RETAIL SPACE FOR LEASE: 2587 TELEGRAPH AVENUE #101 BERKELEY CA



PIQUE | GORDON
COMMERCIAL REAL ESTATE BROKERAGE

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2587 TELEGRAPH AVENUE #101, BERKELEY, CA
PROPERTY OVERVIEW

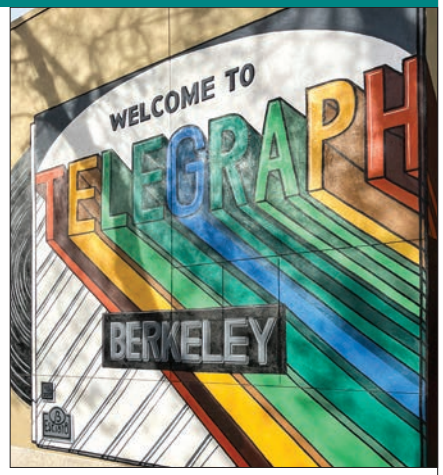
SIZE:
#101: ±1,653 RSF

LEASE RATE:
Contact Broker

ZONED:
C-T Telegraph Avenue Commercial District

NEW-BUILD RETAIL SPACE AT PIQUE BERKELEY WITH TREMENDOUS DAILY FOOT TRAFFIC

- Ground floor retail space available now
- Student-oriented complex, 52 units with 485 beds
- Nice window frontage on busy Telegraph Avenue
- Separate electrical (no gas), separate water meters
- #101 is equipped with vent shaft for Type 1 hood
- Designated retail trash area
- 5 blocks to UC Berkeley
- Excellent public transit
- Amid popular eateries, and retail shops such as Walgreens, Amazon, Bear Basics, Moe's Books, Games of Berkeley, Bancroft Clothing, 510 Skateboarding, Becks Shoes, and Anastasia Clothing
- High vehicle and pedestrian traffic on busy corridor



