

RETAIL FOR LEASE :: 2372 & 2380 SHATTUCK AVENUE, BERKELEY, CA
CORNER NEW CONSTRUCTION, HIGH-VISIBILITY AND TRAFFIC



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GROUND FLOOR RETAIL SPACE OF STUDENT HOUSING COMPLEX, ON MAIN CORRIDOR

**TWO
SPACES**

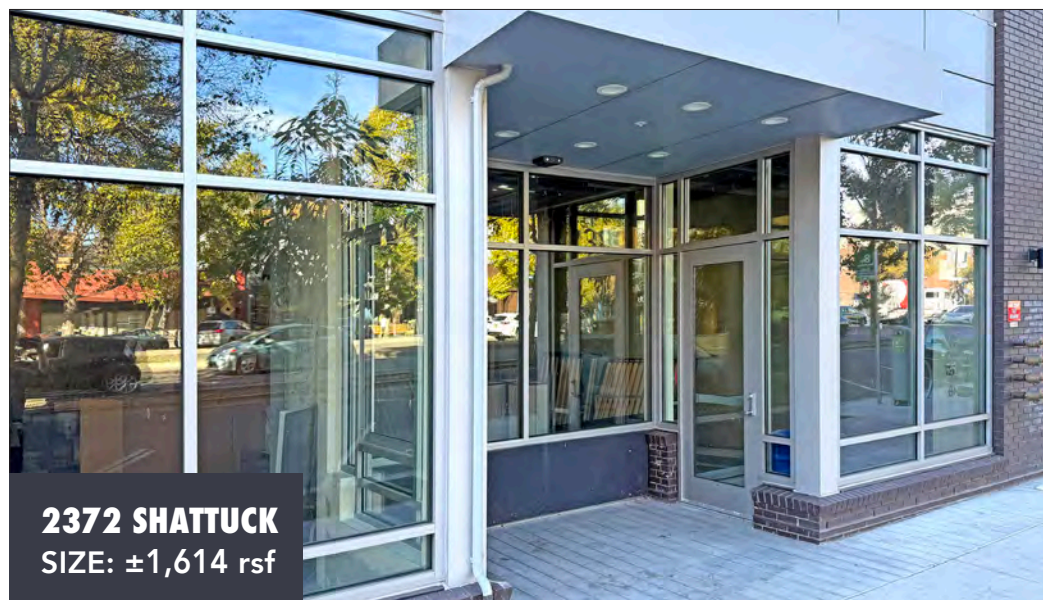
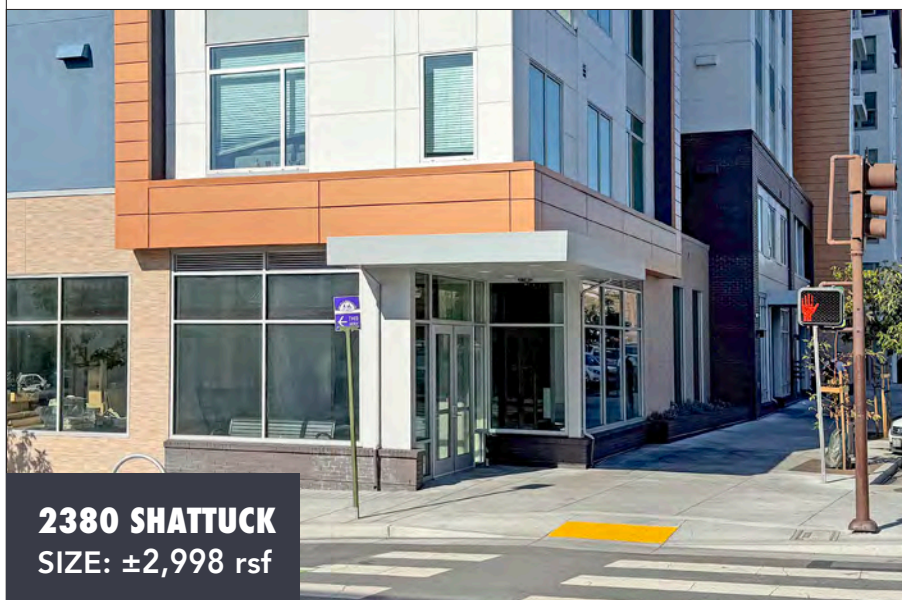
RENT:

