

**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

## REGAL CORNER BUILDING RETAIL SPACE FOR LEASE

:: DOWNTOWN BART AT FRONT DOOR - NEAR UC BERKELEY ::

2036 SHATTUCK AVENUE  
BERKELEY, CALIFORNIA

GATEWAY  
TO THE ARTS  
DISTRICT



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### LONGTIME PROVEN RETAIL SPACE IN DOWNTOWN BERKELEY – LANDMARK KRESS BUILDING WITH ARCHITECTURAL APPEAL

#### SIZE AVAILABLE

±8,000 rsf

#### LEASE RATE

Contact Broker



- Signature building in Berkeley's Downtown Arts District
- Ground floor retail with soaring 18' ceilings
- Large display windows on 2 sides
- Excellent natural light
- Terrific signage opportunity
- **Cornerstone building** of the Downtown Arts District with live theater and music venues including the Berkeley Rep, The Freight, The Marsh Arts Center, and California Jazz Conservatory

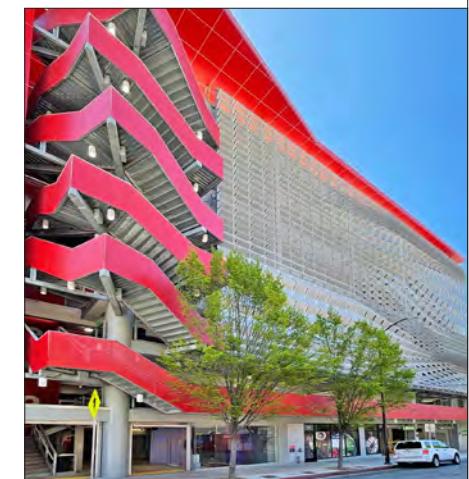


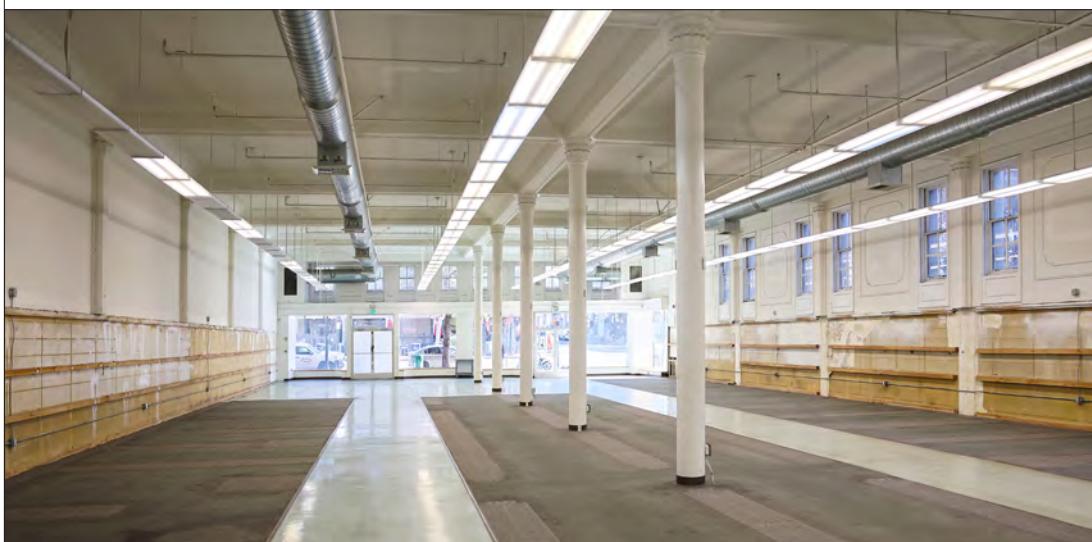
- Heavy foot traffic
- Steps to BART Plaza and 1 block to UC Berkeley
- Vibrant urban hub, close to all downtown amenities
- 2 blocks to BAMPFA
- Excellent public transportation network
- Near several parking garages/lots

