

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**EXCELLENT VISIBILITY IN DOWNTOWN BERKELEY**

RETAIL/SERVICE COMMERCIAL SPACE AT SIGNALIZED INTERSECTION

2004 UNIVERSITY AVENUE

BERKELEY, CALIFORNIA



**STERLING  
UNIVERSITY AVE**

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HIGH-TRAFFIC AREA - NEAR UC BERKELEY CAMPUS, DOWNTOWN ARTS DISTRICT, BART AND NUMEROUS CAFÉS, RESTAURANTS AND SHOPS.

### SIZE AVAILABLE

± 1,300 rsf

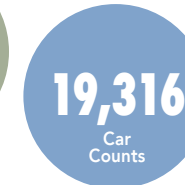
### LEASE RATE

\$3.50 psf/month NNN

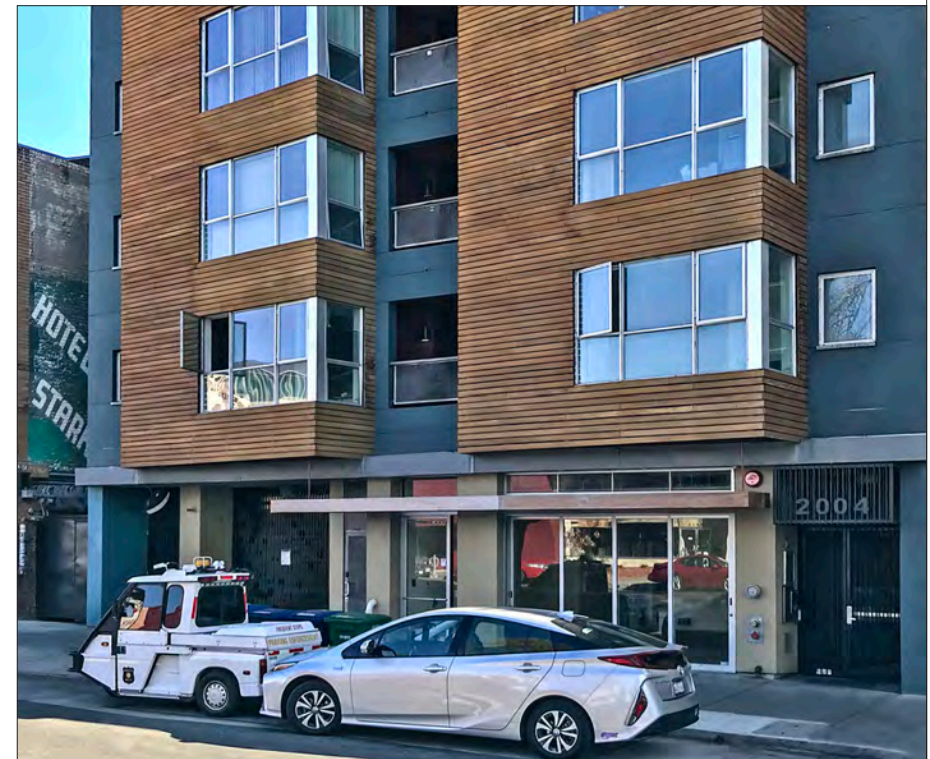
Flexible zoning in  
Downtown Berkeley

### PROPERTY OVERVIEW

- Ground floor retail space of former flower shop
- Unique storefront wall of glass, which can be retracted – folded and fully opened to the street
- Natural light, high ceilings, stained concrete floors
- Sprinklered building
- Tremendous foot traffic every day
- Steps to UC Theatre
- Surrounded by many new mixed-use housing developments



- Outstanding public transportation with AC Transit, BART, Bikeshare
- Situated near restaurants topping the "best of" lists nationwide





## LOCATION OVERVIEW

- Behind the Berkeley Rep Theatre, Aurora Theatre, The California Jazz Conservatory, and Freight & Salvage
- Amid popular eateries including The Butcher's Son, Tender Greens, Rose Pizzeria, Comal, Ippudo Ramen, Cholita Linda, Eureka!, Sliver Pizzeria, Jupiter, Chipotle, Gather, Platano, and Blue Bottle Coffee
- 1 block to Trader Joe's
- 2 blocks to UC Berkeley campus
- Near fitness/gyms including Pure Barre, CycleBar, CorePower Yoga, and Berkeley YMCA
- Close to Berkeley City College, Berkeley High School, and Skydeck Business Center
- Walking distance to over 119,000 live theater, music, and sports venue seats
- Surrounded by many new mixed-use housing developments
- Quick walk to Berkeley's North Shattuck culinary district with Chez Panisse, Via del Corso, Crepevine, Cheeseboard, Cupcakin' Bake Shop, and the original Peet's Coffee





