

RARE NORTH SHATTUCK GROUND FLOOR SPACE FOR LEASE
1491-1495 Shattuck Avenue, Berkeley, CA



TOTAL SIZE ±6,585 rsf

- 1491 Shattuck: ±3,930 rsf
- 1495 Shattuck: ±2,655 rsf

LEASE RATE

Call Broker

ZONED

C-NS (North Shattuck Commercial)

1491 SHATTUCK:

- Large, open space with some support columns
- High box-beam ceilings with recessed and pendant lighting

1495 SHATTUCK:

- Reception area/open work area
- Many private offices
- Drop ceiling

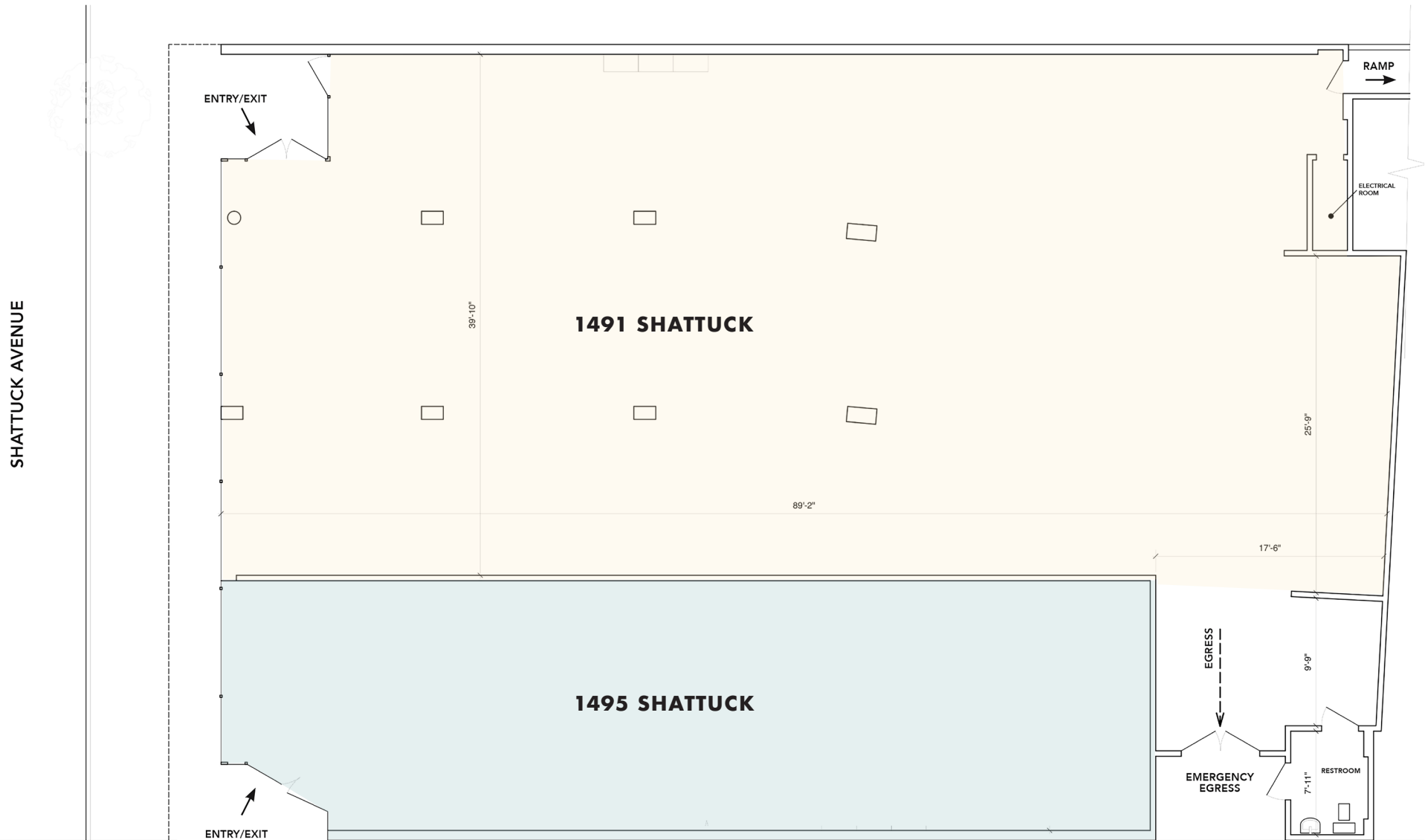
LOCATION HIGHLIGHTS:

- Spaces are adjacent to Saul's Restaurant & Deli and Masse's Pastries; tremendous visibility on busy Shattuck Avenue
- Metered parking in front
- Across from Safeway, UPS Store, Copy Central, and CVS
- Part of historic Walnut Square with the original Peet's Coffee and many unique artisan shops
- Steps to Chez Panisse, The Cheese Board, Fava, Lo Coco's, Grégoire, Tigerlily, Kirala, Love at First Bite Bakery, Bryn Walker women's clothing, A Priori Gift Shop, The Walk Shop, Dimples children's clothing, The Bar Method, and a weekly Farmer's Market (every Thursday)
- Outstanding public transportation. Easy walk to Downtown BART and UC Berkeley



BEAUTIFUL GROUND FLOOR SPACE IN NORTH SHATTUCK'S FAMOUS GOURMET CORRIDOR





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.

SITUATED IN NORTH BERKELEY'S WORLD-RENOUNDED CULINARY NEIGHBORHOOD





"NORTH BERKELEY IS ONE OF THE BEST PLACES TO LIVE IN CALIFORNIA" – NICHE

- Located in North Berkeley's famous culinary neighborhood filled with popular cafés and shops sharing an emphasis on quality, artisan products and services
- Amid exceptional arts and cultural activities, strong commercial/financial core, outstanding education and resources
- Easy walk to numerous world-class theatre, arts, live music, galleries, sports venues, and all Downtown Berkeley amenities

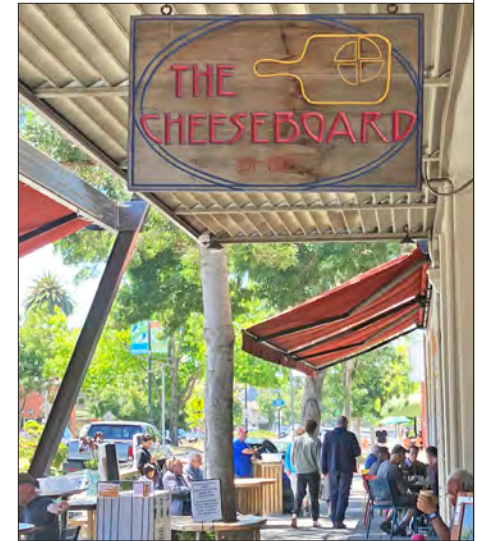
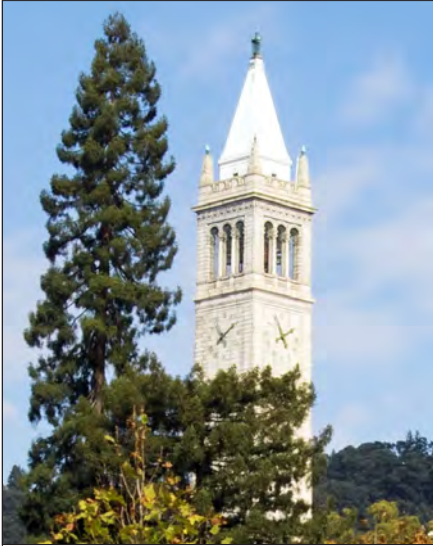
| DEMOGRAPHICS | 1 MILE | 3 MILE |
|-------------------|-----------|-----------|
| Population | 51,628 | 203,610 |
| Households | 21,019 | 84,957 |
| Average HH Income | \$114,923 | \$141,749 |
| Daytime Employees | 27,941 | 136,701 |

Source: CoStar/Loopnet

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1491-1495 SHATTUCK 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.