GORDON
COMMERCIAL REAL ESTATE BROKERAGE

CORNER RETAIL FOR LEASE: 2450-2480 SHATTUCK AVENUE, BERKELEY, CA

:: 5 CONTIGUOUS SPACES WITH HIGH-VISIBILITY AND TRAFFIC ::



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2450-2480 SHATTUCK AVENUE, BERKELEY, CA
PROPERTY OVERVIEW

PROMINENT CORNER RETAIL/SERVICE COMMERCIAL SPACE FOR LEASE ON MAIN CORRIDOR

RETAIL SPACES AVAILABLE

2450 SHATTUCK:	SIZE: ±7,500 rsf
2462 SHATTUCK:	SIZE: ±1,620 rsf
2466/68 SHATTUCK: (Restaurant Space)	SIZE: ±2,700 rsf
2474 SHATTUCK:	SIZE: ±3,371 rsf
2480 SHATTUCK:	SIZE: ±5,967 rsf

±1,620 to ±21,500 rsf available.

Asking Rent: $2.50 psf/month NNN

Zoned: C-DMU (Downtown Mixed-Use)

Walk Score **98**

Bike Score **98**

Near Popular **Eateries**

- All spaces fronting Shattuck Avenue
- Clerestory windows and high ceilings
- Excellent signage and street visibility
- Metered street parking directly in front
- Signalized corner intersection
- Surrounded by dense housing
- Across from Fish & Bird, Way Station Brew, Southside Station, Orangetheory Fitness, and Stonemountain & Daughter Fabrics
- Steps to Sutter Alta Bates Medical Center: Herrick Campus
- 6 blocks to Downtown Berkeley BART
- Close to Telegraph Avenue and UC Berkeley campus
- Near live music, performing arts, museums, galleries, and sporting events
- Join other nearby retail, food, and fitness including: Target, Walgreens, Viking Trader Furniture, Crossroads Trading, Tipsea, Pegasus Books, La Note, Comal, Jupiter, Sliver Pizzeria, Nikko Sushi, Noodles Fresh, Wikiwiki Hawaiian BBQ, North Beach Pizza, YMCA, Funky Door Yoga, Grassroots CrossFit, Equinox, and Sports Basement
- **High foot and car traffic every day**

AVERAGE DAILY TRAFFIC **50,124**



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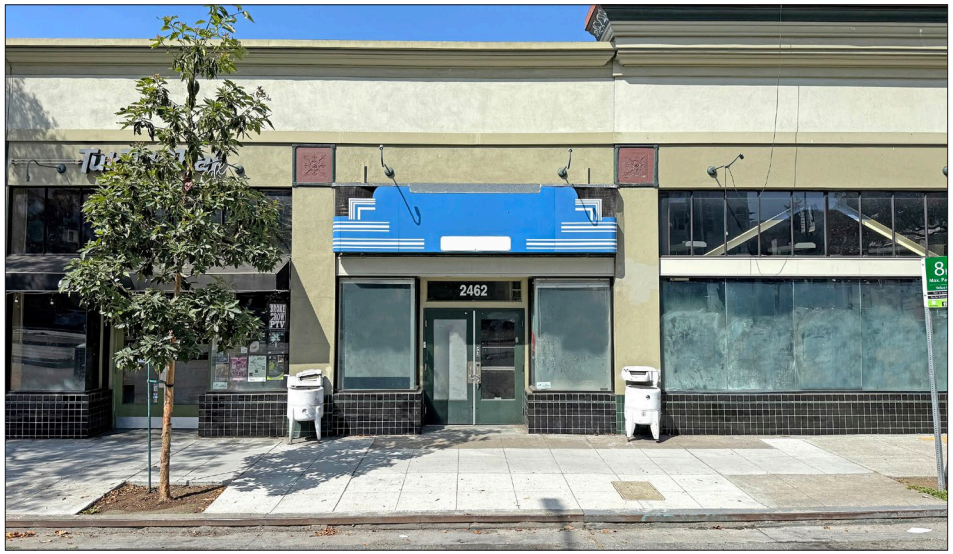
2450-2480 SHATTUCK AVENUE, BERKELEY, CA
BUILDING EXTERIORS









