

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

RETAIL FOR LEASE :: 2008 SHATTUCK AVENUE, BERKELEY, CA

HIGH-TRAFFIC LOCATION WITH DOWNTOWN BART AT FRONT DOOR - NEAR UC BERKELEY



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HIGHLY VISIBLE RETAIL SPACE – IN VIBRANT URBAN HUB, CLOSE TO ALL DOWNTOWN AMENITIES

SIZE

± 2,215 RSF

ASKING RENT

\$3.50 psf/month NNN

ZONED C-DMU

Downtown Mixed-Use District

- Ground floor retail with high ceilings
- Bonus mezzanine space; rear exit/access
- Large display windows on 2 sides
- Excellent natural light
- Terrific signage opportunity
- Heavy foot traffic
- Steps to Comal and Lucia's Restaurants
- 1 block to UC Berkeley and Downtown Arts District with live theater and music venues including the Berkeley Rep, The Freight, The Marsh Arts Center, and California Jazz Conservatory



- Amid tons of eateries including Eureka!, Cholita Linda, Ippudo Ramen, and Jupiter
- 2 blocks to BAMPFA
- Excellent public transportation network
- Near several parking garages/lots



**5,630 PARKING SPACES IN
DOWNTOWN BERKELEY**

**720 SPACES ARE ½ BLOCK AWAY
IN CENTER ST GARAGE ▼**





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2008 SHATTUCK AVENUE, BERKELEY, CA
JOIN DOWNTOWN BERKELEY

- Berkeley is densely populated with a highly educated, high income population
- For 3 years in a row, Niche.com has name Berkeley as one of the top 10 places to live in America
- A central hub of public transportation with Downtown BART, AC Transit Bus, electric scooters and e-bike rentals – allows access to the entire San Francisco Bay Area in minutes
- High foot traffic every day; working population is ±72,000
- UC Berkeley's daily headcount is over 69,000
- Excellent Demographics: \$4.04B in total spending power, (Palo Alto \$2.97B, Walnut Creek \$2.07B)
- ±200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has ±5,500 residents in its 30-block footprint
- Several new developments within 1/4-mile radius
- Quick walk to world-class theatre, galleries, live music, and sports venues
- Near BAMPFA – a combined art museum, repertory movie theater, and archive, bringing rich artistic resources to the community



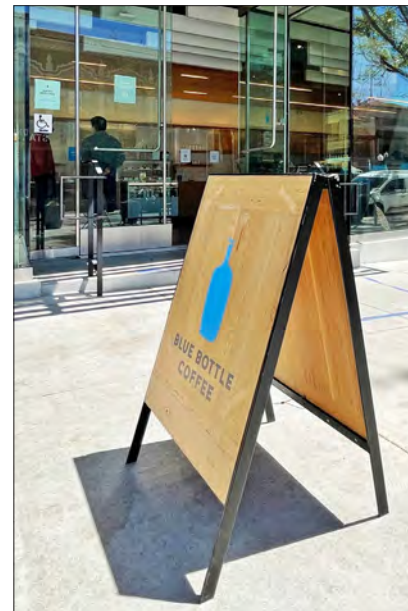
DEMOGRAPHICS	WITHIN 3 MILES
Population	212,725
Average household income	\$142,014
Daytime Employees	142,939
Source: CoStar	



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2008 SHATTUCK 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.