

RESTAURANT SPACE FOR LEASE: DIRECTLY ACROSS FROM UC BERKELEY
2480 BANCROFT WAY, BERKELEY, CA



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GROUND FLOOR OF NEW 8-STORY MIXED-USE BUILDING ON MAIN RETAIL CORRIDOR

SIZE: ±2,052 rsf

PRICE: Negotiable

ZONING: C-T
(Telegraph Avenue Commercial)

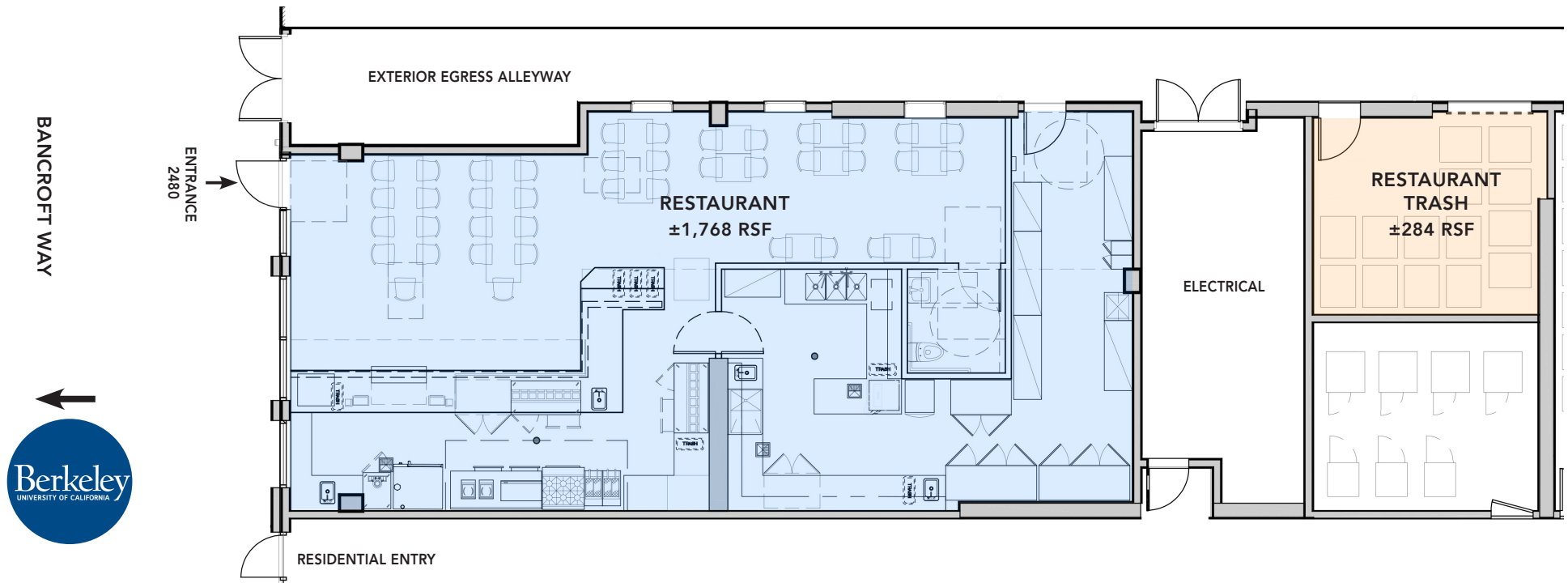
- Restaurant space in new 8-story mixed-use apartment building with 28 units
- Directly across from the UC Berkeley Student Union and Eshelman Hall, and near Telegraph Avenue
- Extremely heavy foot traffic: >2,500 pedestrian crossings per hour at the corner of Telegraph Avenue and Bancroft Way, just ½ block away
- Close to UC classrooms, administration buildings and sports facilities
- Serving over 69,700 students and UC Berkeley employees, as well as open to the public
- Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B)



- Easy walk to Downtown Berkeley, and BART
- Short walk to Telegraph-Channing public parking garage with > 400 public parking spaces
- Nearby eateries include Chipotle, Jamba Juice, Cream, Mezzo, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Kip's Bar and Grill, Bongo Burger, and Peet's Coffee
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, and Spieker Aquatics Complex

**IN THE
VIBRANT
TELEGRAPH
DISTRICT**





INFRASTRUCTURE SPECS:

