GORDON
COMMERCIAL REAL ESTATE BROKERAGE

SCHOOL BUILDING FOR LEASE

:: 2340 Durant Avenue, Berkeley, CA ::



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2340 DURANT AVENUE, BERKELEY, CA
PROPERTY OVERVIEW

SCHOOL BUILDING CO-LOCATED WITH THE FIRST CONGREGATIONAL CHURCH OF BERKELEY

SIZE:
±12,000 rsf of school/office space

ASKING RENT: $2.00 psf/month IG

ZONING: R-SMU (Residential Southside Mixed-Use District)

AVAILABLE AUGUST 2027

10 CLASSROOMS AND OTHER SCHOOL AMENITIES

- Ground Level: Five Classrooms
- First Floor: Administrative offices and large assembly space
- Second Floor: Five Classrooms
- Elevator
- Large Kitchen on first floor, kitchenette on second floor
- Restrooms on all floors, multiple storage areas
- Car drop-off area in front of school
- ±2,500 – 3,000 sf outdoor space
- Potential to use additional sections of the church during weekday hours (e.g.: chapel, meeting rooms)
- Potential for off-street parking



- Separately metered utilities (gas/water)
- Just one block to UC Berkeley campus and to Sather Lane Shops
- Near Telegraph Avenue shops – a vibrant part of an urban mall-like setting bursting with stores appealing to the college, teen and young adult market
- Close to popular restaurant and café options including Mezzo,Tacos Sinaloa, Gordo Taqueria, Raleigh's Bar & Grill, La Note, Yogurt Park, and Romeo's Coffee
- 0.6 mile to Downtown Berkeley BART station
- Close to Shattuck Avenue and Telegraph Avenue Bus Lines



PLEASE DO NOT DISTURB CURRENT OCCUPANTS



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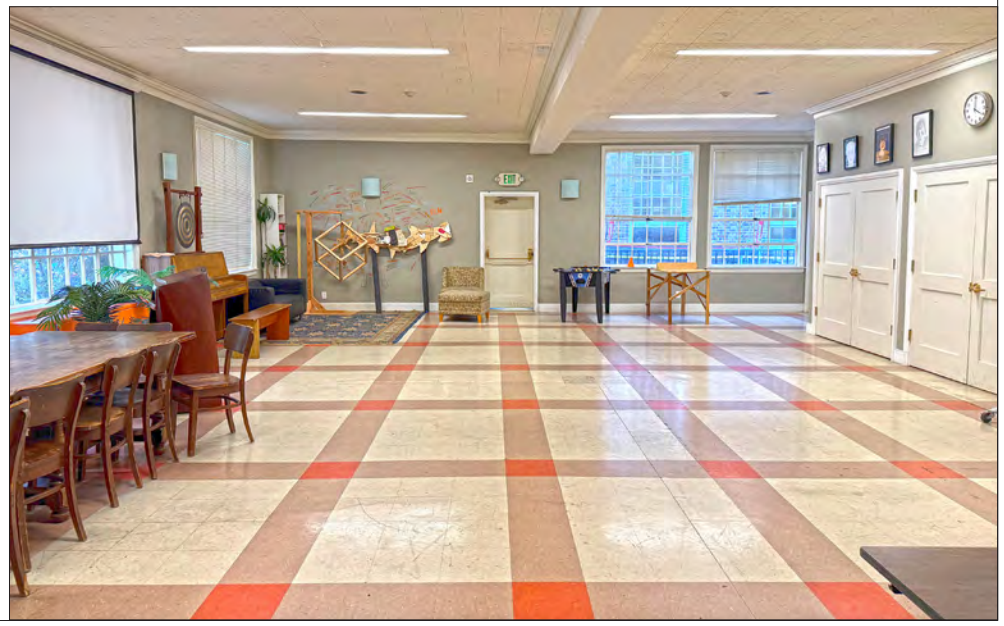
2340 DURANT AVENUE, BERKELEY, CA
PHOTO TOUR











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2340 DURANT AVENUE, BERKELEY, CA
PHOTO TOUR