\$3.00 psf/month NNN

TI Allowance is available



- Shell space with large window frontage
- Both spaces have venting shafts to accommodate future grease duct
- Excellent signage opportunity
- Metered street parking directly in front
- Signalized corner intersection
- Directly across from Pegasus Books, Cornerstone Craft Beer & Live Music, La Note restaurant, Royal Ground Coffee, and Nikko Sushi
- High traffic corner in Downtown Berkeley
- 2 blocks to Sutter Alta Bates Medical Center: Herrick Campus
- 3 blocks to Target; 4 blocks from Downtown Berkeley BART
- Close to UC Berkeley and Telegraph Avenue
- Near Downtown Arts District, with Aurora and Berkeley Rep Theatres, Freight & Salvage, BAMPFA, and the California Jazz Conservatory
- Join other nearby retail, food, and fitness including: Target, Comal, CVS, Sliver Pizzeria, Jupiter, Crossroads Trading, Half Price Books, Starbucks, Noodles Fresh, Tipsea, Equinox, Angeline's Louisiana Kitchen, YMCA, Orangetheory Fitness, Grassroots CrossFit, Gather, and Eureka!

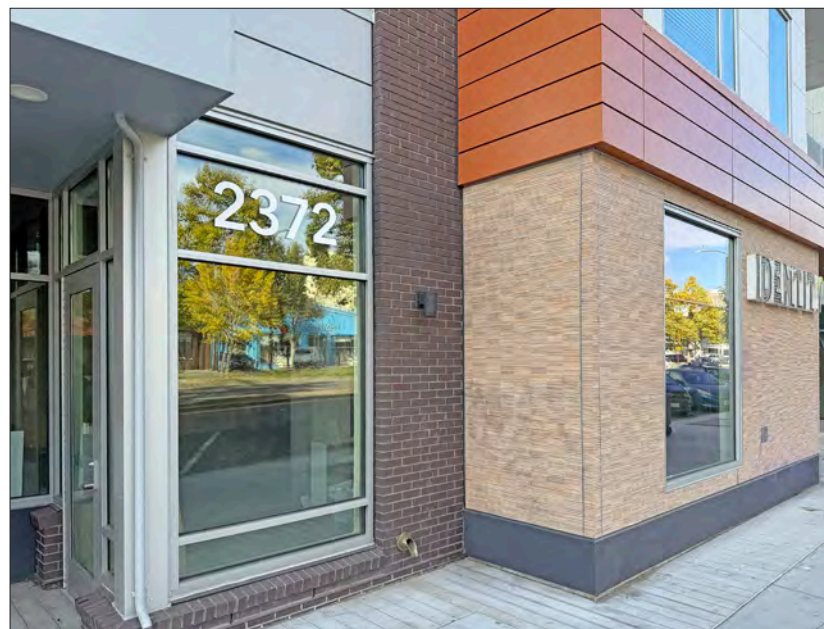
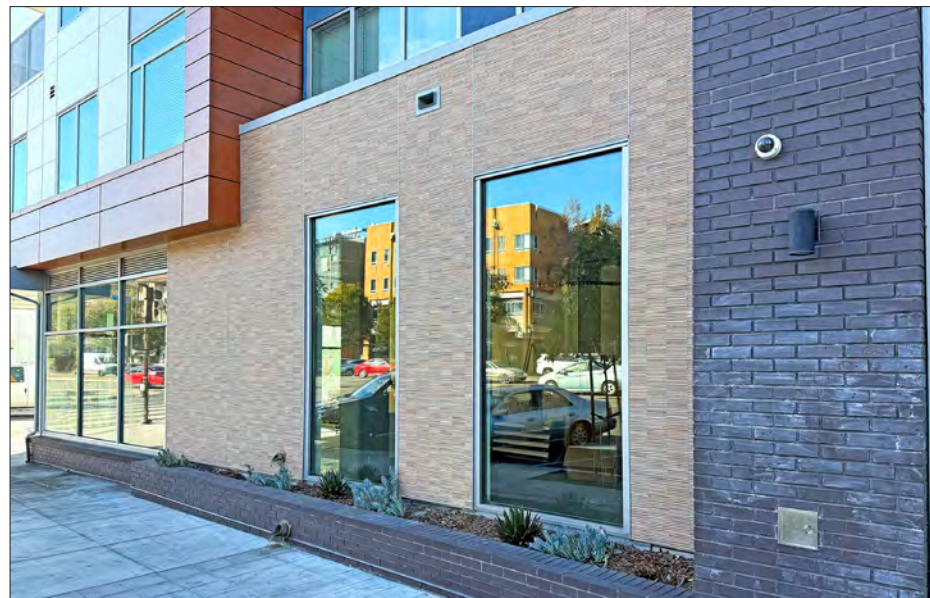