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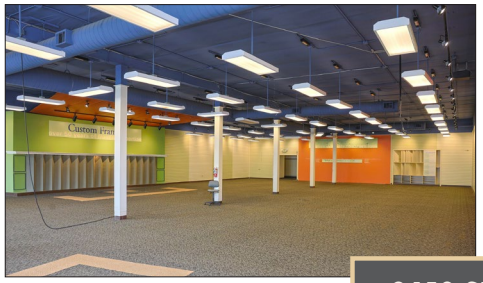
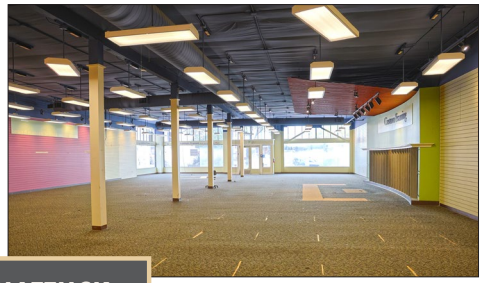
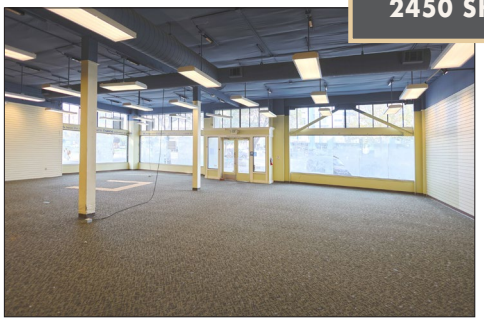
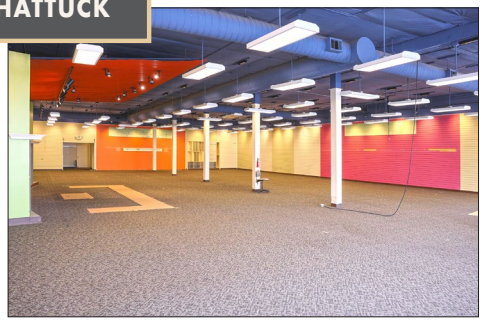
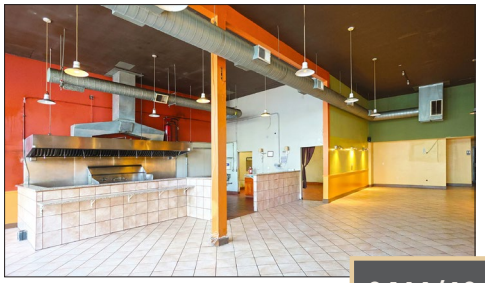
2450-2480 SHATTUCK AVENUE, BERKELEY, CA
BUILDING INTERIORS

