



**UC THEATER AND UC THEATER COMPLEX
2036 UNIVERSITY AVENUE
BERKELEY, CA**



- Just 2/10 of a mile from UC Berkeley and 2 blocks from BART
- Heavy foot traffic and car counts 7 days a week
- Backs onto Downtown Arts District
- Average Household Income:
 - 1 Mile Radius: \$57,405
 - 3 Mile radius: \$70,695
 - 5 Mile radius: \$72,576
- Other Potential Uses: Movie Theater/Dinner Theater, Live Entertainment, and Retail up to 30,000 sq. ft.

Theater Complex Sale Terms:

Sale Offering:

- Vacant +/- 15,215 sq. ft. theater with +/- 1,000 seats
- +/- 4550 sq. ft. retail space with 5 retail tenants - all on short term lease to allow maximum flexibility for theater use
- 20 recently built and occupied loft apartments
- Complete seismic upgrade completed since 2000

Sale Price: \$6.5 million

Theater Lease Terms:

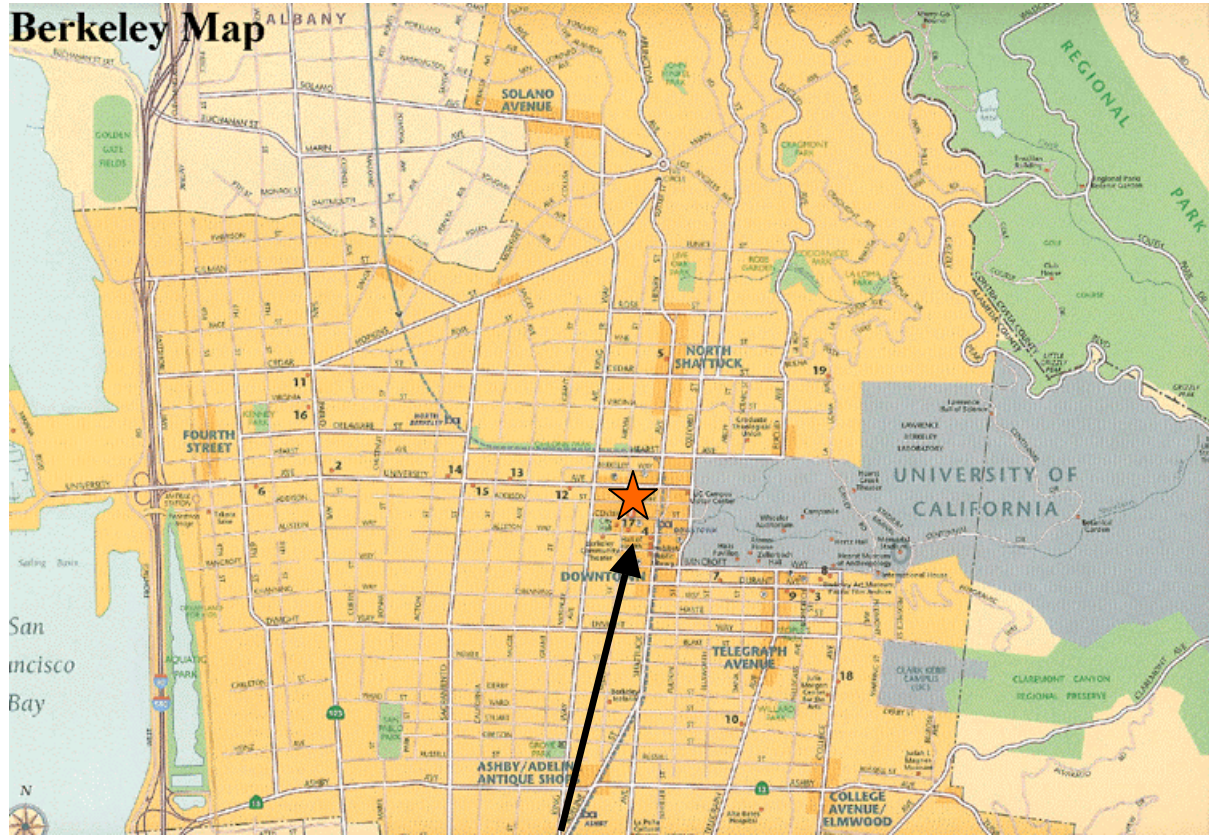
Lease Offering: +/- 15,215 square feet

- +/- 1,000 seat theater, currently set up as a movie theater
- Second floor office, projection and storage space
- Easy access to UC Berkeley and all downtown amenities. 2 blocks to BART
- Owners brought theater to seismic compliance since 2000

