

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

DOWNTOWN BERKELEY RETAIL SPACE FOR LEASE

:: 2079 UNIVERSITY AVENUE, BERKELEY, CA ::



**TREMENDOUS
FOOT TRAFFIC
AREA!**

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HIGH-VISIBILITY LOCATION NEAR ONE OF BERKELEY'S BUSIEST CORNERS

SIZE: ±450 RSF

ASKING RENT:
\$6.00 psf/month
Gross + Utilities

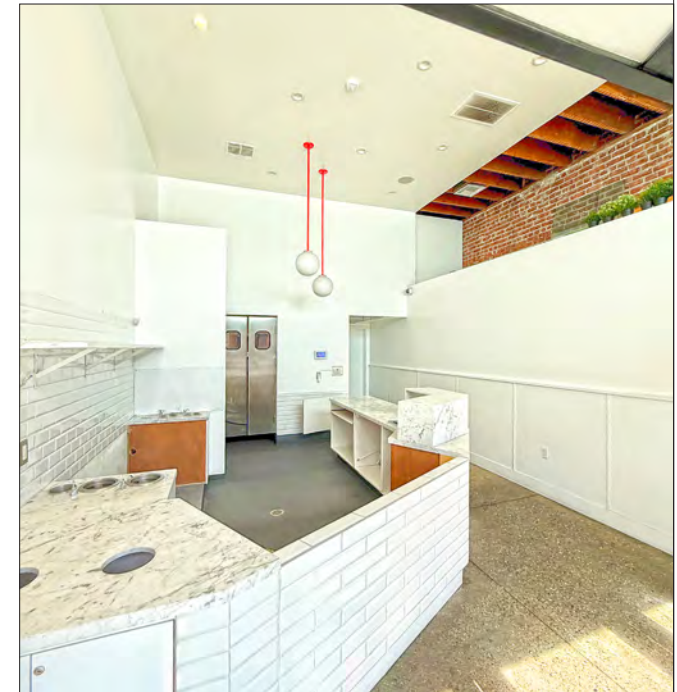


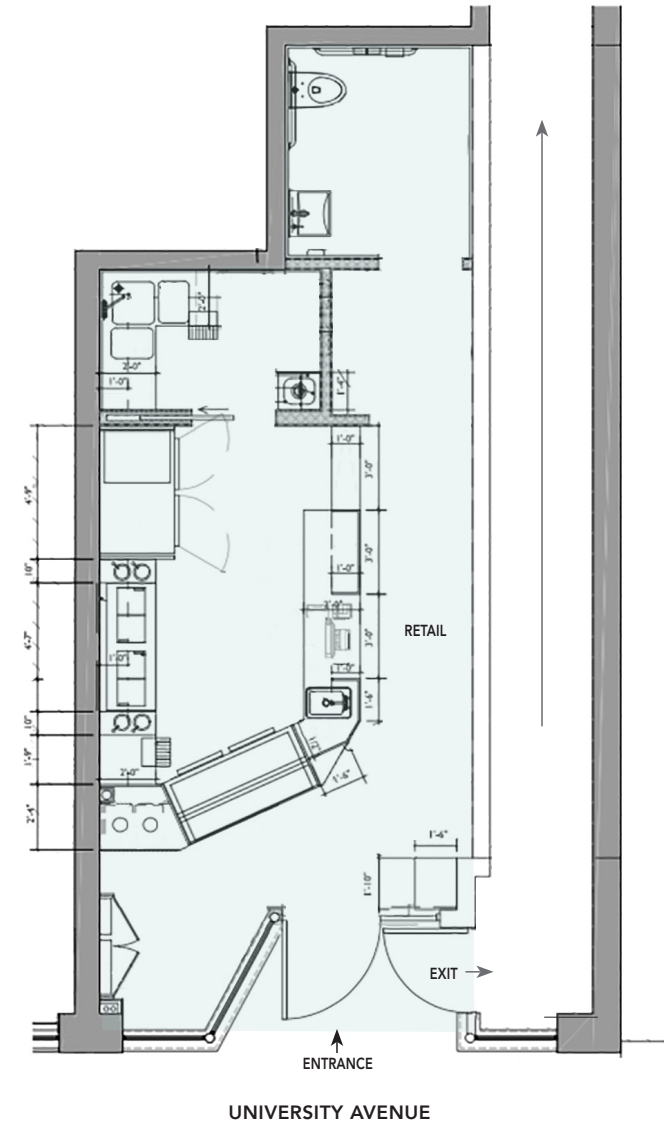
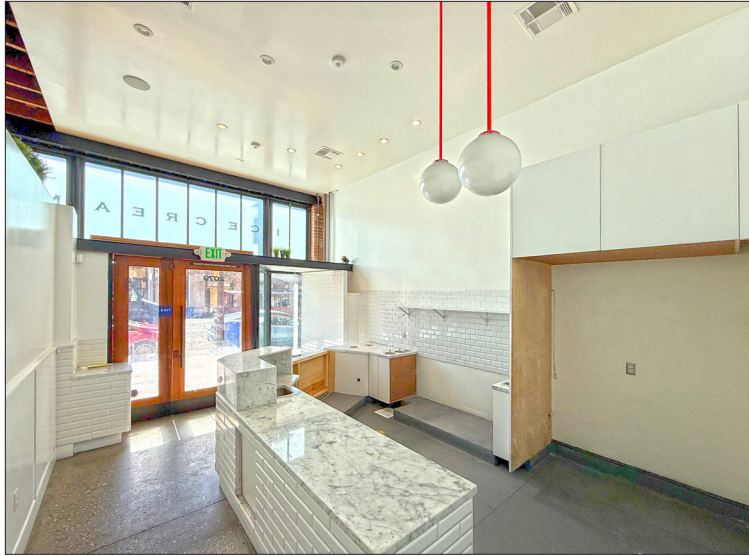
Walk Score
98



Bike Score
97

- Beautifully built-out space with large window entry
- Clerestory windows, high ceilings, and nice natural light
- Superb street visibility and signage opportunity
- Across from UC Theatre
- On University Avenue – Berkeley's main thoroughfare
- Vibrant, walkable area amid numerous eateries, museums, offices, retail shops, services, nightlife, UC Berkeley, Berkeley City College, and Berkeley High School
- 200 Amps 3-phase power
- **Zoned:** C-DMU (Downtown Mixed-Use)
- Next to successful Tender Greens, and 1/2 block to Comal – a highly rated, industrial-chic hot spot
- 1 block between UC Berkeley and UC Berkeley Extension
- 1 block to Downtown Arts District with Berkeley Repertory Theater, Aurora Theater, Freight & Salvage, and Jazzschool
- 2 blocks to Downtown Berkeley BART
- 3 blocks to North Shattuck culinary destinations
- Near many new housing developments
- Surrounded by rich cultural activities, international dining, and a wide variety of professional, educational and public services





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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2079 UNIVERSITY AVENUE, BERKELEY, CA LOCATION

- 1 block to UC Berkeley campus
- 2 blocks to Trader Joe's
- Amid popular eateries including Tender Greens, Comal, Cholita Linda, The Butcher's Son, Eureka!, Rose Pizzeria, Ippudo, Sliver Pizzeria, Jupiter, Chipotle, Gather, Platano, and Blue Bottle Coffee
- Near fitness/gyms including Orangetheory Fitness, CycleBar, and Berkeley YMCA
- 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

DEMOGRAPHICS

WITHIN 3 MILES

Population	212,725
Average household income	\$142,014
Daytime Employees	142,939

Source: CoStar



UNIVERSITY OF CALIFORNIA, BERKELEY

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2079 UNIVERSITY 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.