- Ceiling height: 12'5"
- Electrical to Premises:
 - 400 Amps, 3-phase, 208Y/120V
 - No sub-panels are installed, just the main and then conduits stubbed out to the retail space
- Venting:
 - 12" x 14" Type-I Grease Duct to the roof is provided. Power is available at the roof for an associated exhaust fan to run that duct, but the unit hasn't been provided.
 - 10" x 22" Type-II Steam Duct to the roof is provided. Power is available at the roof for an associated exhaust fan to run that duct, but the unit hasn't been provided
- Water: 2" cold water stub-out. Tenant to supply its own hot water infrastructure
- Waste lines:
 - (2) 4" waste lines provided
 - Restaurant build-out assumes above-ground Big-Dipper grease interceptor
- HVAC Specs:
 - Provision has been made for 8-Ton Split System w/Condensers on the Roof. Condenser Line sets are provided as well as condenser mounting racks. No Split System has been installed
- Louvers are provided at the front of restaurant above windows for potential intake (restaurant exhaust not allowed to public right of way)
- Louvers for Intake and Exhaust have been provided at east wall into back alley. They aren't connected to anything presently
- Gas: None

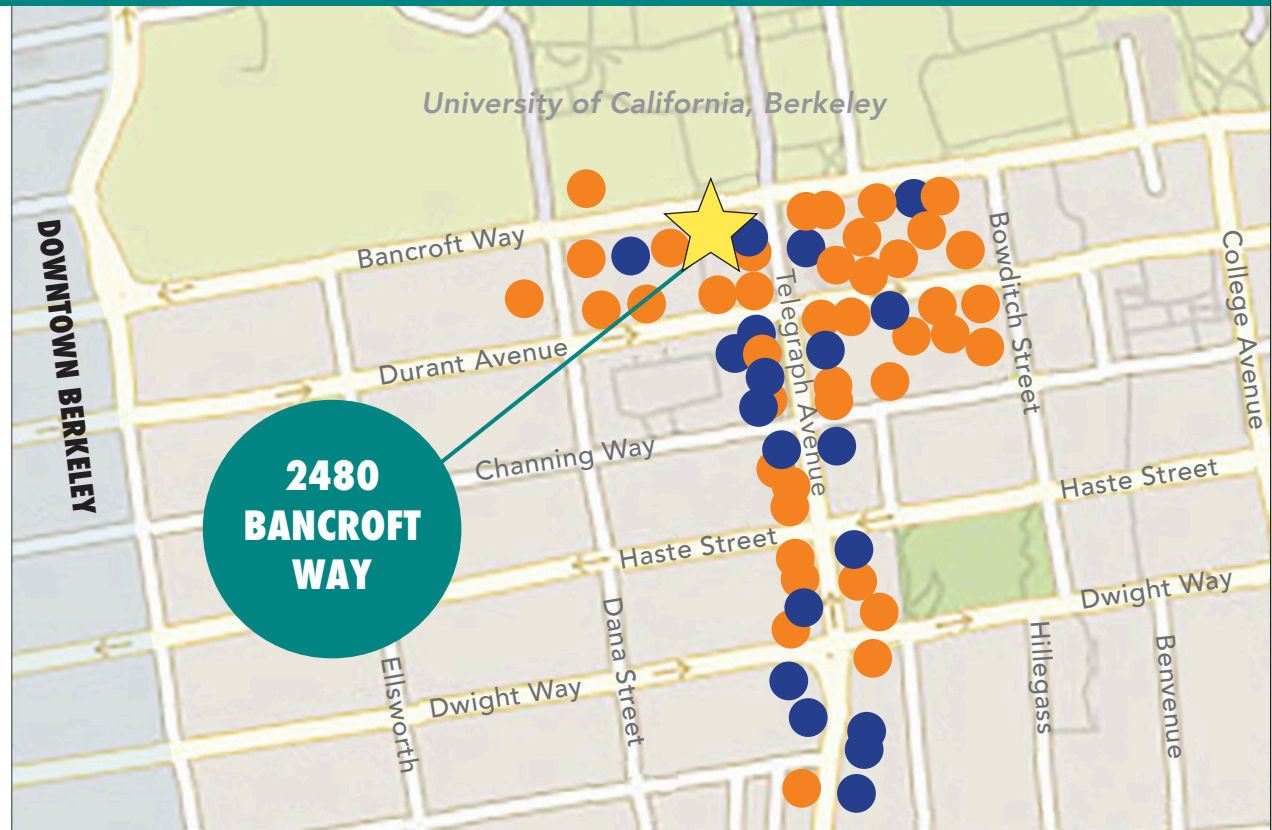
This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

