

RARE NORTH SHATTUCK RETAIL SPACE FOR LEASE

1491 Shattuck Avenue, Berkeley, CA



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SIZE ±3,930 RSF

Option to add ±2,000
RSF of office/storage
space

LEASE RATE

\$3.00 psf/month NNN

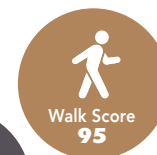
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**C-NS (North Shattuck
Commercial)**

BEAUTIFUL RETAIL SPACE IN NORTH SHATTUCK'S FAMOUS GOURMET CORRIDOR

- Tasteful exterior entry with attractive street frontage
- Large, open space with some support columns
- High box-beam ceilings with recessed and pendant lighting
- Fully carpeted, HVAC, shared restroom
- Adjacent to Saul's Restaurant & Delicatessen, Masse's Pastries
- Part of historic Walnut Square with the original Peet's Coffee and many unique artisan shops
- Metered parking in front
- Across from Safeway, UPS Store, Copy Central, and CVS

- Steps to Chez Panisse, Grégoire, The Cheese Board, Lo Coco's, Fava, Tigerlily, Kirala, Love at First Bite Bakery, Bryn Walker women's clothing, A Priori Gift Shop, The Walk Shop, Dimples children's clothing, The Bar Method, and a weekly Farmer's Market (every Thursday)
- Outstanding public transportation with AC Transit, BART, Bikeshare
- 15 minute walk to Downtown BART
- 17 minute walk to UC Berkeley





SITUATED IN NORTH BERKELEY'S WORLD-RENOWNED CULINARY NEIGHBORHOOD





"NORTH BERKELEY IS ONE OF THE BEST PLACES TO LIVE IN CALIFORNIA" – NICHE

- Located in North Berkeley's famous culinary neighborhood filled with popular cafés and shops sharing an emphasis on quality, artisan products and services
- Amid exceptional arts and cultural activities, strong commercial/financial core, outstanding education and resources
- Easy walk to numerous world-class theatre, arts, live music, galleries, sports venues, and all Downtown Berkeley amenities

DEMOGRAPHICS

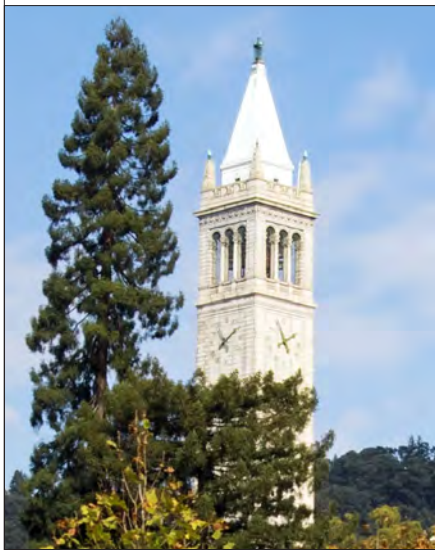
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Population	51,628	203,610
Households	21,019	84,957
Average HH Income	\$114,923	\$141,749
Daytime Employees	27,941	136,701

Source: CoStar/Loopnet

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1491 SHATTUCK AVENUE, 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.