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RETAIL FOR LEASE :: 2008 SHATTUCK AVENUE, BERKELEY, CA

HIGH-TRAFFIC LOCATION WITH DOWNTOWN BART AT FRONT DOOR – NEAR UC BERKELEY

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2008 SHATTUCK AVENUE, BERKELEY, CA
PROPERTY OVERVIEW

HIGHLY VISIBLE RETAIL SPACE – IN VIBRANT URBAN HUB, CLOSE TO ALL DOWNTOWN AMENITIES

SIZE
± 2,215 RSF

ASKING RENT
$2.75 psf/month NNN

ZONED C-DMU
Downtown Mixed-Use District

- Ground floor retail with high ceilings
- Bonus mezzanine space; rear exit/access
- Large display windows on 2 sides
- Excellent natural light
- Terrific signage opportunity
- Heavy foot traffic
- Steps to Comal and Lucia's Restaurants
- 1 block to UC Berkeley and Downtown Arts District with live theater and music venues including the Berkeley Rep, The Freight, The Marsh Arts Center, and California Jazz Conservatory

Walk Score 99

Bike Score 99

Near Popular Eateries

- Amid tons of eateries including Eureka!, Cholita Linda, Ippudo Ramen, and Jupiter
- 2 blocks to BAMPFA
- Excellent public transportation network
- Near several parking garages/lots

5,630 PARKING SPACES IN DOWNTOWN BERKELEY

720 SPACES ARE ½ BLOCK AWAY IN CENTER ST GARAGE ▼

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2008 SHATTUCK AVENUE, BERKELEY, CA
PHOTO TOUR

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2008 SHATTUCK AVENUE, BERKELEY, CA
JOIN DOWNTOWN BERKELEY

- Berkeley is densely populated with a highly educated, high income population
- For 3 years in a row, Niche.com has name Berkeley as one of the top 10 places to live in America
- A central hub of public transportation with Downtown BART, AC Transit Bus, electric scooters and e-bike rentals – allows access to the entire San Francisco Bay Area in minutes
- High foot traffic every day; working population is ±72,000
- UC Berkeley's daily headcount is over 69,000
- Excellent Demographics: $4.04B in total spending power, (Palo Alto $2.97B, Walnut Creek $2.07B)
- ±200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has ±5,500 residents in its 30-block footprint
- Several new developments within 1/4-mile radius
- Quick walk to world-class theatre, galleries, live music, and sports venues
- Near BAMPFA – a combined art museum, repertory movie theater, and archive, bringing rich artistic resources to the community

DEMOGRAPHICS	WITHIN 3 MILES
Population	212,725
Average household income	$142,014
Daytime Employees	142,939

Source: CoStar

COMAL
THE BUTCHER'S SON VEGAN DELICATESSEN
BLUE BOTTLE COFFEE
Jupiter
GATHER Kitchen · Bar · Market
CHOLITA LINDA
tendergreens
MIXT
mike's bikes
Berkeley SKYDECK
SLIVER pizzeria
GADANI
BAMPFA
TRADER JOE'S
TRIPLE ROCK BREWING
KURA REVOLVING SUSHI BAR
CHIPOTLE MEXICAN GRILL
THE UC THEATRE
TARGET
Rose PIZZERIA
Residence INN BY MARRIOTT
IPPUDO
CROSSROADS
Eureka!
ACE Hardware
VIKING TRADER Exploring the world of fine furniture
REVIVAL BAR&KITCHEN

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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.

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