

FOR LEASE

RETAIL

2464 Telegraph Ave, Berkeley, CA 94704

Two-Level Retail, Experiential & Creative Space Steps from UC Berkeley



EXCLUSIVELY LISTED BY

NORTHGATE

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HIGHLIGHTS

- Available by floor or as a full-building destination
- 75' frontage along Telegraph Ave, (3) blocks from UC Berkeley
- ADA compliant restrooms on both the ground and second floor. Second floor features a covered balcony (pictured above).
- Recent renovations including a new elevator, fire sprinkler system, & extensive seismic upgrades.
- Potential uses include experiential retail, vintage and resale, books and music, international lifestyle retail, gaming and entertainment, fitness and wellness, creative studios, classes, events, and community-oriented concepts.
- Directly across from 1,100 new UC Berkeley student beds expected to open in fall 2027
- Amoeba Music (directly across the street) receives an average of 27,469 visits per month
- Distinctive façade and character-rich interior improvements

PROPERTY OVERVIEW

ADDRESS	2464 Telegraph Ave, Berkeley, CA 94704	
PROPERTY TYPE	Retail Single- or Multi-Tenant	
LEASE TYPE	NNN	
LEASE PRICE	Contact Broker	
AVAILABLE SPACE	Ground Floor	Est. 7,000 – 7,200 SF
	2 nd Floor	Est. 3,700 – 3,950 SF
	Total	10,935 SF
BUILDING SIZE	10,935 SF	
ZONING	CT - Telegraph Ave Commercial	
TRAFFIC	Telegraph Ave	± 3,658 ADT
	Haste St	± 3,100 ADT

MARKET OVERVIEW



Apartment Complex



UC BERKELEY
#1 Public University in the US

1.2k acre campus
46.1k students enrolled
7k international students enrolled
50 top-10 graduate programs
157 years of academic and cultural influence

Baseball Stadium
Soccer Field
Track Field

(3) Cafés
(6) Restaurants
(2) Ice Cream Parlors
Rock Climbing
Music Store

PEOPLE'S PARK
New Development Project

Student housing for 1,100 undergraduates.
Low-income housing for more than 100 individuals.
Public park with commemorations for site's history.

Pub
(7) Restaurants
(3) Cafés
Gift Shop
(2) Hair Salons
(3) Book Stores
(3) Clothing Stores

Pizza Restaurant
Waffle Restaurant
Mexican Restaurant
Antique Store
Book Store

Chinese Restaurant
Hawaiian Restaurant
Vietnamese Restaurant
Indian Restaurant
Burger Restaurant
Cafe
Hair Salon

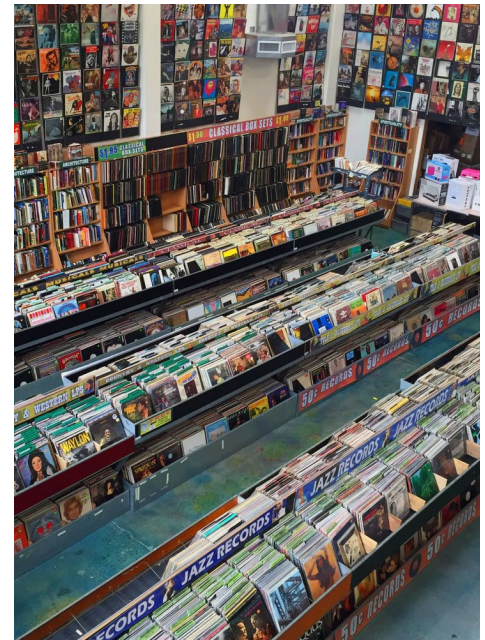
SITE

Telegraph Ave: ± 3,658 ADT

AMOEBAS MUSIC
Redevelopment Project

Amoeba Music Store on the ground-level.
599 units of new apartments in construction.