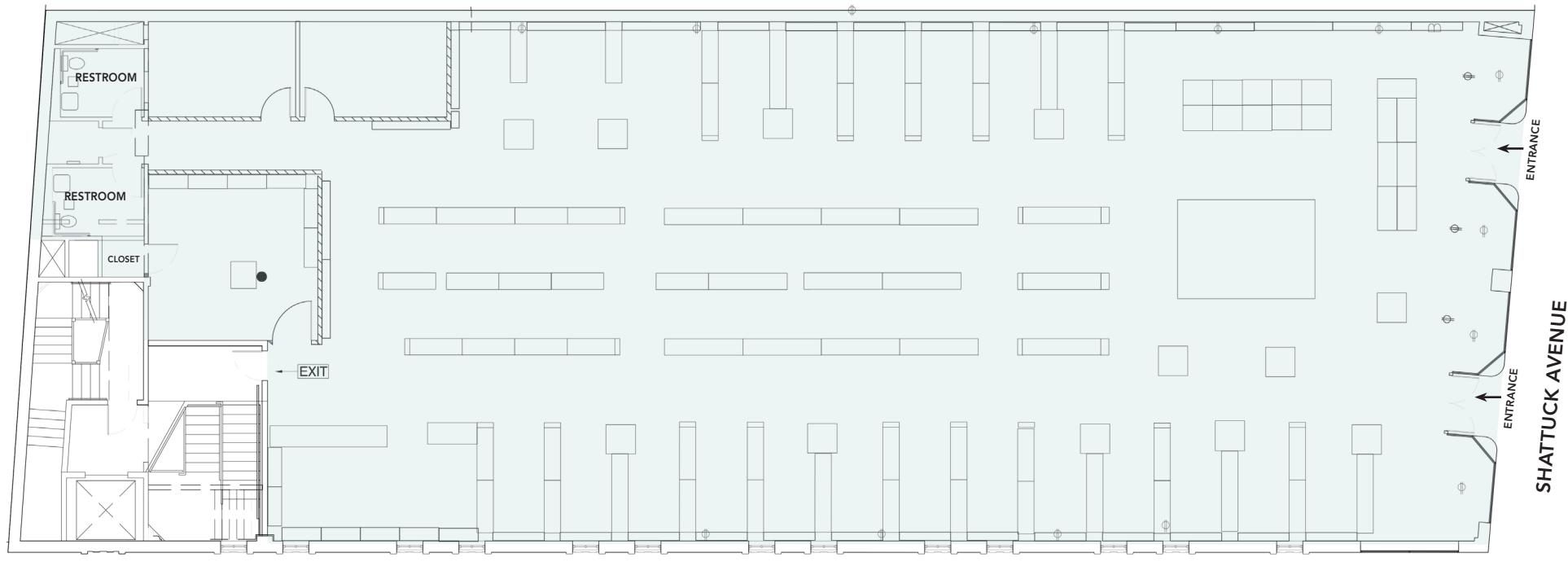


**5,630 PARKING SPACES IN DOWNTOWN BERKELEY**

**720 SPACES ARE ½ BLOCK AWAY IN CENTER ST GARAGE ▼**







ADDISON STREET

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.

- Adjacent to Comal Restaurant and the Aurora and Berkeley Rep Theatres
- Steps to Freight & Salvage
- Amid popular eateries including Tender Greens, Cholita Linda, The Butcher's Son, Mixt, Eureka!, Rose Pizzeria, Ippudo, Sliver Pizzeria, Jupiter, Chipotle, Revival Bar+Kitchen, and Gather

- Quick walk to Berkeley's North Shattuck culinary district with Chez Panisse, Via del Corso, Crepevine, Cheeseboard, Cupcakin' Bake Shop, and Peet's Coffee
- Near fitness/gyms including Orangetheory Fitness, CycleBar, and Berkeley YMCA
- Easy walk to world-class theatre, galleries, live music, and sports venues