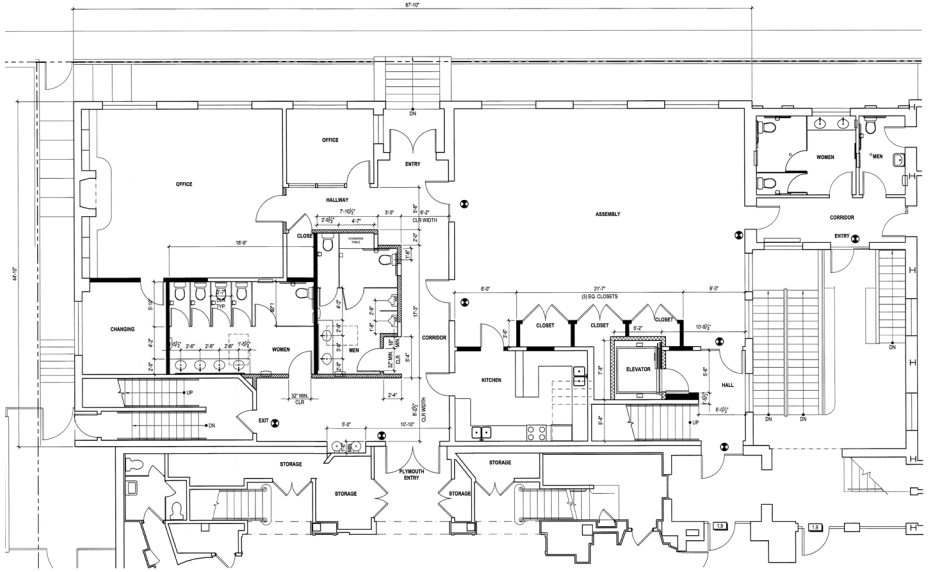




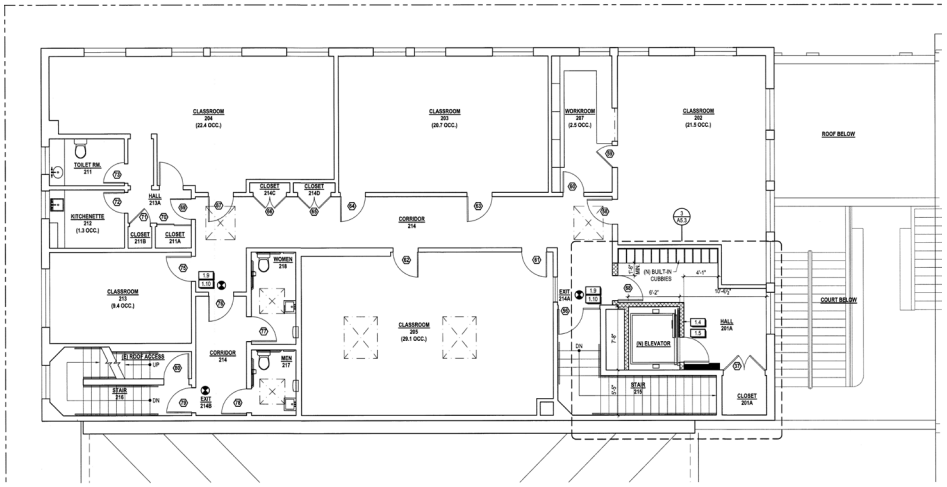
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2340 DURANT AVENUE, BERKELEY, CA
FLOOR PLANS