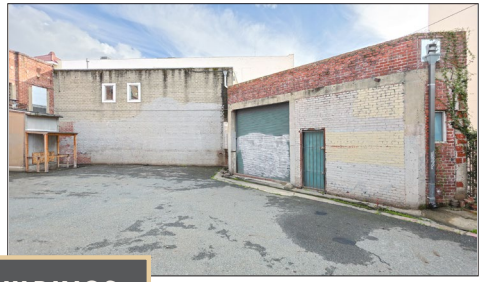





2450 SHATTUCK

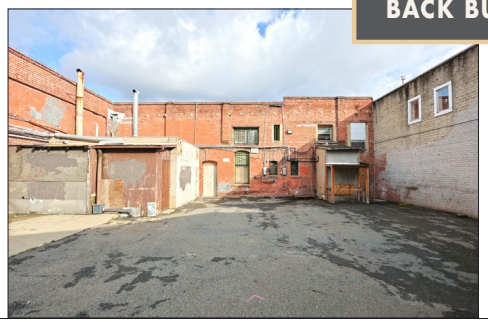




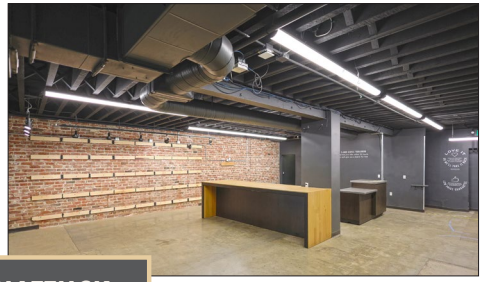
2466/68 SHATTUCK

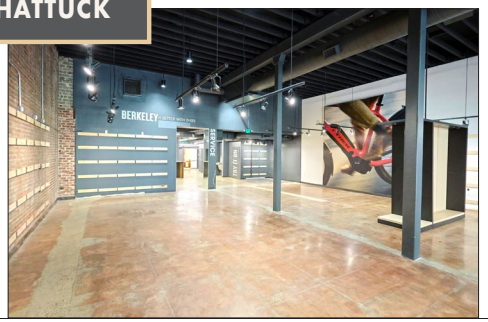
BACK BUILDINGS







2480 SHATTUCK

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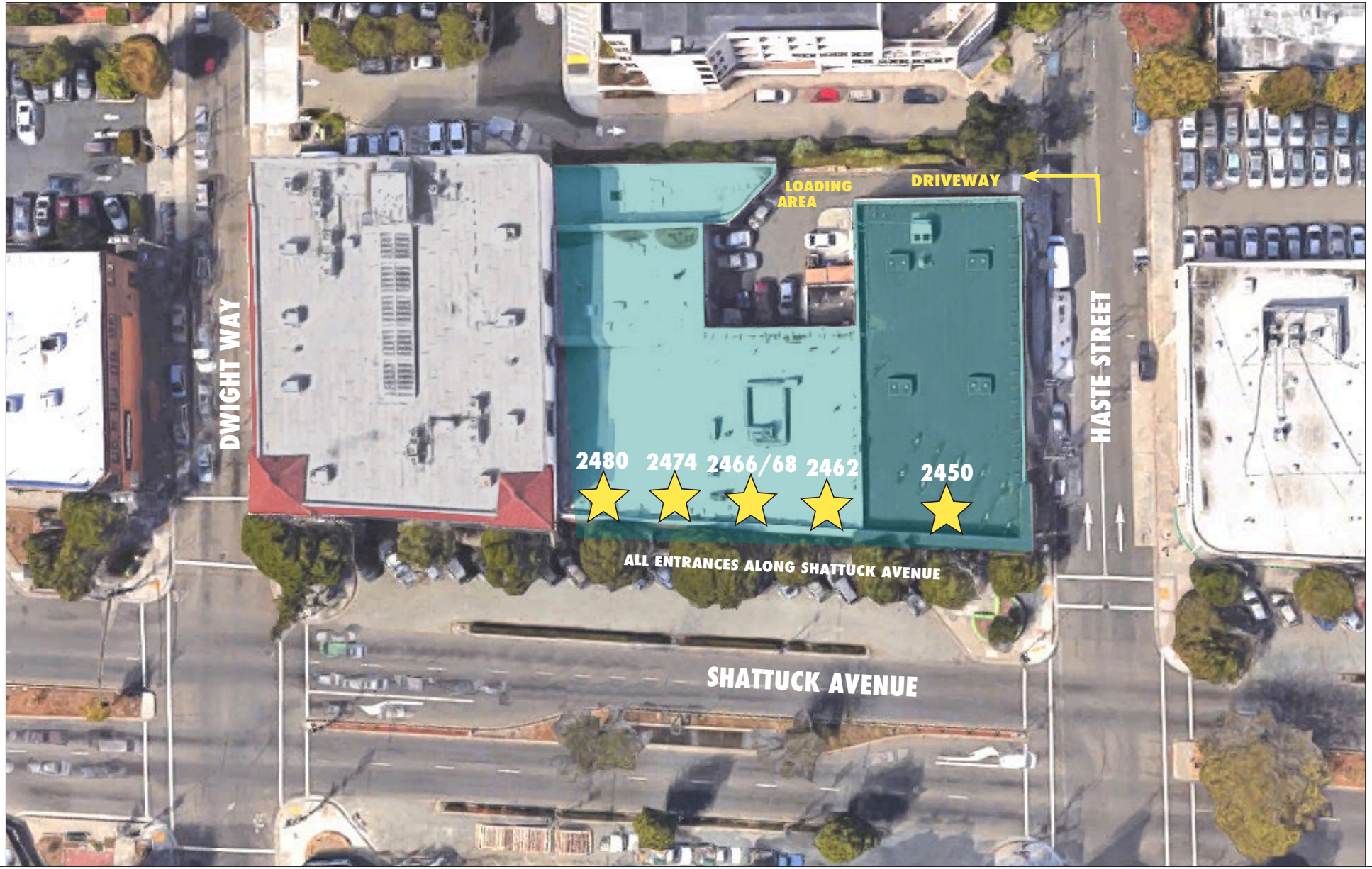
2450-2480 SHATTUCK AVENUE, BERKELEY, CA
AERIAL VIEW