## NEARBY REGIONAL RETAIL MARKETS



**POWELL STREET PLAZA**

Jamba Juice, **TRADER JOE'S**, MENS WEARHOUSE, carter's, Marshalls, **OLD NAVY**, BevMo!, petco, BANANA REPUBLIC, Starbucks

**FOURTH STREET**

Apple Store, Peet's COFFEE, Sur la table, PAPER SOURCE, Kiehl's, THE GARDENER, lululemon, MAC, ANTHROPOLOGIE, athletica

**BAY STREET**

Levi's, west elm, Apple Store, URBAN OUTFITTERS, ALDO, AMC THEATRES, BARNES & NOBLE BOOKSELLERS, VANS "OFF THE WALL"

**DOWNTOWN BERKELEY**

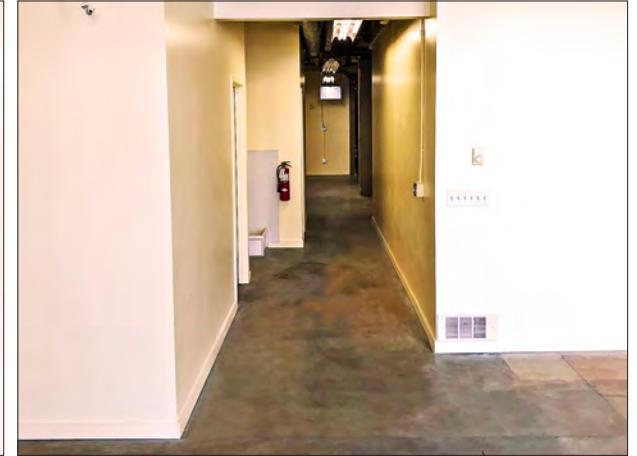
HALF PRICE BOOKS, tender greens, Peet's COFFEE, EQUINOX, TRADER JOE'S, COMAL, Starbucks, CHIPOTLE MEXICAN BURGERS, CVS pharmacy, TARGET, Orangetheory FITNESS, Jupiter

**GILMAN DISTRICT**

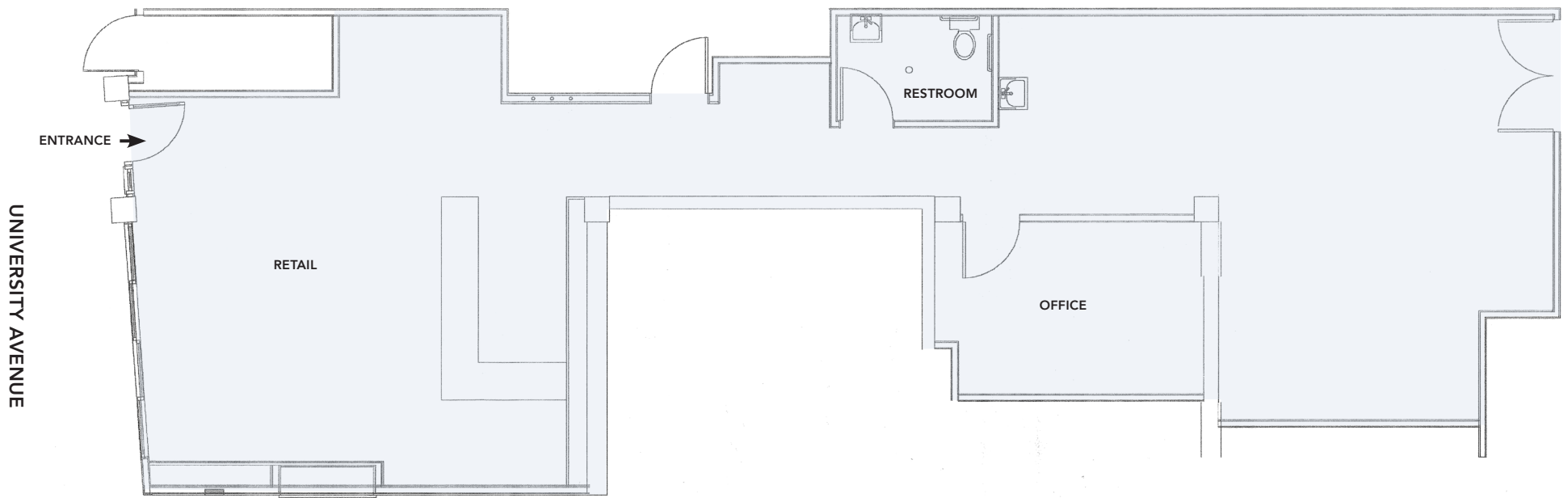
WHOLE FOODS MARKET, philz Coffee, BLICK art materials, Walgreens, REI CO-OP, Office DEPOT, PICANTE, THE NORTH FACE, CHIPOTLE MEXICAN BURGERS



## PHOTO TOUR



## FLOOR PLAN



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.