RESTAURANTS, BARS AND CAFÉS

Super Duper Burgers	Cupcakin' Bake Shop
Chipotle Mexican Grill	Boba Ninja
Mezzo	Bears Ramen House
Yogurt Park	Gypsy's Trattoria Italiana
Bao Dim To Go	L'Gusto Mex Fusio
Kip's Bar & Grill	Cal Gyros 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	Punjabi Dhaba
RareTea Berkeley	Dumpling Express
Seniore's Pizza	La Burrita
Tap Haus	Crumbl - Berkeley
Little Gem Belgian Waffles	Top Dog
Pee't's Coffee	Artichoke Basille's Pizza
Kingpin Donuts	Papa Johns Pizza

RETAIL

Bancroft Clothing Company	510 Skateboarding
Walgreens	Sleepy Cat Books
The Student Store	Bows and Arrows
Bear Basics Clothing	2nd Street Telegraph
Moe's Books	Beck's Shoes
Games of Berkeley	Berkeley Hat Company
Ink Stone Art Supply	Rasputin Music
Anastasia Clothing	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



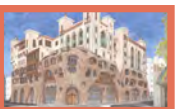
2274 SHATTUCK

- 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
- Under Construction



1935 ADDISON

- 69 residential units
- Open



2420 SHATTUCK

- 132 residential units
- Proposed



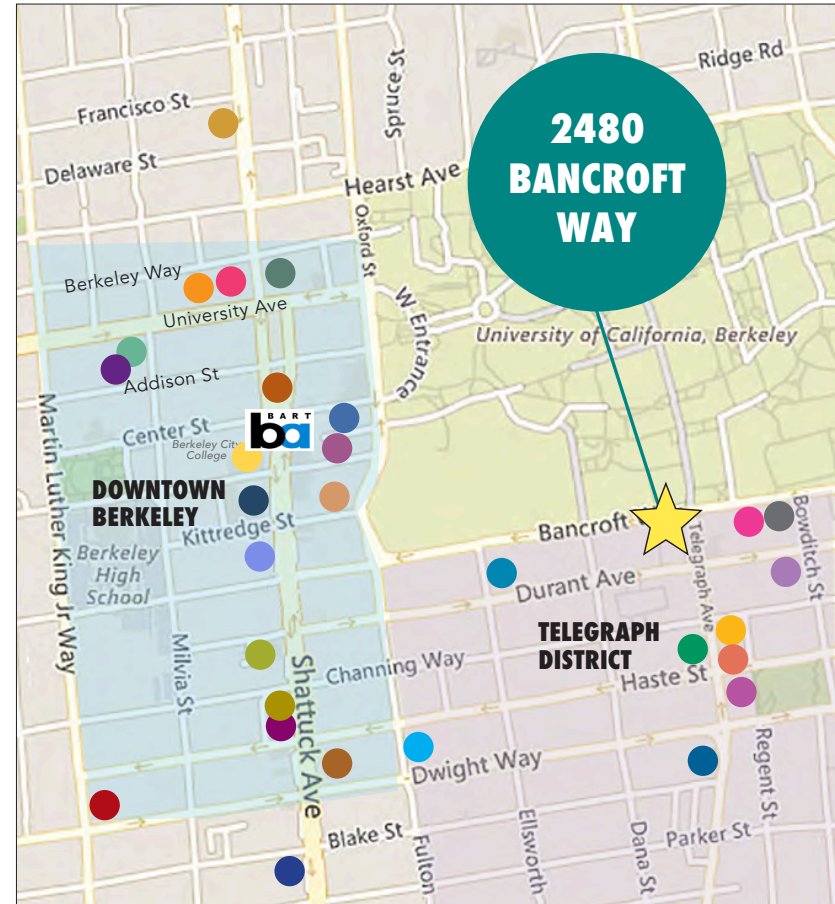
THE STANDARD

- 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.