

RETAIL SPACES FOR LEASE: 2587 TELEGRAPH AVENUE #101 + #102, BERKELEY CA



PIQUE

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

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SIZES:

#101: ±1,653 RSF

#102: ±731 RSF

LEASE RATE:

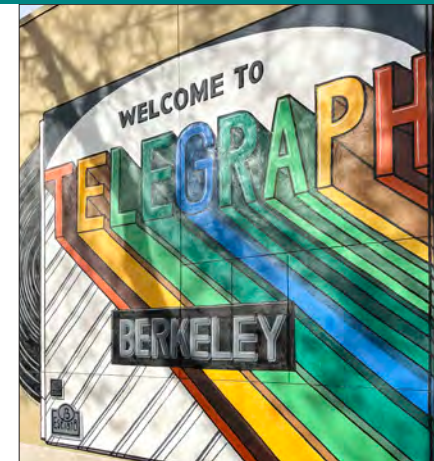
Contact Broker

ZONED:

C-T Telegraph Avenue
Commercial District

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

- Ground floor retail spaces available Q3 2026
- 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

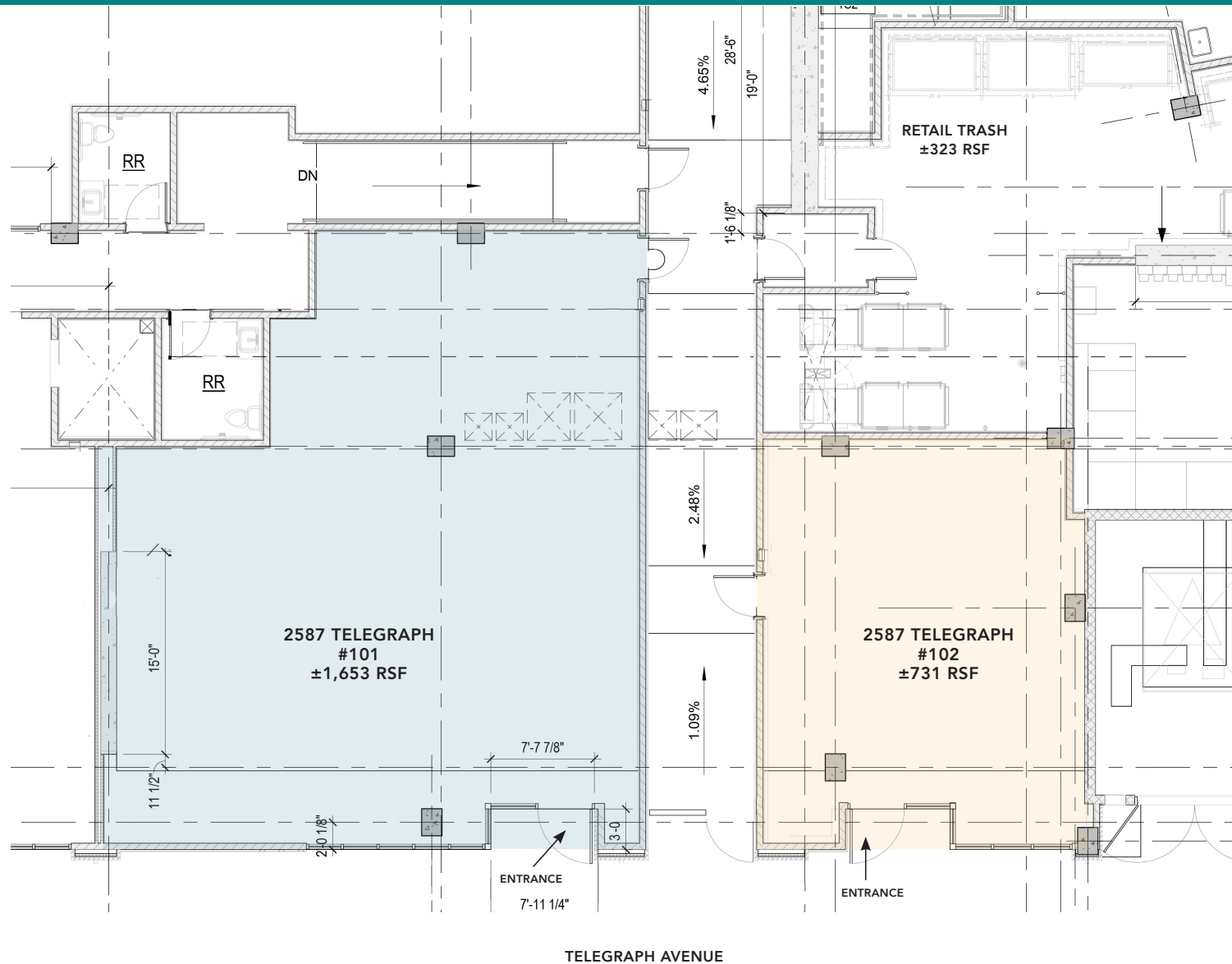


95



Near Popular
Eateries





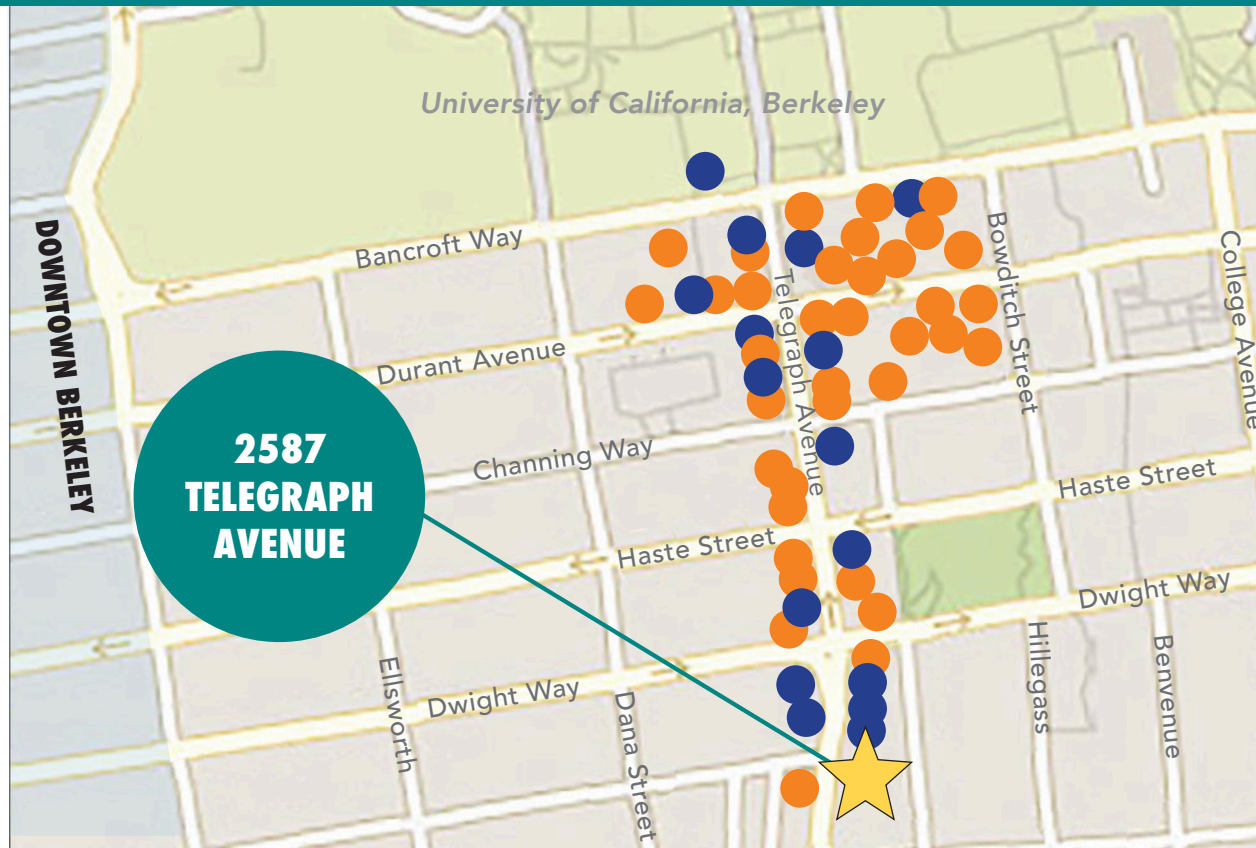
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RESTAURANTS, BARS AND CAFÉS

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

RETAIL

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



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2587 TELEGRAPH AVENUE #101 + #102, BERKELEY, CA
LOCATION BY THE NUMBERS



#1

TOP PUBLIC UNIVERSITY IN THE UNITED STATES
U.S. News & World Report 2025

#6

GLOBAL UNIVERSITY SCORE OF UC BERKELEY
U.S. News & World Report 20215

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

- 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	\$106,700	\$143,800
Daytime Employees	72,100	157,200

(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.