## OVERVIEW OF DOWNTOWN BERKELEY

Berkeley is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown, with a third of their household annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees. It's a central hub of public transportation with its Downtown BART Plaza (± 27,000 daily ridership entries and exits) and AC Transit. One of the hottest dining destinations in the Bay Area with over 150 restaurants.

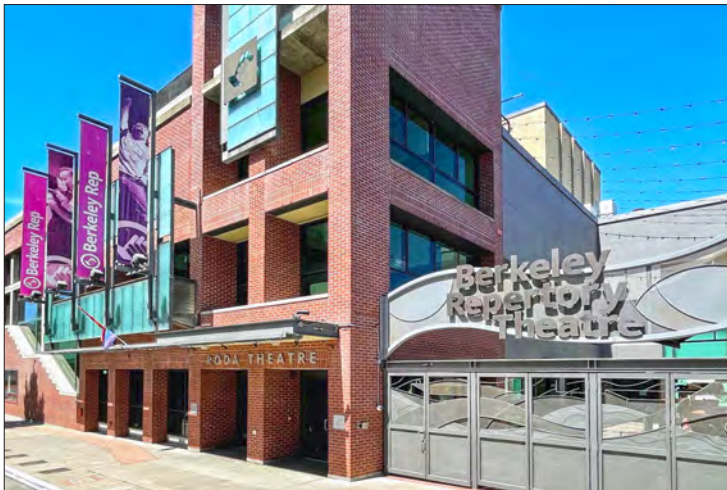
- High foot traffic every day; working population is 72,000. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley's daily headcount is over 62,000
- Berkeley City College has ±7,000 students each semester; Berkeley High School has ±3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Amid world-class theatre, arts, live music and sports venues
- Over 2 million annual theater and cinema patrons
- \$4.04 billion in total spending power

### DEMOGRAPHICS

WITHIN 3 MILES

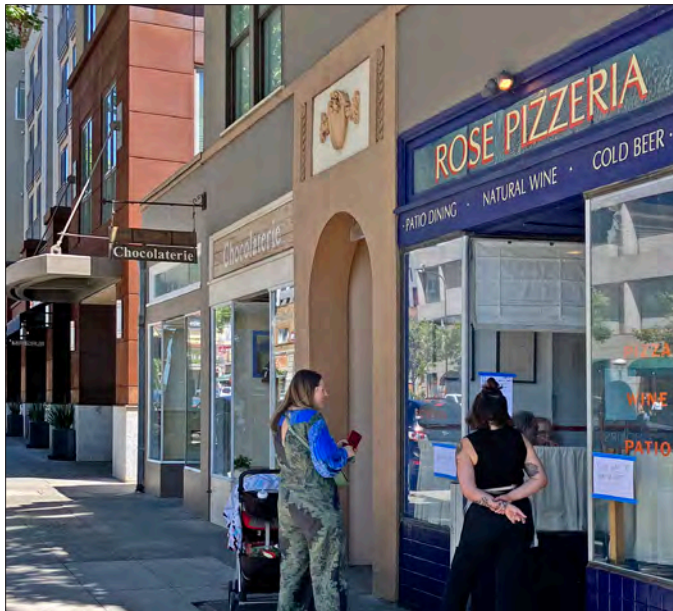
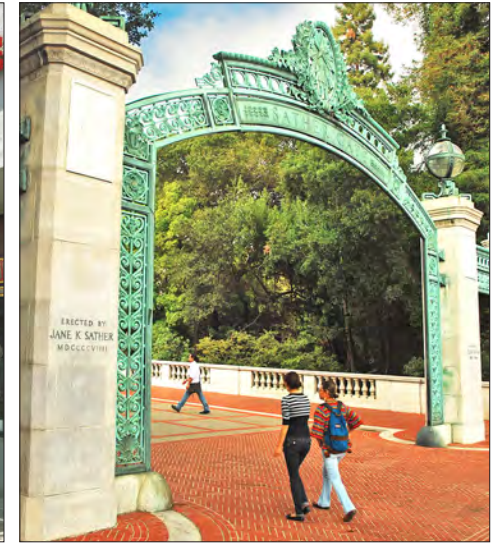
Population	<b>212,725</b>
Average household income	<b>\$142,014</b>
Daytime Employees	<b>142,939</b>

Source: CoStar





## 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.