



**AVAILABLE  
NOW!**

**HIGH TRAFFIC – DIRECTLY ACROSS FROM UC BERKELEY**

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## EXPANSIVE STOREFRONT SPACE IN DOWNTOWN BERKELEY

### RARE OPPORTUNITY – JUST STEPS FROM UC BERKELEY!

#### NEW CONSTRUCTION

Ground floor retail space in Downtown Berkeley's brand new 165-unit residential development with 3 large retail spaces on the first floor.

#### RETAIL #1 – AVAILABLE

±8,524 rsf | Asking Rent: Call Broker

±41' storefront along Kittredge Street

Interior Height:

- Podium height: ±13-14 feet

- Clear height: ±10-11 feet

Zoned: C-DMU (Downtown Mixed-Use)



Walk Score  
**99**



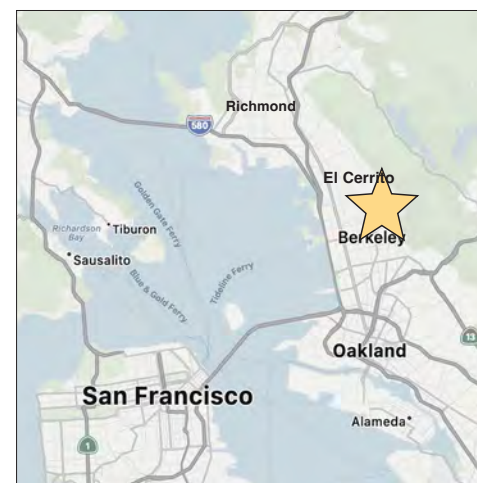
Bike Score  
**99**

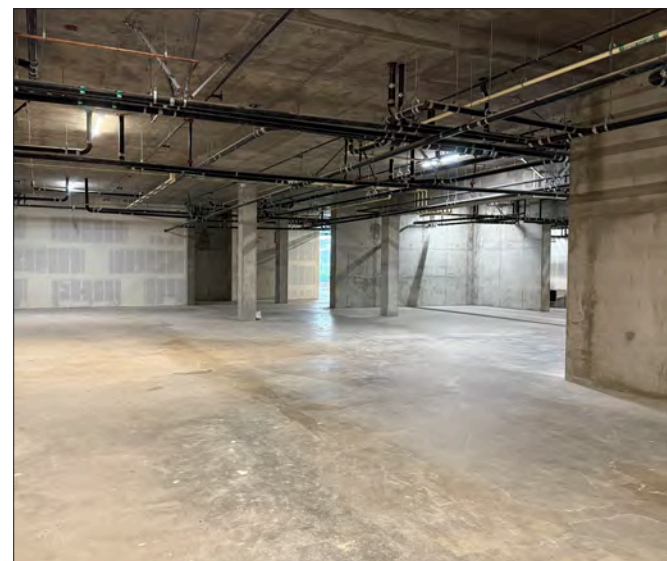
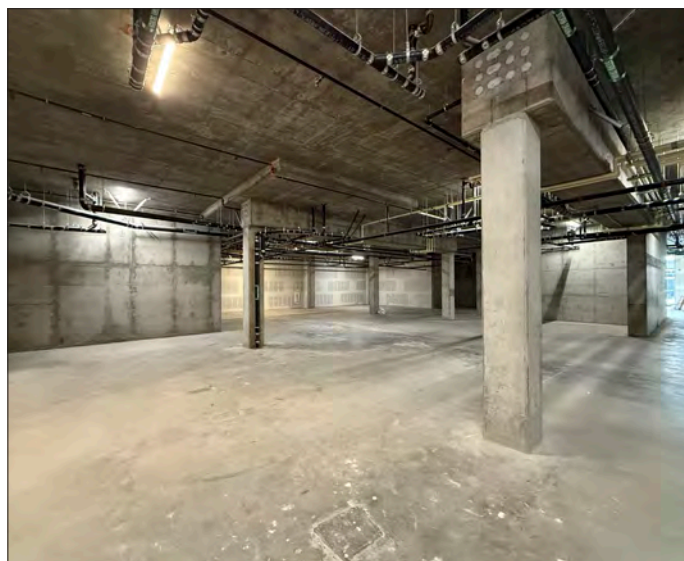


