

RETAIL SPACE FOR LEASE: DIRECTLY ACROSS FROM UC BERKELEY
2470 BANCROFT WAY, BERKELEY, CA

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DRE#01884390

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COMMERCIAL REAL ESTATE BROKERAGE

**RETAIL
FOR LEASE**

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www.gordoncommercial.com

**360°
TOUR**
LINK

SATHER LANE

**2461
2466**

:: GROUND FLOOR RETAIL FACING UC BERKELEY CAMPUS ::

SIZE:

1ST FLOOR: ±4,405 rsf

MEZZANINE: ±3,667 rsf

TOTAL: ±8,072 rsf *

* potential for additional storage space

ASKING RENT:

\$17,620/month NNN

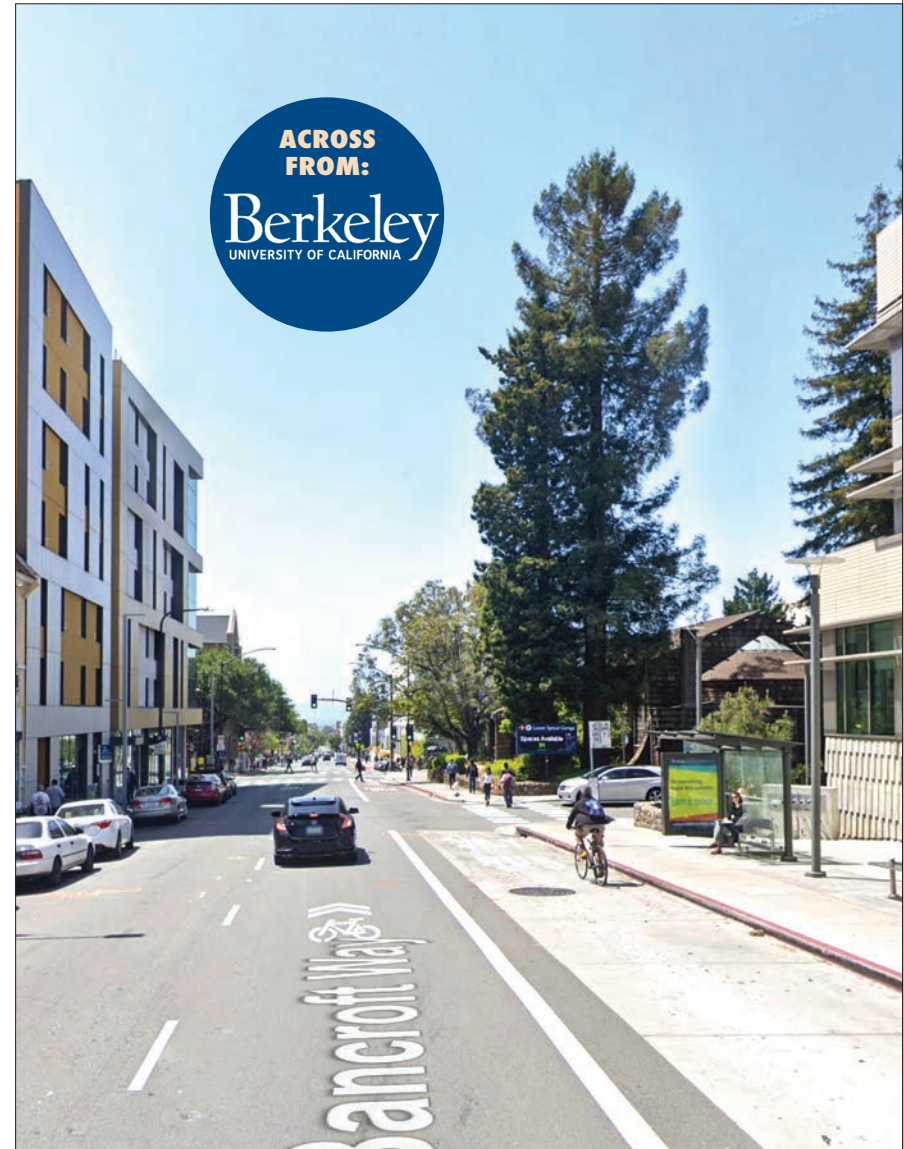
UTILITIES:

- Separately metered for electrical (200 Amp) and Gas (1 1/4" pipe)
- Shared water meter