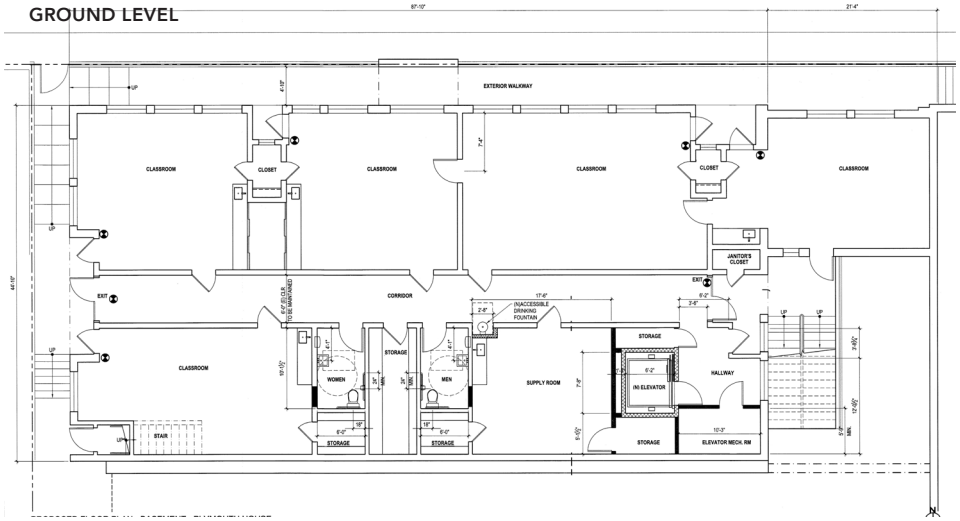
1ST FLOOR



2ND FLOOR



GROUND LEVEL



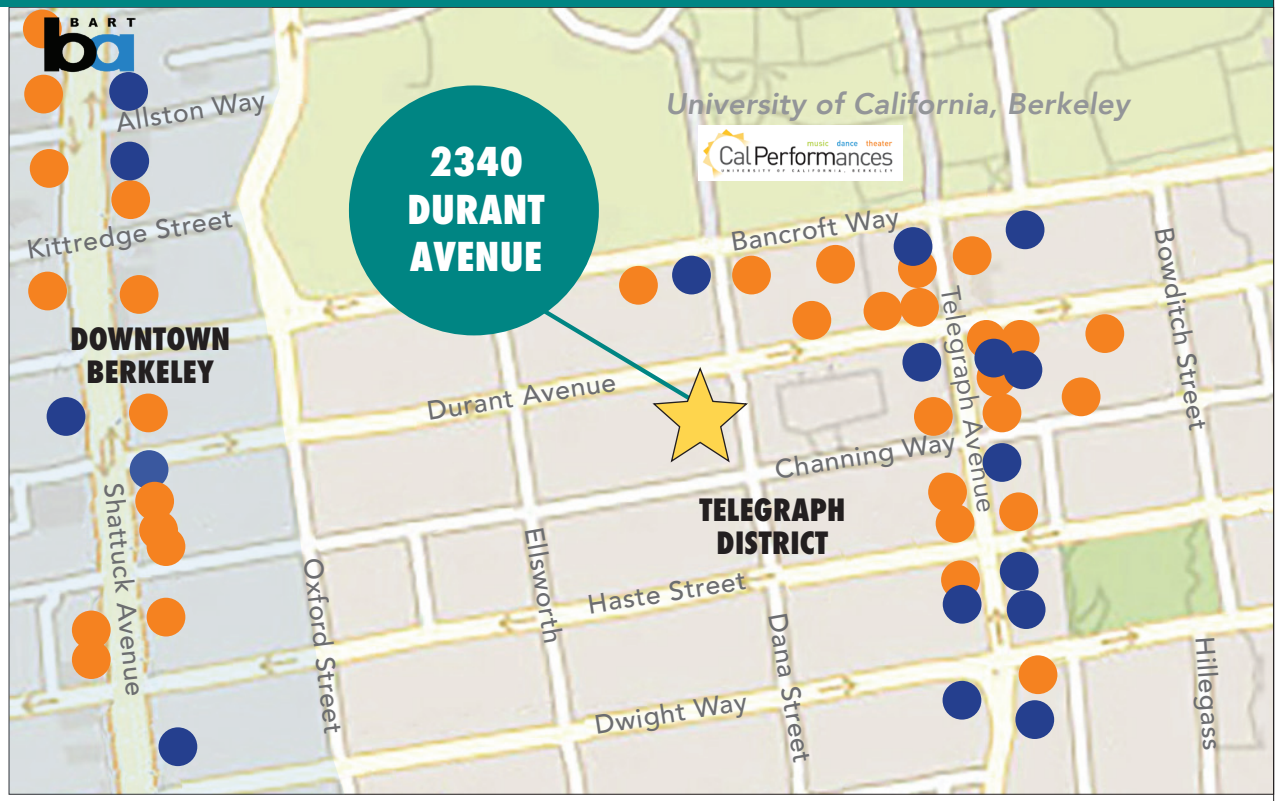
This drawing is intended to be used as an aid in planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

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2340 DURANT AVENUE, BERKELEY, CA
NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

Mezzo
Super Duper Burger
Yogurt Park
Bao Dim To Go
Kip's Bar & Grill
Tacos Sinaloa
Pappy's Grill & Sports Bar
Cream Berkeley
Artichoke Basille's Pizza
Cupcakin Bake Shop
Raleigh's Pub
RareTea Berkeley
Seniore's Pizza
Tap Haus
Little Gem Belgian Waffles
Kingpin Donuts
Sourdough & Co
Comal
Sliver Pizzeria
Chipotle Mexican Grill
Jupiter Pizza and Beer
Oori Triangles
Angeline's Louisiana Kitchen
Toss Noodle Bar
Tupper & Reed
Endless Summer Sweets
Tipsea
Cornerstone Craft Beer & Live Music
La Note
Nikko Sushi
Wikiwiki Hawaiian BBQ
North Beach Pizza
Romeo's Coffee



RETAIL/FITNESS

Target
Pegasus Books
Orangetheory Fitness
Berkeley Luggage
Crossroads Trading
Bancroft Clothing Company
Walgreens
Mars Mercantile
Games of Berkeley
Moe's Books
Bear Basics Clothing
Mosaic Boulders
Sleepy Cat Books
Beck's Shoes
Textures Clothing
Anastasia Clothing
510 Skateboarding
Amoeba Music

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2340 DURANT AVENUE, BERKELEY, CA
NEIGHBORHOOD

- Berkeley is densely populated with a highly educated, high income population
- UC Berkeley's daily headcount is over 69,000
- Easy walk to numerous world-class theatre, arts, live music and sports venues
- Situated amidst popular eateries, retail shops, and TONS of student housing
- Downtown Berkeley's BART Plaza and AC Transit allows access to the entire SF Bay Area in minutes
- $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
Average Home Value	$1,067,155	$1,057,489

(Source: CoStar)

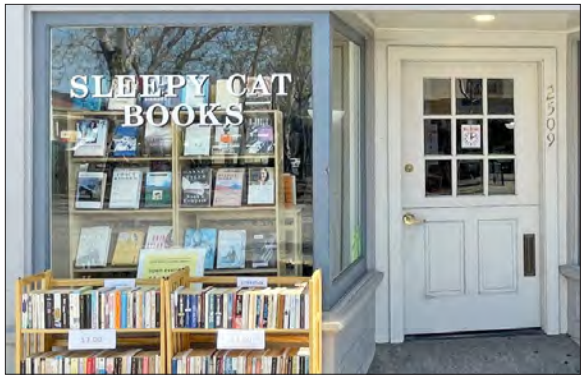
















The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.