Lease Rate: \$1.15 NNN

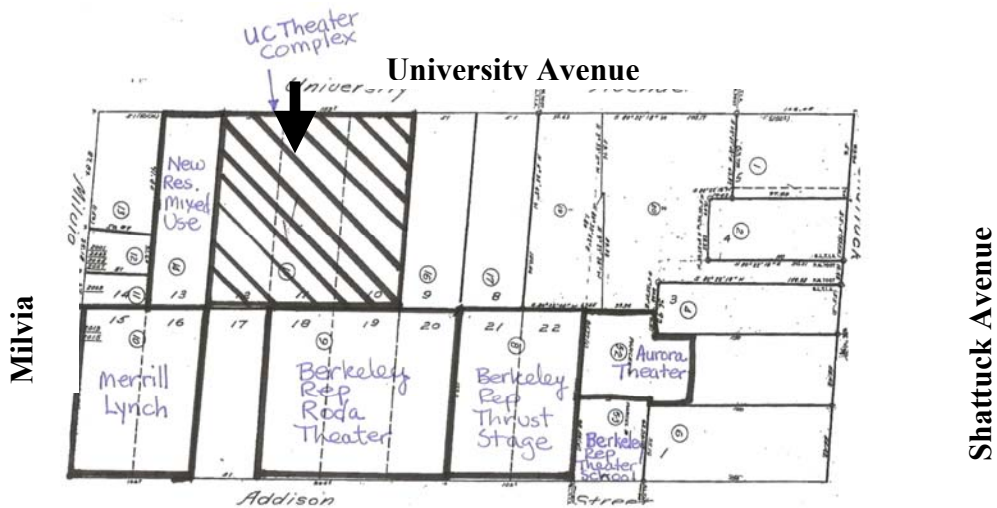


Berkeley Map



Location of UC Theater Complex in Berkeley, CA

The UC Theater Complex is located just 1 block from the Downtown Arts District:



Addison Street / Downtown Arts District

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The UC Theater: A Piece of Movie Theater History

The UC Theater, designed by James W. Plachek, and built in 1917, was part of a wave of movie theater construction in Berkeley – beginning in 1911 – that replaced the nickelodeons with large, solidly built auditoriums designed specifically for showing films. The UC is the best preserved, still retaining its single theater, paneled Craftsman style lobby, and exterior terra cotta heraldic ornaments. Plachek’s buildings helped to establish Downtown Berkeley’s early twentieth century character.

The design of the UC Theater building is unusual. It is a U-shaped, mixed-use building consisting of the theater auditorium in the rear wing, with the theater entrance in the front wing facing the street. Storefronts flank the theater entrance, and the front door leading to 20 loft apartments is located in between two storefronts. In this way the large auditorium space is discretely tucked in to the middle of the block.

The UC Theater is located on University Avenue, just 2/10 of a mile from the west entrance of the University of California at Berkeley, and two blocks from BART. It is a widely loved repertory film theater, past venue for many film festivals and was, for years, home to the midnight showing of the Rocky Horror Picture Show. The UC Theater closed in 2001.

New Building Projects in Downtown Berkeley

Berkeley’s downtown is blooming with revitalization efforts as it continues along its path of downtown renewal and growth. In the past few years, the city created an exciting urban arts center, the Downtown Arts District, on Addison, between Shattuck and Milvia. The district now features two Berkeley Repertory Theater stages, the Aurora Theater, The Jazzschool, Capoeira Arts Café, and upcoming plans for the relocation of longstanding acoustic music club, The Freight and Salvage. Additional plans are on the drawing boards to dramatically expand the Downtown Arts District.

The University of California is proposing a 12-story hotel, conference, and museum complex in downtown that will create a world-class conference and meeting facility, and double the area of the Downtown Arts District. The project plan calls for a hotel with 175 to 200 beds, and with 10,000 to 20,000 square feet of conference space and underground parking, and the relocation of three University Museums that could measure as much as 165,000 sq. ft. This proposal shifts the University’s cultural resources and related spending into the downtown area.

This year the city also broke ground on the 160,000-sq. ft. permanent downtown home of Vista College, one of the most vibrant and highly enrolled campuses of the Peralta Community College District. A new nine-story residential building with 150 residential units has been proposed directly across the street from the new Vista College site. It will have a double-story ground floor that features 6,800-sq. ft. of retail space. The rear of the ground floor will be used as dedicated rehearsal



space by the Berkeley Repertory theater, and contain two ground floor theaters that seat >120 people. The ground floor will also include a walkway connecting Addison and Center Streets, which will be a rotating public exhibition space for artwork.

A new center for environmental advocacy, the David Brower Center is also being proposed for Downtown Berkeley. The Brower Center will provide office space for a community of Bay Area environmental organizations, sponsor programs for the general public, and offer services for both the local and international environmentally engaged community. The Brower Center is planned as an innovative “green” development.

Additionally, 22 housing projects are in the works to bring new residential housing to downtown Berkeley. Together, these projects add almost 2,000 units to the city’s housing stock.

It’s a great time to be part of downtown Berkeley.

**For more information, contact
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