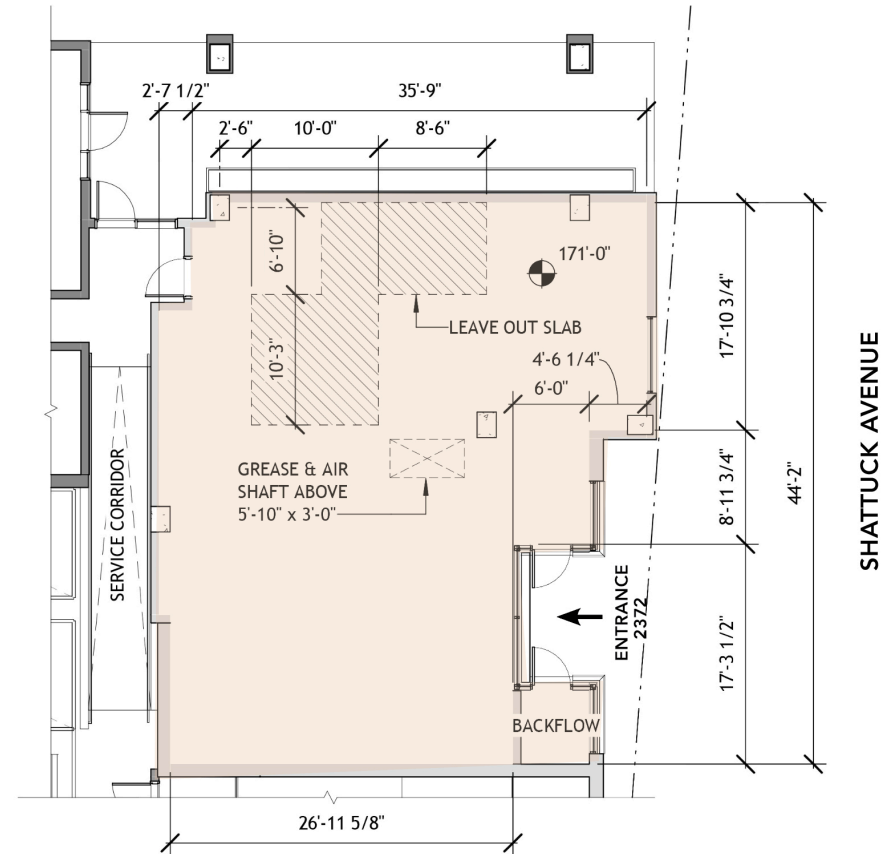
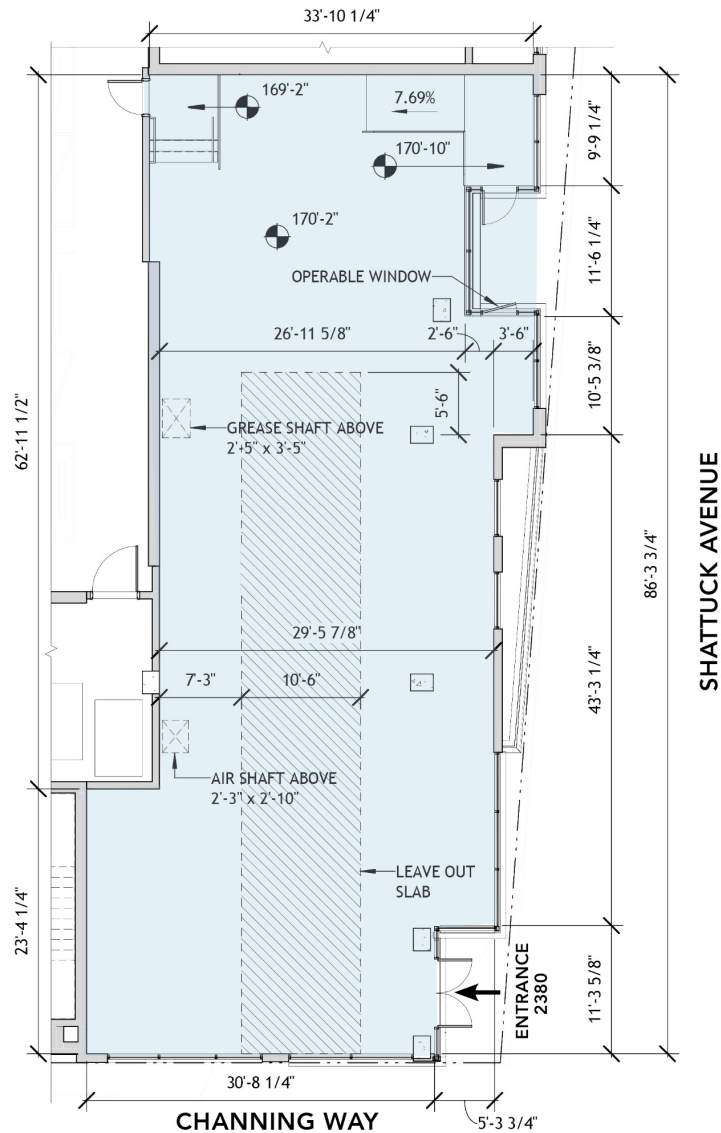
NEXT TO BUILDING WITH CHASE BANK, EXTREME PIZZA, AND ENDLESS SUMMER SWEETS