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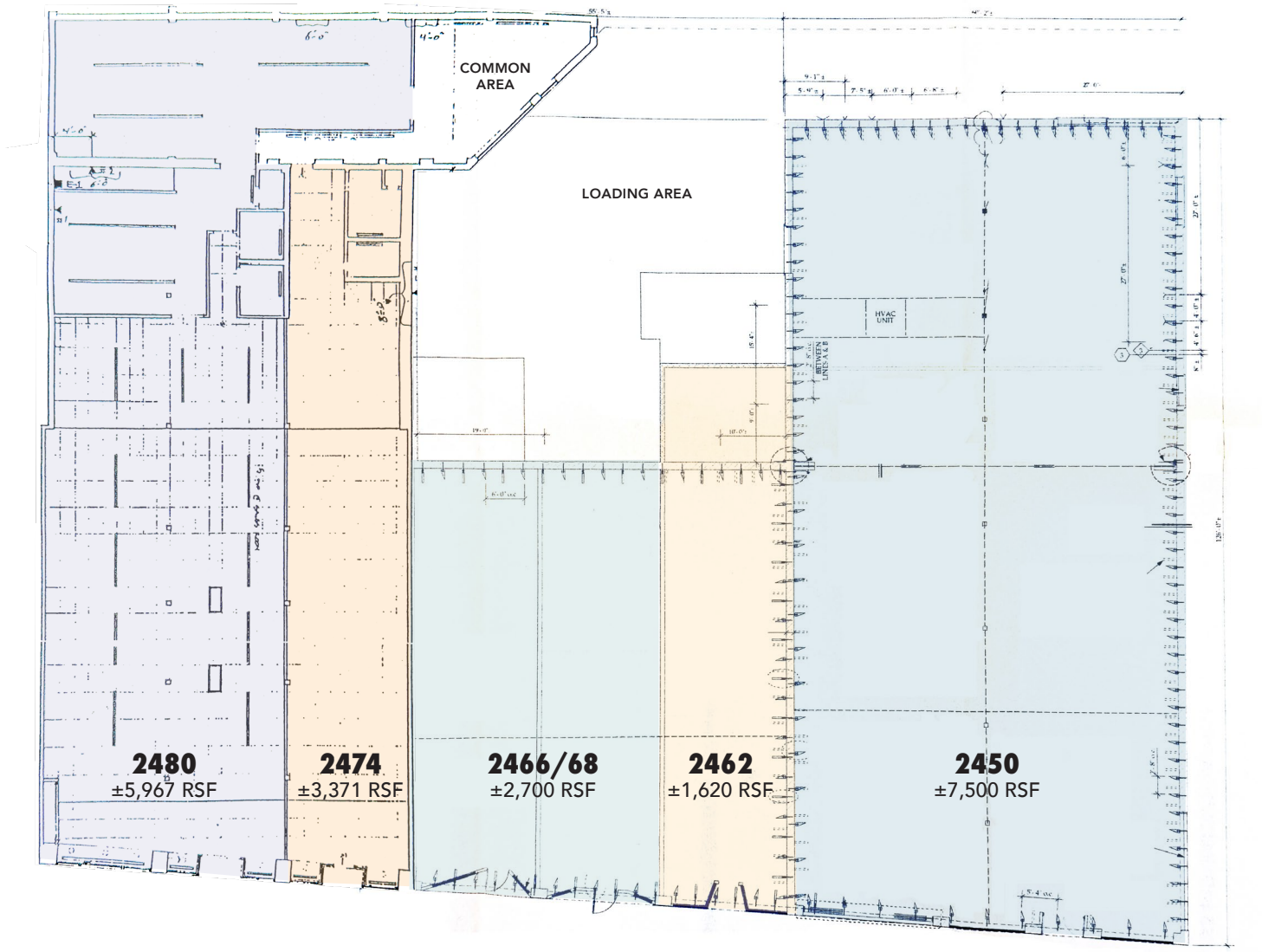
2450-2480 SHATTUCK AVENUE, BERKELEY, CA
FLOOR PLANS