ZONING: C-T

(Telegraph Avenue Commercial)

- Retail space with large display windows and open floor plan
- High ceilings in front; mezzanine in rear
- Mezzanine access by internal stairway and by elevator
- 2 restrooms
- Excellent signage opportunity
- Directly across from the UC Berkeley Student Union and Eshelman Hall, and near Telegraph Avenue shops
- Easy walk to Downtown Berkeley, and BART
- Short walk to Telegraph-Channing public parking garage with > 400 parking spaces
- Nearby eateries include Chipotle, Cream, Mezzo, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Kip's Bar and Grill, Bongo Burger, Yogurt Park, and Romeo's Coffee
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, and Spieker Aquatics Complex
- Close to UC classrooms, administration buildings and sports facilities serving over 69,000 students and UC Berkeley employees, as well as open to the public
- Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B)



Walk Score
99



Near Popular
Eateries



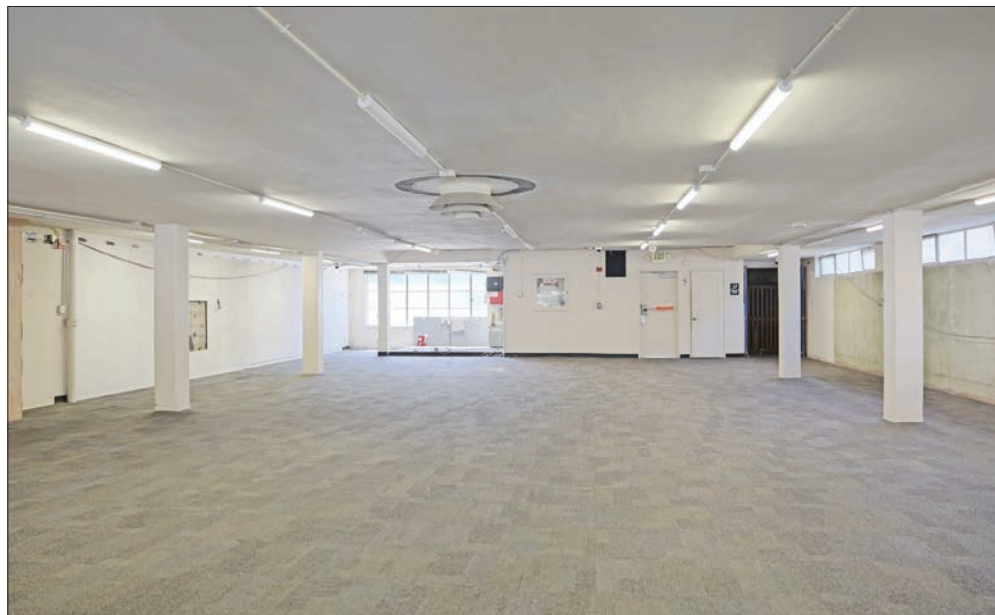
Bike Score
91



Nearby
Foot Traffic
2,500
Pedestrians
Per Hour







Architectural floor plan of the first floor of a building. The plan shows a large central area labeled "OPEN TO BELOW" and "RETAIL". To the left is a "DISPLAY" area. To the right is an "OFFICE" area. A staircase is located in the center-right. The plan includes various dimensions and labels for doors, windows, and structural elements.

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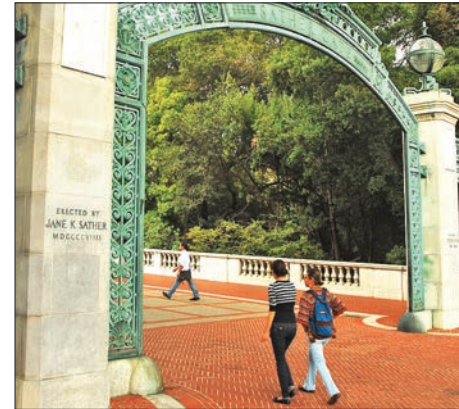
2470 BANCROFT WAY, BERKELEY, CA NEIGHBORHOOD

- 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 UC Berkeley campus, Telegraph is home to street fairs, annual music festivals
- Situated amidst TONS of student housing, including UC and private dorms. Several new housing development projects are in the works
- Close to numerous world-class theatre, arts, live music and sports venues
- Many nearby hourly parking lots and City Garages
- The Telegraph Business Improvement District works to build a dynamic and inclusive community

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.