VIBRANT TELEGRAPH DISTRICT LOCATION

Nearby
Foot Traffic
2,500
Pedestrians
Per Hour

PIQUE

98

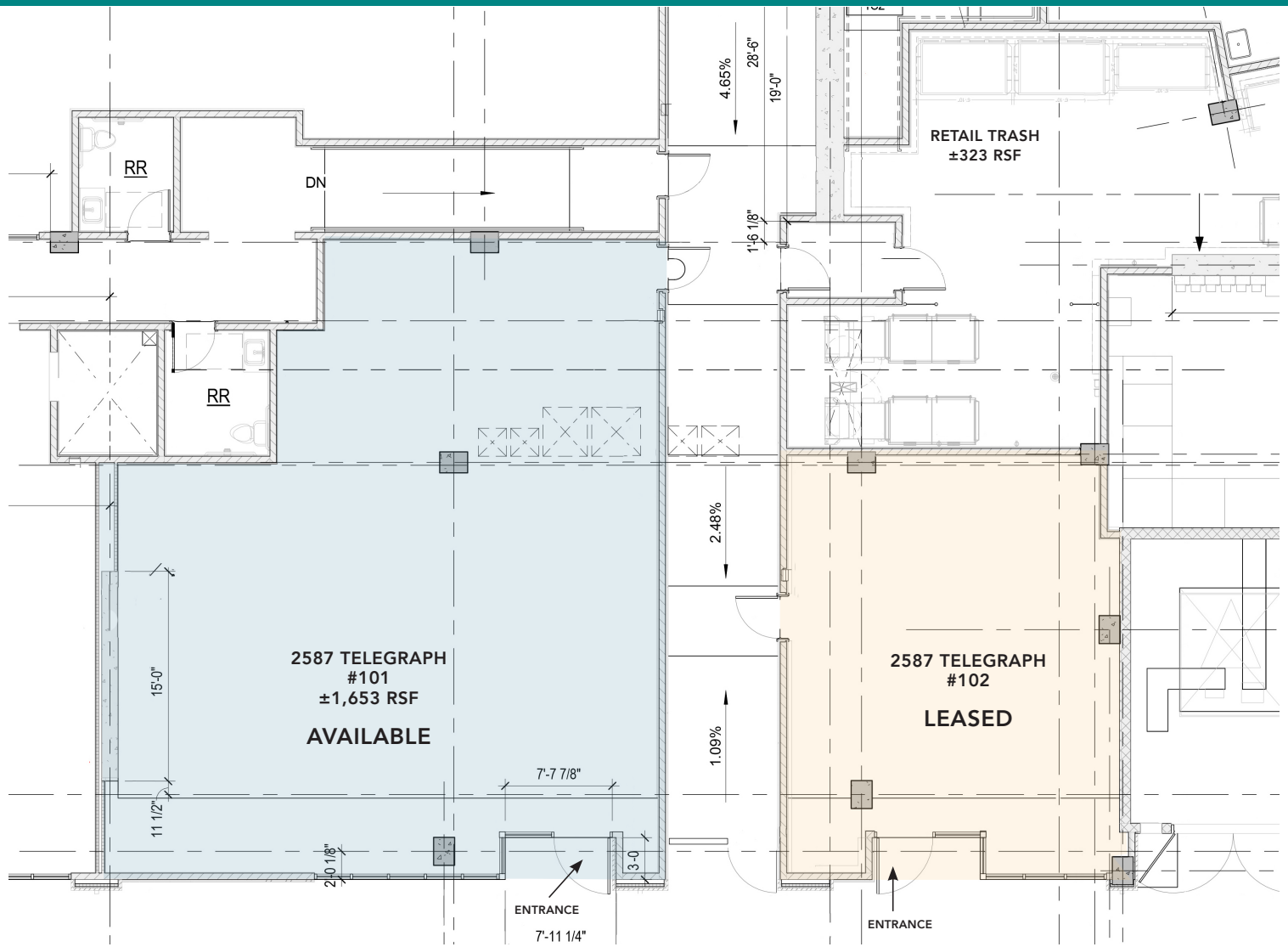
95

Near Popular
Eateries



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2587 TELEGRAPH AVENUE #101, BERKELEY, CA
FLOOR PLAN



TELEGRAPH AVENUE

PIQUE

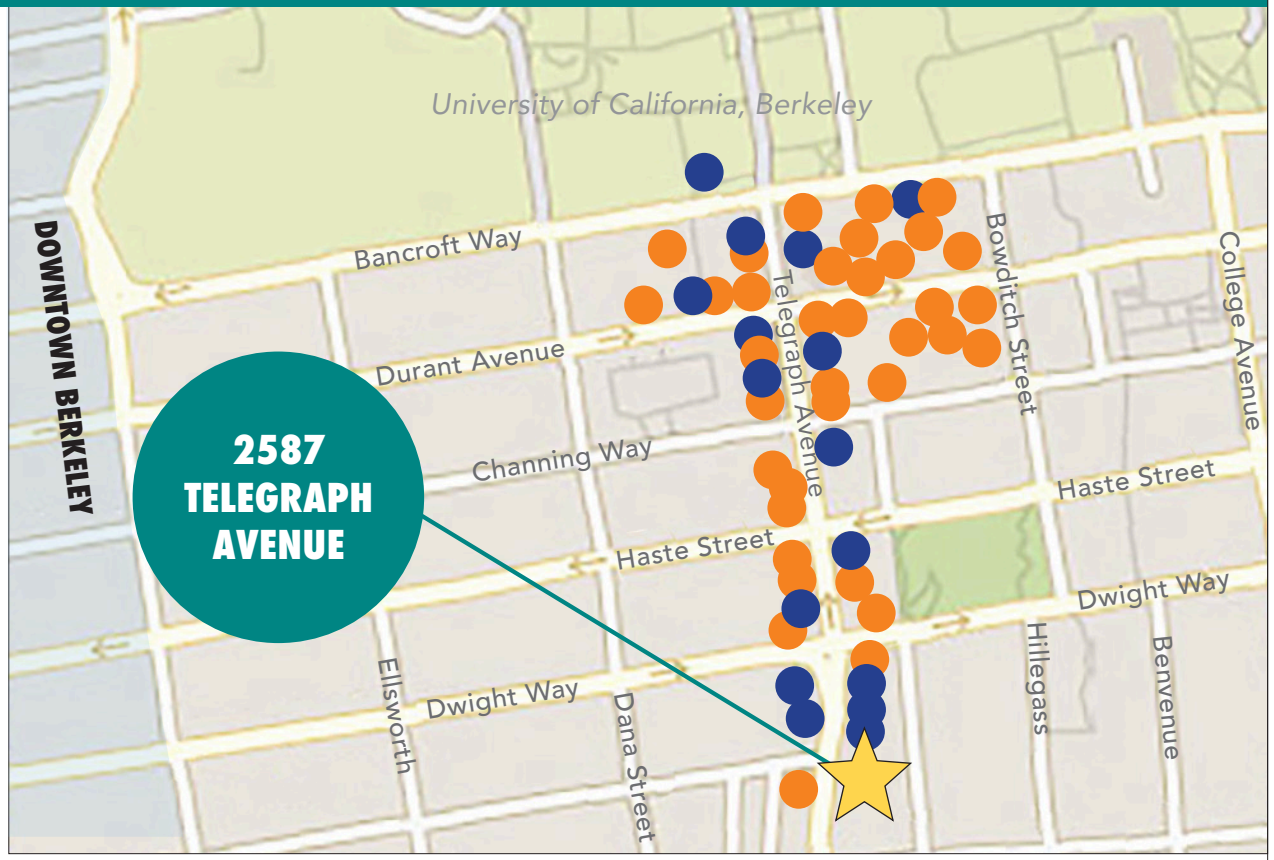
FOR REFERENCE ONLY. THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