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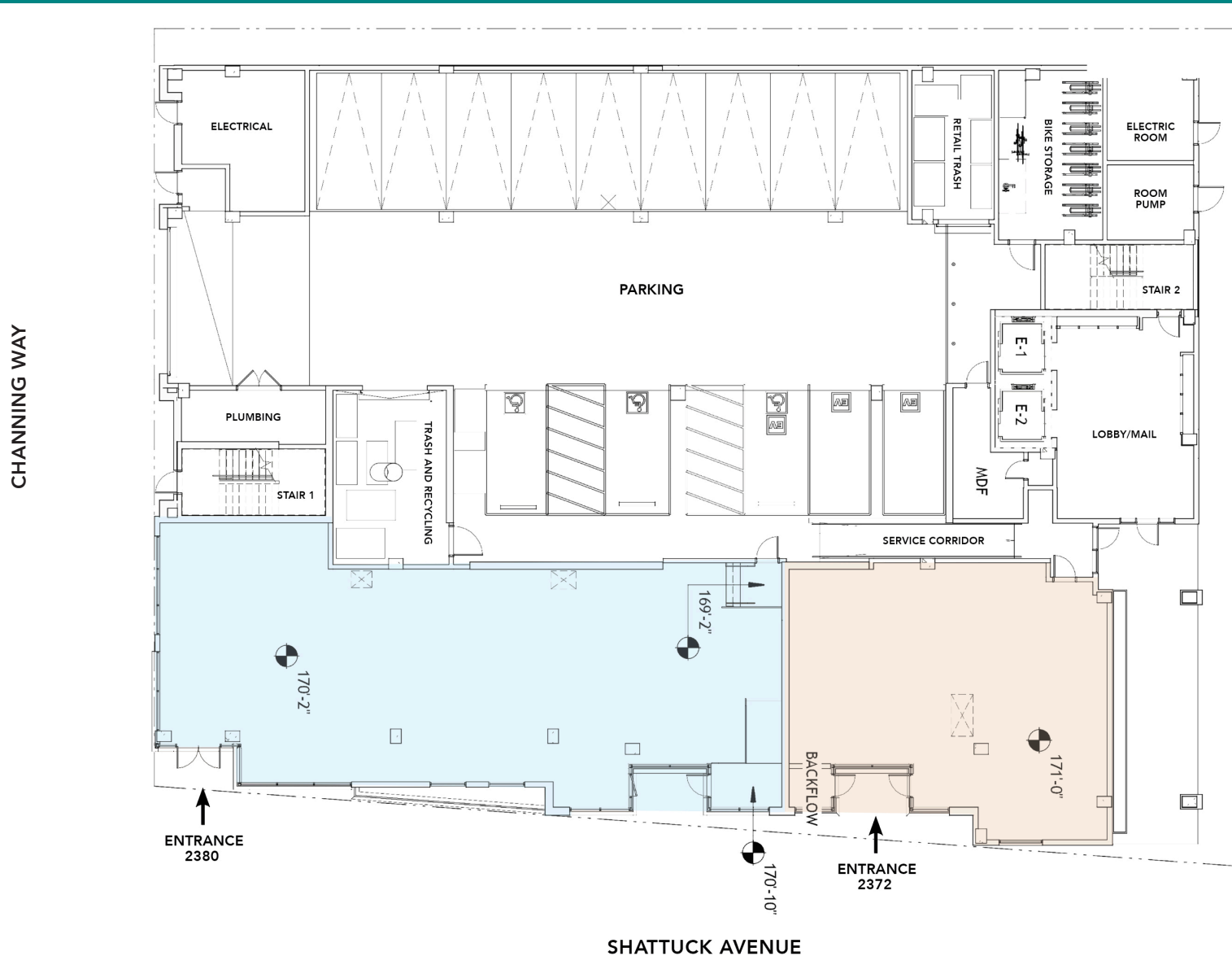
COMMERCIAL REAL ESTATE BROKERAGE

2372 & 2380 SHATTUCK AVENUE, BERKELEY, CA
PHOTO TOUR





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.



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COMMERCIAL REAL ESTATE BROKERAGE

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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 66,000
- Berkeley City College has $\pm 7,900$ students each semester; Berkeley High School has $\pm 3,500$ 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
- Walk to live music, performing arts, museums, galleries, and sporting events
- \$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





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.