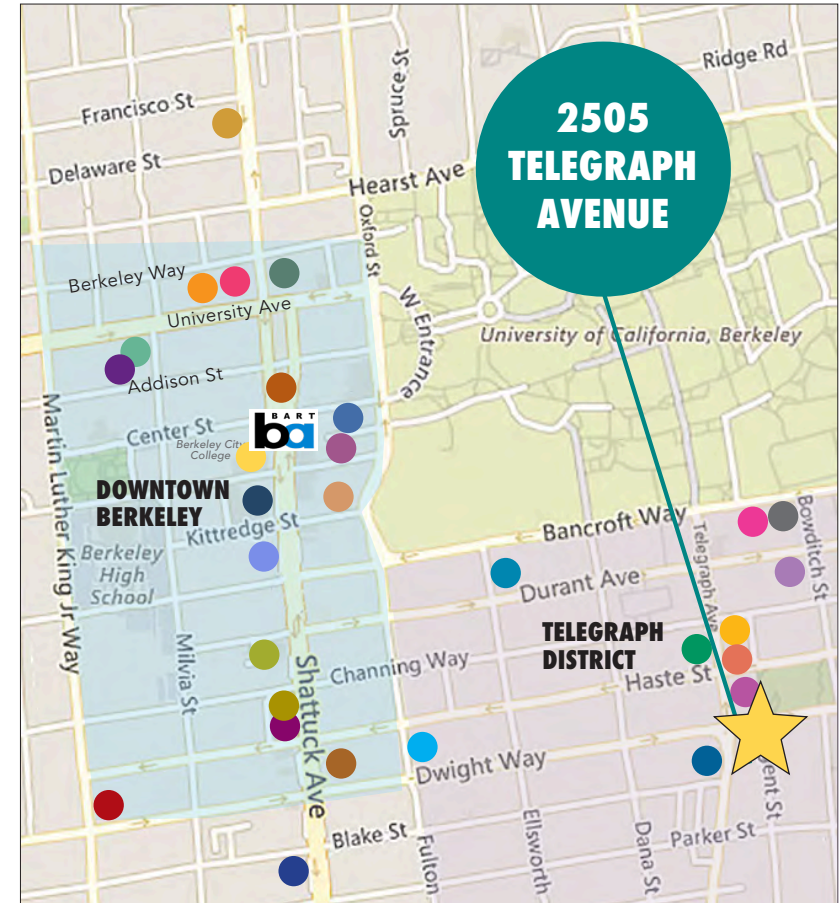
THE STANDARD

- 330 Beds
- Open



THE CROFT

- 87 residential units
- Under Construction





- Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors
- Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings
- Leading directly to UC Berkeley campus, Telegraph is home to street fairs, annual music festivals
- Situated amidst TONS of student housing, including UC and private dorms. Several new housing development projects are in the works
- Close to numerous world-class theatre, arts, live music and sports venues
- Many hourly parking lots are in the area, Visit www.douglasparking.com
- The [Telegraph Business Improvement District](#) works to build a dynamic and inclusive community

DEMOGRAPHICS

	1 MILE	3 MILE
Population	55,162	225,363
Households	20,383	95,927
Average HH Income	\$181,837	\$131,686
Average Home Value	\$1,067,155	\$1,057,489

(Source: CoStar)



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.