### DEMOGRAPHICS

WITHIN 3 MILES

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

Source: CoStar



## RESTAURANTS, BARS AND CAFÉS

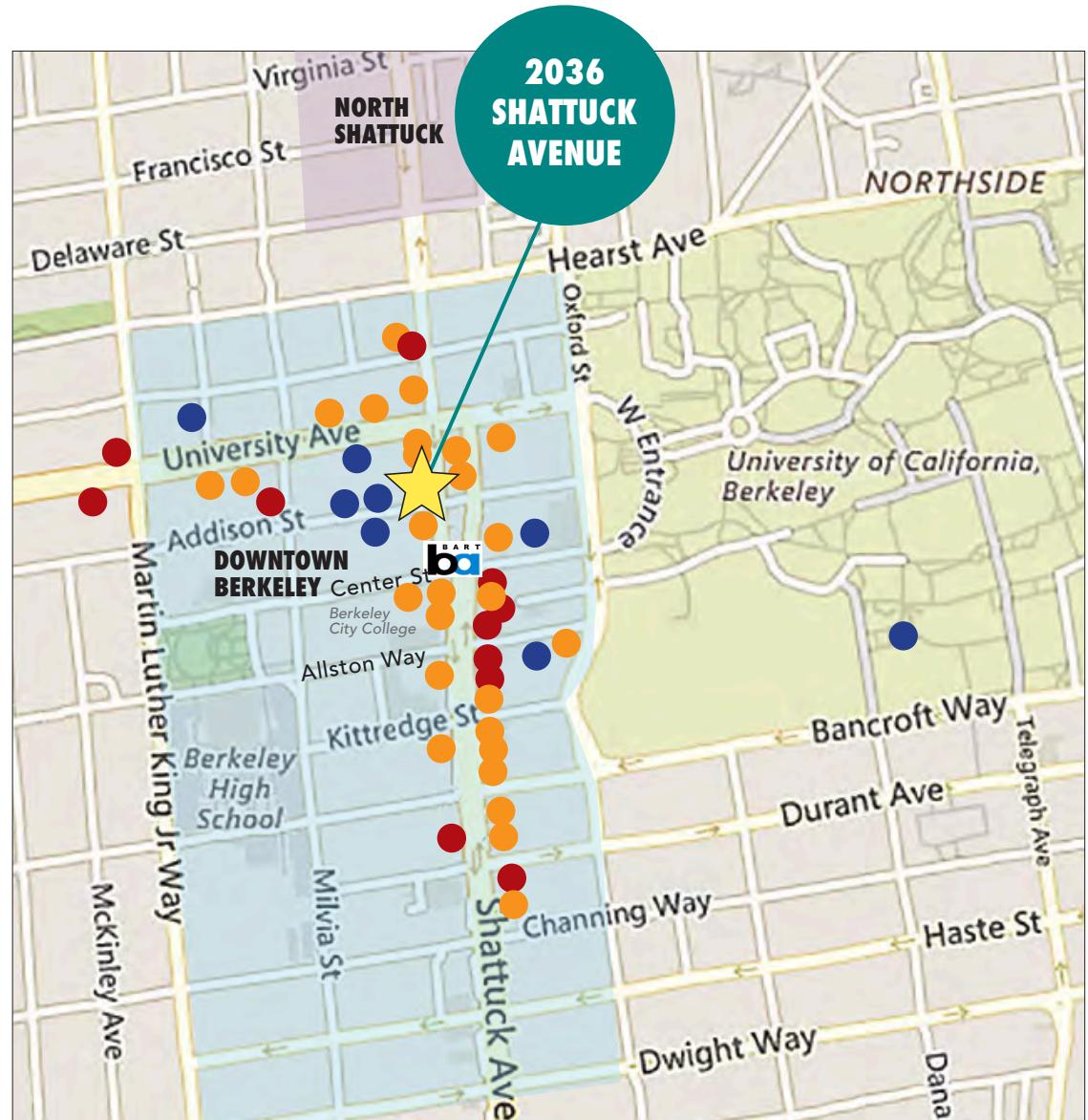
- Comal Restaurant
- Blue Bottle Coffee
- Lucia's Italian Restaurant
- Spats Berkeley
- Tender Greens
- Study Hall Rooftop Lounge
- The Butcher's Son
- Pizzeria da Laura
- Rose Pizzeria
- Triple Rock
- Almare Gelato Italiano
- Happy Lemon Berkeley
- Ike's Sandwiches
- Tupper & Reed Cocktail Bar
- Eureka!
- Jupiter Pizza & Beer
- Sliver Pizzeria
- Crave Subs
- Chipotle
- Angeline's Louisiana Kitchen
- Sandwich Zone
- Revival Bar + Kitchen
- The Freight
- California Jazz Conservatory
- Namaste Madras Cuisine
- The Marsh Arts Center
- Gather
- The Back Room
- La Note Restaurant
- Cal Performances/Zellerbach Hall
- BAMPFA
- Ippudo