Near Popular  
**Eateries**

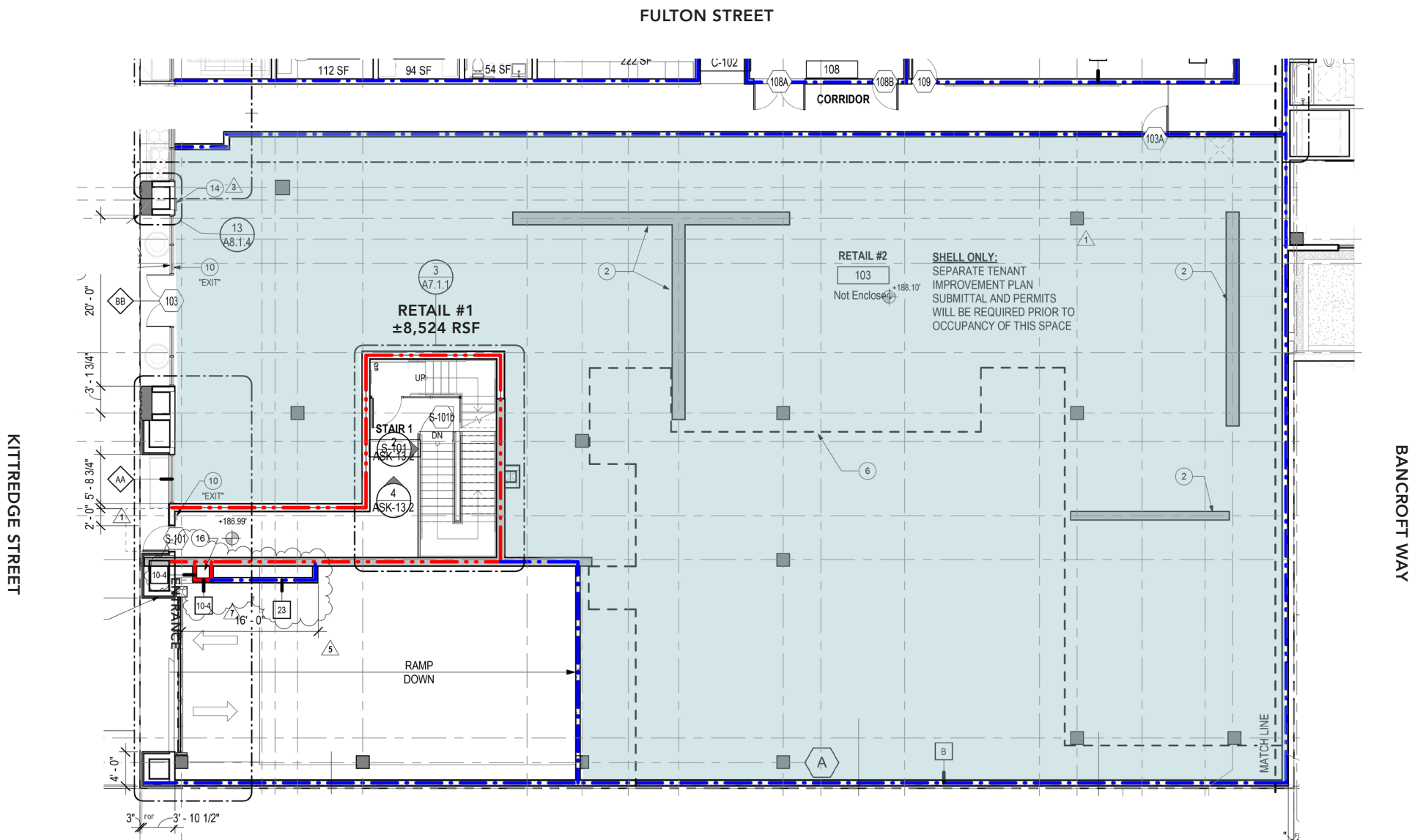
- New-build retail space available at The Kittredge Building – a recently completed development project with 165 residential units
- Large open floor plan with high ceilings
- High foot and car traffic every day
- Across from UC Berkeley Campus
- Steps to live music, performing arts, museums, galleries, and sporting events
- 1 block to Edwards Stadium, Haas Pavillion, Zellerbach Playhouse, Cal Performances, and Spieker Aquatics Complex
- 2 blocks from new 311-room Residence Inn by Marriott
- 2 blocks to Berkeley Art Museum/Pacific Film Archive
- Superb public transportation network, and just 2 blocks to BART
- Surrounded by popular eateries including Gather, Jupiter, Chipotle, Ippudo, Cholita Linda, Mixt Salads, Sliver Pizza, and more
- Near fitness/gyms including Orangetheory Fitness, Equinox, Grassroots CrossFit, Funky Door Yoga, and Berkeley YMCA
- Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B)

