



PART OF THE SATHER GATE SHOPS ON SATHER LANE JUST ACROSS FROM CAMPUS

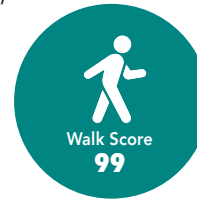
SIZE: ±600 rsf

ASKING RENT: \$1,960/month IG

ZONING: C-T
(Telegraph Avenue Commercial)

**TREMENDOUS
FOOT TRAFFIC!**

- Cool basement vibe
- Open floor plan, sink and additional water hookups, restroom, and concrete floor with epoxy covering
- Great signage opportunity
- Serving over 69,700 students and UC Berkeley employees, as well as open to the public
- 1 block to Telegraph-Channing public parking garage, 1st hour free!
- Easy walk to Downtown Berkeley, and BART
- Other Sather Gate Center tenants: Hankki Korean, Instone Poke Bar, Riya Beauty Salon, Noodles Fresh Vendi-zone, Sheer Perfection Hair Salon, Yogurt Park
- Nearby eateries include Chipotle, Cream, Crumbl - Berkeley, Mezzo, MoMo House, Bear's Lair, Kimchi Garden, Cafe Milano, Super Duper, Sliver Pizzeria, Cream, Tacos Sinaloa, Kip's Bar and Grill, Yogurt Park, Bongo Burger, KoJa Kitchen, and Peet's Coffee
- Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B)



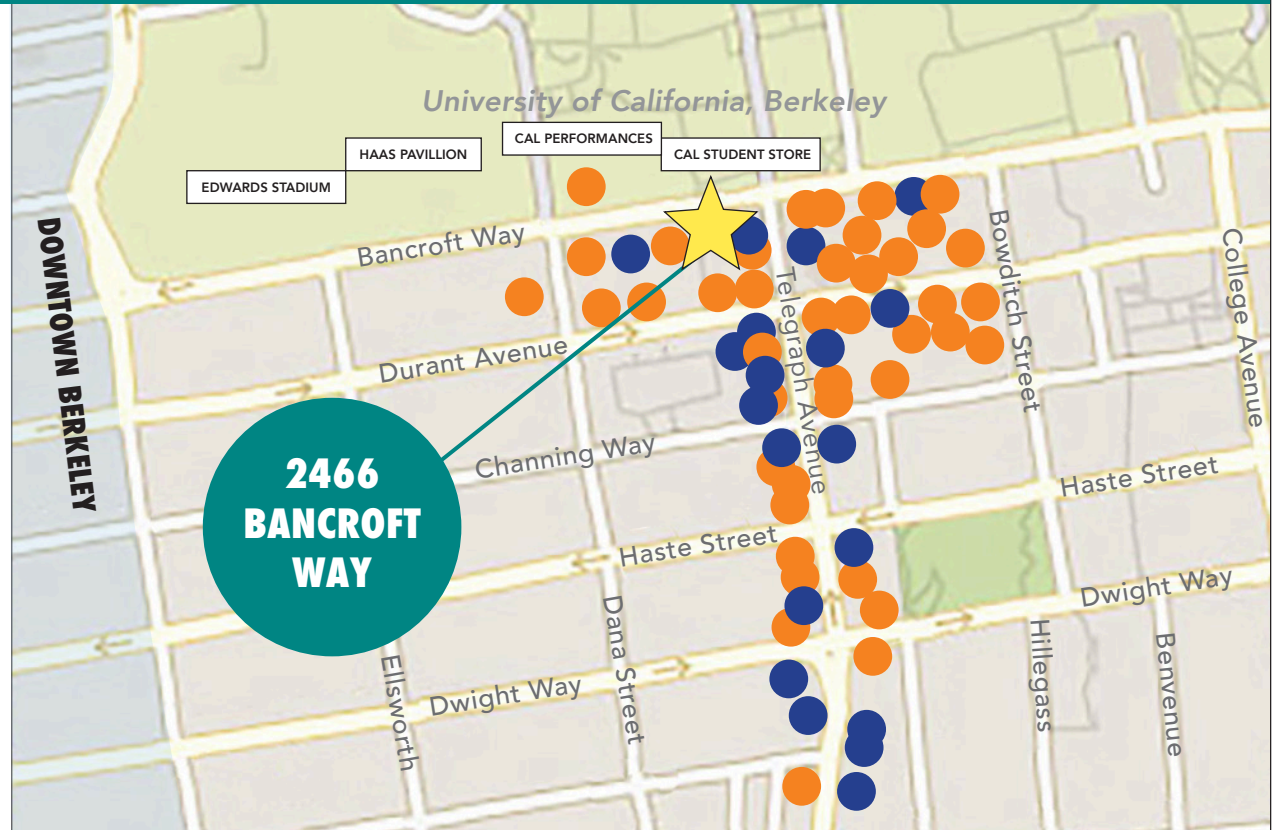


RESTAURANTS, BARS AND CAFÉS

- | | |
|----------------------------|----------------------------|
| Super Duper Burgers | Cupcakin' Bake Shop |
| Chipotle Mexican Grill | Boba Ninja |
| Mezzo | Bears Ramen House |
| Yogurt Park | Gypsy's Trattoria Italiana |
| Bao Dim To Go | L'Gusto Mex Fusio |
| Kip's Bar & Grill | Cal Gyros Mediterranean |
| Tacos Sinaloa | Katsumi Sushi |
| Pappy's Grill & Sports Bar | R;omeo's Coffee |
| Cream Berkeley | Sourdough & Co |
| Sliver Pizzeria | Muracci's |
| Poke Parlor | Ladle & Leaf |
| Bongo Burger | House of Curries |
| Raleigh's Pub | Punjabi Dhaba |
| RareTea Berkeley | Dumpling Express |
| Seniore's Pizza | La Burrita |
| Tap Haus | Crumb! - Berkeley |
| Little Gem Belgian Waffles | Koja Kitchen |
| Peet's Coffee | Artichoke Basille's Pizza |
| KingPin Donuts | Papa Johns Pizza |

RETAIL

- | | |
|---------------------------|----------------------|
| Bancroft Clothing Company | 510 Skateboarding |
| Walgreens | Sleepy Cat Books |
| The Student Store | Bows and Arrows |
| Bear Basics Clothing | 2nd Street Telegraph |
| Moe's Books | Beck's Shoes |
| Games of Berkeley | Berkeley Hat Company |
| Ink Stone Art Supply | Rasputin Music |
| Anastasia Clothing | Amoeba Music |



- 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 hourly parking lots are in the area, **Visit www.douglasparking.com**
- 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.