## ENTERTAINMENT

- UC Theatre
- Berkeley Repertory Theatre
- California Jazz Conservatory
- The Freight
- The Marsh Arts Center
- The Back Room
- Cal Performances/Zellerbach Hall
- BAMPFA

## RETAIL

- Trader Joe's
- Target
- UPS Store
- Pegasus Books
- FedEx
- Shop College Wear
- Verizon
- Crossroads Trading
- Stone Room 2
- Lhasa Karnak Herb Company
- Berkeley Ace Hardware
- Mike's Bikes of Berkeley





**STONEFIRE**  
 • 98 residential units  
 • Opened 2017



**1974 SHATTUCK**  
 • 599 residential units  
 • Permits Filed



**130-134 BERKELEY SQ**  
 • 50 residential units  
 • Proposed



**2190 SHATTUCK**  
 • 326 residential units  
 • Approved



**2113 KITTRIDGE**  
 • 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 KITTRIDGE**  
 • 189 residential units  
 • Proposed



**2132 CENTER**  
 • 283 residential units  
 • Proposed



**2128 OXFORD**  
 • 485 residential units  
 • Proposed



**THE VARSITY**  
 • 96 residential units  
 • Opened 2017



**THE DWIGHT**  
 • 99 residential units  
 • Opened 2017



**2067 UNIVERSITY**  
 • 50 residential units  
 • Opened 2024



**2176 KITTRIDGE**  
 • 169 residential units  
 • Opened 2024



**2556 TELEGRAPH**  
 • 22 residential units  
 • Opened 2023



**HUB BERKELEY**  
 • 456 residential units  
 • Approved



**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  
 • Opened 2025



**1752 SHATTUCK**  
 • 68 residential units  
 • Under Construction



**PIQUE**  
 • 484 Beds  
 • Under Construction



**2420 SHATTUCK**  
 • 132 residential units  
 • Proposed



**THE STANDARD**  
 • 330 Beds  
 • Opened 2021



**HUB BANCROFT**  
 • 87 residential units  
 • Opened 2024

**UNIVERSITY AVENUE INNOVATION CENTER** project will create 8 floors of laboratories, conference rooms, and classrooms to be occupied by a future institute and graduate students. The existing property is owned by UC Berkeley.

The 122' tall complex will center around several wet and dry laboratory spaces with support space, offices, meeting rooms, and additional rooms to encourage collaboration. The facility is expected to be used as an institute and graduate space for "campus affiliated entrepreneurs and their collaborators," as per the application.

Plans for the Innovation Zone require the demolition of five structures, including University Hall, a 1959-built complex designed by Welton Becket & Associates. Demolition crews have already started the process of removing the building. Final approval by the UC Regents is expected by July this year. Construction is expected to start in Spring 2026 and finish by the winter of 2028. The university states the project will be donor-developed.



**BANCROFT HOUSING** project will create 8 floors of laboratories, conference rooms, and classrooms to be occupied by a future institute and graduate students. The existing property is owned by UC Berkeley.

The Bancroft/Fulton West Parking Lot will permanently close by the beginning of fall semester 2025, in preparation for the construction of the Bancroft Fulton Student Housing project. Pre-construction activities will begin during the fall, and construction is anticipated to begin in January 2026. The Bancroft-Fulton Student Housing project is designed to address UC Berkeley's critical need for student housing. Located on a 0.8-acre campus- owned site, the project will include a 23-story high-rise with primary frontage on Bancroft Way and a 10-story southern extension facing Durant Avenue. The building will provide 1,625 new residence hall-style beds for first-year undergraduate students in a mix of triples, doubles, and singles, as well as five apartments for faculty and staff. The housing complex will feature a 500-seat dining commons on the first two levels, with additional outdoor seating on a terrace. Other amenities include a fitness center, laundry facilities, meeting spaces, and a large elevated terrace for gathering, all located on the third floor. Each residential floor will also include multiple study lounges, offering quiet spaces for academic work and collaboration.

Designed to achieve LEED Gold certification, the Bancroft-Fulton Student Housing project incorporates advanced sustainability measures to minimize its environmental footprint. The building will also offer summer conference accommodations, with a variety of meeting and conferencing spaces available. The project was approved by the UC Board of Regents in March 2025, and construction started January 2026. Completion is anticipated in summer 2028, in time for the start of the 2028-29 academic year.





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.