**IDEAL FOR GROCERY, FITNESS,  
CLOTHING, AND SPECIALTY**

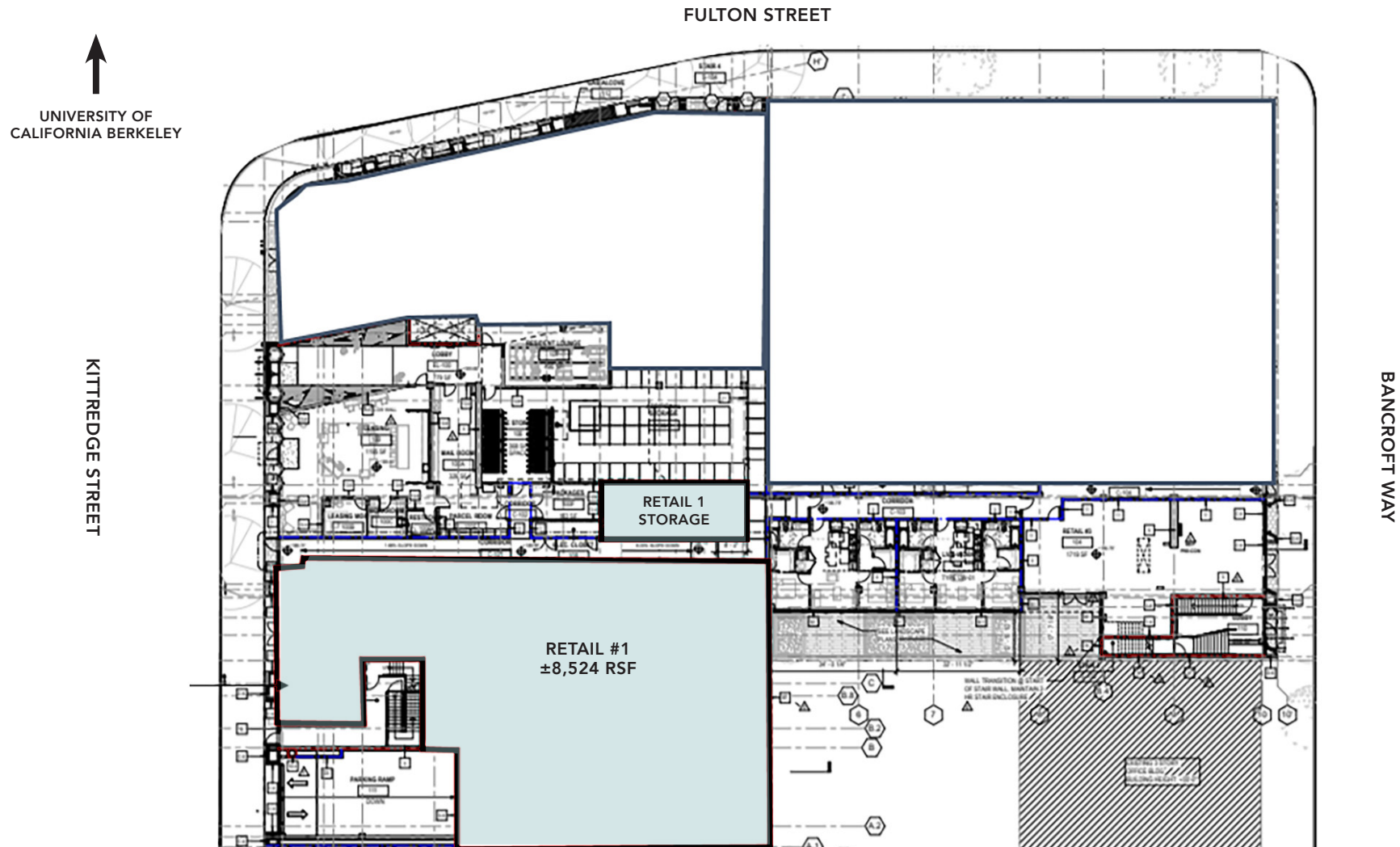








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COMMERCIAL REAL ESTATE BROKERAGE

## 2146 KITTREDGE STREET, BERKELEY, CA LOCATION OVERVIEW

- 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
- ±72,000 working population
- UC Berkeley's daily headcount is over 66,000
- ±18,498 Traffic count on Shattuck Avenue (at Kittredge Street)
- Berkeley City College has ±7,900 students each semester; Berkeley High School has ±3,500 students annually
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Easy walk to live music, performing arts, museums, galleries, and sporting events

### DEMOGRAPHICS

WITHIN 3 MILES

|                          |                  |
|--------------------------|------------------|
| Population               | <b>212,725</b>   |
| Average household income | <b>\$142,014</b> |
| Daytime Employees        | <b>142,939</b>   |

Source: CoStar



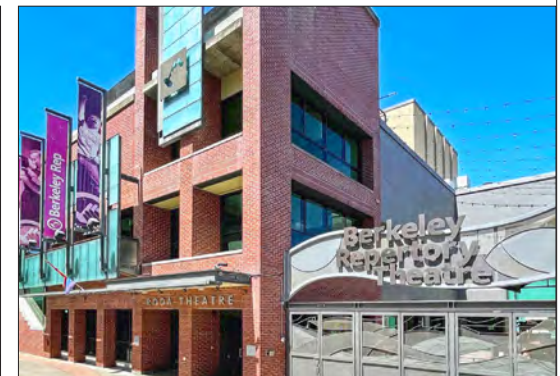
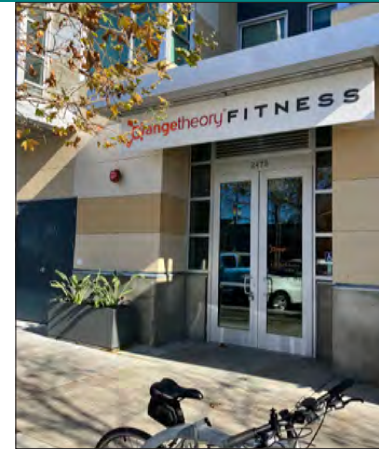
UNIVERSITY  
OF CALIFORNIA,  
BERKELEY



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COMMERCIAL REAL ESTATE BROKERAGE

2146 KITTREDGE STREET, 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.