

FOR LEASE :: 2509 HEARST AVENUE, BERKELEY, CA
High Foot Traffic, Hearst Food Court Space in UC Berkeley's Northside

Directly Across From UC Berkeley!



HIGH-VISIBILITY LOCATION, JUST STEPS TO UC BERKELEY'S NORTH GATE

SIZE: ±500 rsf

RENT: \$5,000/month NNN

ZONED: CN-(H)
(Neighborhood Commercial)

- Join co-tenants and other food purveyors: Golden Bean Coffee, Aki's (Japanese Food), Camille (Vietnamese Food), Seoul Hotdog (Korean Flavor), Momo Masala's (Indian and Tibetan), TC Garden (Chinese Food)
- Shared: Restroom, patio area with tables, trash room
- Cuisine must complement and not directly compete with existing co-tenants

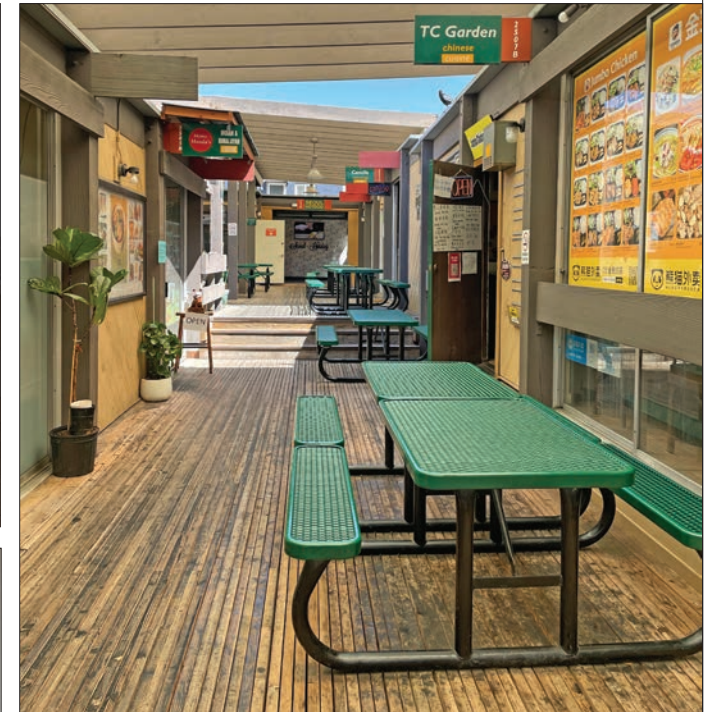
- Directly across from UC Berkeley on the North Side of campus
- Lots of pedestrian foot traffic, excellent signage opportunity
- Short walk to outdoor mall-like setting of eateries on Euclid Avenue including: LaVal's Pizza, Xpression Indian Restaurant, La Crêpe à Moi, D'Yar Mediterranean Cuisine, Bongo Burger, El Talpense, Mt. Agni, Menchie's Frozen Yogurt, My-O-My, Delah Coffee, La Burrita, Mind Coffee, Zach's Sandwiches, and Abe's Cafe

TI ALLOWANCE AVAILABLE FOR QUALIFIED TENANTS



PREMISES DESCRIPTION

- Former Subway location
- Ordering area, food prep area, rear kitchen and cleaning areas
- Sinks in place
- No gas or Type 1 hood
- 400 amp single phase electrical
- NNN Estimate: \$1.80 psf (includes garbage/recycling, water, common area maintenance of restrooms, outdoor food tables, and minor landscaping)



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)

RESTAURANTS, CAFÉS AND BARS

Camille Vietnamese Restaurant	Via del Corso
Aki's Japanese Restaurant	Sweetgreen
TC Garden Restaurant	Triple Rock Brewery
MoMo Masalas	Blue Bottle Coffee
Gold Bean	The Noodle, Thai Restaurant
Seoul Hotdog	Tacos Sinaloa
La Crêpe à Moi	Super Duper Burgers
Cabañas Cafe	MIXT
Menchie's Frozen Yogurt	Spats
D'yar Mediterranean Restaurant	Arinell Pizza
Zach's Sandwiches	Eureka!
La Val's Pizza	Gypsy's Trattoria Italiana
Xpression Indian Restaurant	Tender Greens
La Burrita	Lucia's Berkeley
Abe's Café	Comal
Bongo Burger	Jupiter Pizza
El Talpense Mexican Restaurant	Ippudo

RETAIL

Games of Berkeley
Moe's Books
Textures Vintage Clothing
Bear Basics
Beck's Shoes
Target
FedEx
CVS
Model Shoe Renew
Lhasa Karnak Herb Company

ENTERTAINMENT

Zellerbach
Greek Theatre
Cal Performances
UC Theatre
Berkeley Repertory Theatre
Freight & Salvage
The Marsh Arts Center
Berkeley Art Museum and
Pacific Film Archive (BAMPFA)





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