GORDON
COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE :: 2509 HEARST AVENUE, BERKELEY, CA

High Foot Traffic, Hearst Food Court Space in UC Berkeley's Northside



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2509 HEARST AVENUE, BERKELEY, CA
PROPERTY OVERVIEW

HIGH-VISIBILITY LOCATION, JUST STEPS TO UC BERKELEY'S NORTH GATE

SIZE: ±500 rsf

RENT: $5,000/month NNN

ZONED: CN-(H) (Neighborhood Commercial)

- Join co-tenants and other food purveyors: Gold Bean Coffee, Aki's (Japanese Food), Camille (Vietnamese Food), Momo Masala's (Indian and Tibetan), and A&Y Halal Grill
- Shared: Restroom, patio area with tables, trash room
- Cuisine must complement and not directly compete with existing co-tenants
- Directly across from UC Berkeley on the North Side of campus
- Lots of pedestrian foot traffic, excellent signage opportunity
- Short walk to outdoor mall-like setting of eateries on Euclid Avenue including: LaVal's Pizza, Xpression Indian Restaurant, La Crêpe à Moi, D'Yar Mediterranean Cuisine, Bongo Burger, El Talpense, Menchie's Frozen Yogurt, My-O-My, La Burrita, Mind Coffee, Zach's Snacks, and Abe's Cafe

TI ALLOWANCE AVAILABLE FOR QUALIFIED TENANTS





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2509 HEARST AVENUE, BERKELEY, CA
PHOTO TOUR

PREMISES DESCRIPTION

- Former Subway location
- Odering area, food prep area, rear kitchen and cleaning areas
- Sinks in place
- No gas or Type 1 hood
- 400 amp single phase electrical
- NNN Estimate: $1.80 psf (includes garbage/ recycling, water, common area maintenance of restrooms, outdoor food tables, and minor landscaping)



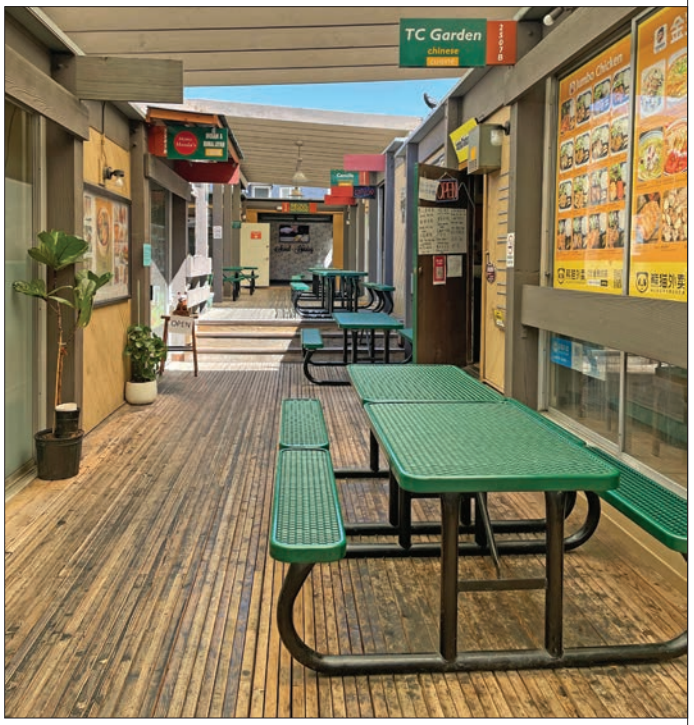
DEMOGRAPHICS

	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)









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2509 HEARST AVENUE, BERKELEY, CA
NEARBY AMENITIES

RESTAURANTS, CAFÉS AND BARS

Camille Vietnamese Restaurant
A&Y Hala Grill
Cinnaholic
Aki's Japanese Restaurant
MoMo Masalas
Gold Bean Cafe
La Crêpe à Moi
Cabañas Cafe
Menchie's Frozen Yogurt
D'yar Mediterranean Restaurant
Zach's Snacks
La Val's Pizza
Xpression Indian Restaurant
La Burrita
Abe's Café
Bongo Burger
El Talpense Mexican Restaurant
Via del Corso
Sweetgreen
Zak's Snacks
Blue Bottle Coffee
The Noodle, Thai Restaurant
Tacos Sinaloa
Super Duper Burgers
MIXT Salads
Spats
Arinell Pizza
Eureka!
Gypsy's Trattoria Italiana
Tender Greens
Lucia's Berkeley
Comal
Jupiter Pizza
Ippudo

RETAIL

Games of Berkeley
Moe's Books
Textures Vintage Clothing
Bear Basics
Beck's Shoes
Target
FedEx
Model Shoe Renew
Lhasa Karnak Herb Company

ENTERTAINMENT

Zellerbach
Greek Theatre
Cal Performances
UC Theatre
Berkeley Repertory Theatre
The Freight
The Marsh Arts Center
Berkeley Art Museum and Pacific Film Archive (BAMPFA)



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2509 HEARST 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.