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2587 TELEGRAPH AVENUE #101, BERKELEY, CA
NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

Super Duper Burger
Chipotle Mexican Grill
Mezzo
Yogurt Park
Bao Dim To Go
Kip's Bar & Grill
Tacos Sinaloa
Cali's Grill & Sports Bar
Cream Berkeley
Sliver Pizzeria
Poke Parlor
Bongo Burger
Raleigh's Pub
RareTea Berkeley
Seniore's Pizza
Tap Haus
Little Gem Belgian Waffles
Sana'a Cafe
Boba Ninja
Punjabi Dhaba
Bears Ramen House
Gypsy's Trattoria Italiana
Kingpin Donuts
L'Gusto Mex Fusio
Katsumi Sushi
Sourdough & Co
Romeo's Coffee
Muracci's
Ladle & Leaf
Dumpling Express
La Burrita
Top Dog
Artichoke Basille's Pizza
Papa Johns Pizza



RETAIL

Moe's Books
Walgreens
Bancroft Clothing Company
The Student Store
Bear Basics Clothing
Ink Stone Art Supply
Anastasia Clothing
Textures Vintage Clothing
Sleepy Cat Books
Berkeley Hat Company
Games of Berkeley
Fun Park
Rasputin Music
Beck's Shoes
510 Skateboarding
Amoeba Music

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2587 TELEGRAPH AVENUE #101, BERKELEY, CA
LOCATION BY THE NUMBERS



#1
TOP PUBLIC UNIVERSITY IN THE UNITED STATES
U.S. News & World Report 2026

#6
GLOBAL UNIVERSITY SCORE OF UC BERKELEY
U.S. News & World Report 2025

37
NOBEL PRIZES HELD BY UC BERKELEY ALUMNI

99
WALK SCORE

436
PUBLIC PARKING PLACES WITHIN 1 BLOCK

2,500
PEDESTRIANS PER HOUR

38,920
TRAFFIC VOLUME (ADT) TELEGRAPH AT BLAKE
CoStar 2025

67,000+
JOBS WITHIN THE CITY

> 69,700
UC BERKELEY DAILY POPULATION 2025

148,736+
UC DAYTIME EMPLOYEES

217,151
POPULATION WITHIN 3 MILES

1.65 MILLION+
VISITORS PER YEAR

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2587 TELEGRAPH AVENUE #101, BERKELEY, CA
NEIGHBORHOOD

- 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 the UC Berkeley campus, Telegraph is home to street fairs, annual music festivals and street vendors
- UC Berkeley campus daily population is over 69,000
- Walking distance to live music, performing arts, museums, galleries, and sporting events
- $4.04 billion in total spending power

DEMOGRAPHICS

	1 MILE	3 MILE
Population	55,162	225,363
Households	20,383	95,927
Average HH Income	$181,837	$131,686
Daytime Employees	72,100	157,200

(Source: CoStar)





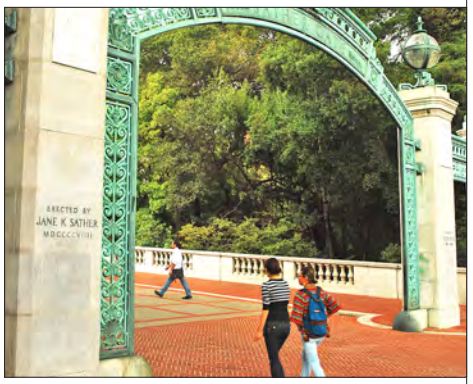












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