DWIGHT WAY

HASTE STREET

SHATTUCK AVENUE

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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2450-2480 SHATTUCK AVENUE, BERKELEY, CA
JOIN DOWNTOWN BERKELEY

This diverse city is densely populated with a highly educated, high-income population – a recent study placed Berkeley at the top of the list of most cultural student cities in the world.

- High foot traffic every day; working population is ±72,000
- UC Berkeley's daily headcount is over 69,000
- Downtown Berkeley has ±5,500 residents in its 30-block footprint
- Berkeley City College has ±7,000 students each semester; Berkeley High School has ±3,500 students annually
- Surrounded by many new mixed-use housing developments
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Amid an excellent public transportation network with AC Transit, BART and Bikeshare
- Walk to world-class theatre, arts, live music and sports venues, and over 150 restaurants
- $4.04 billion in total spending power



DEMOGRAPHICS	WITHIN 3 MILES
Population	212,725
Average Household Income	$142,014
Daytime Employees	142,939

Source: CoStar



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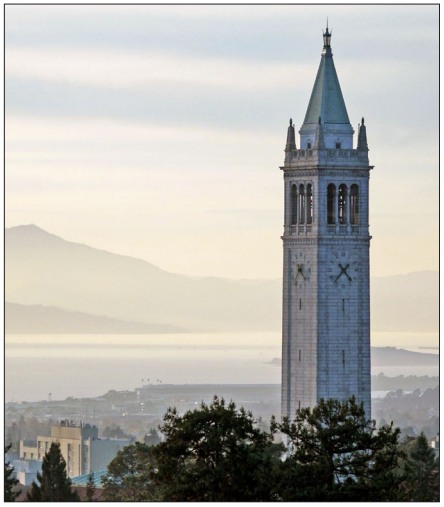
2450-2480 SHATTUCK AVENUE, BERKELEY, CA
NEIGHBORHOOD DESTINATIONS









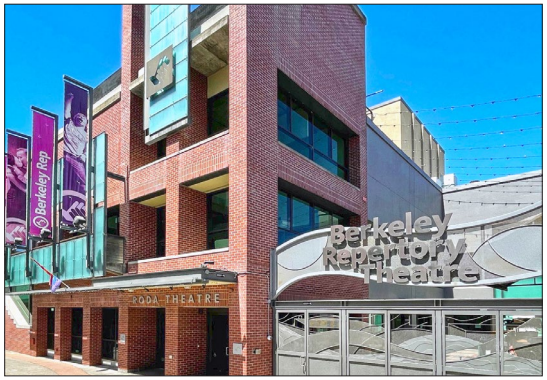












The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.