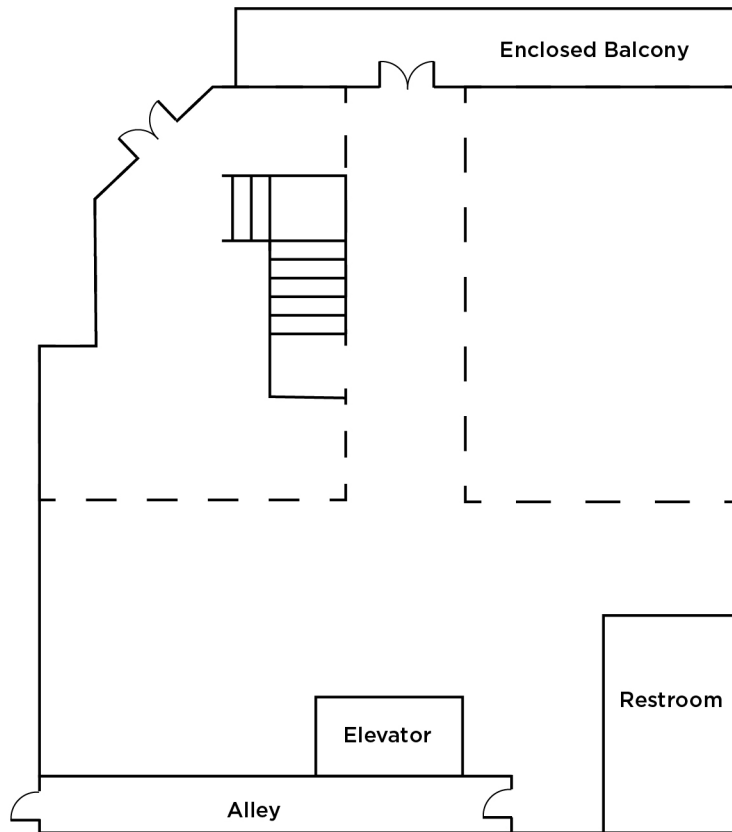
INTERIOR PHOTOS



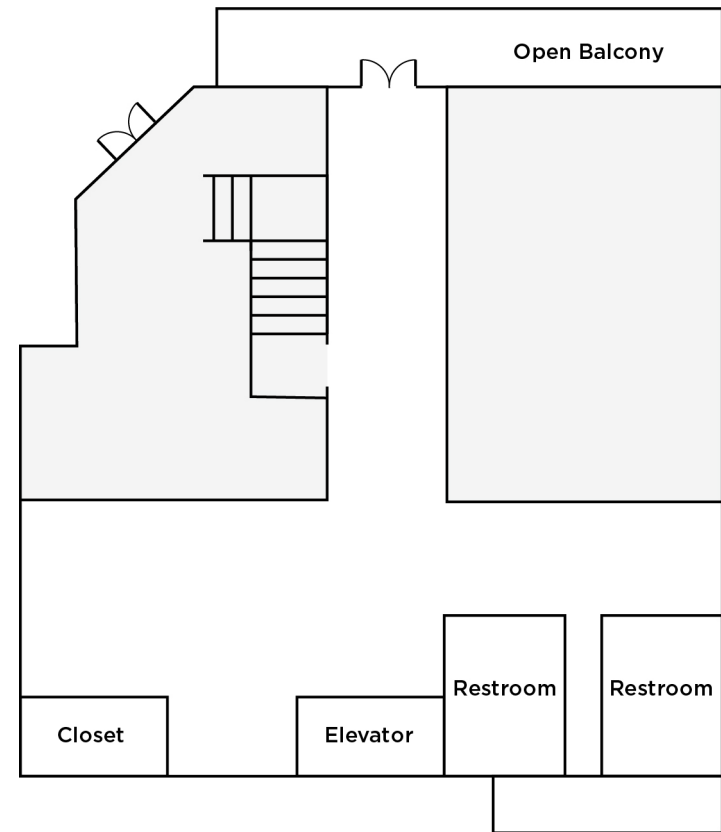
FLOOR PLAN

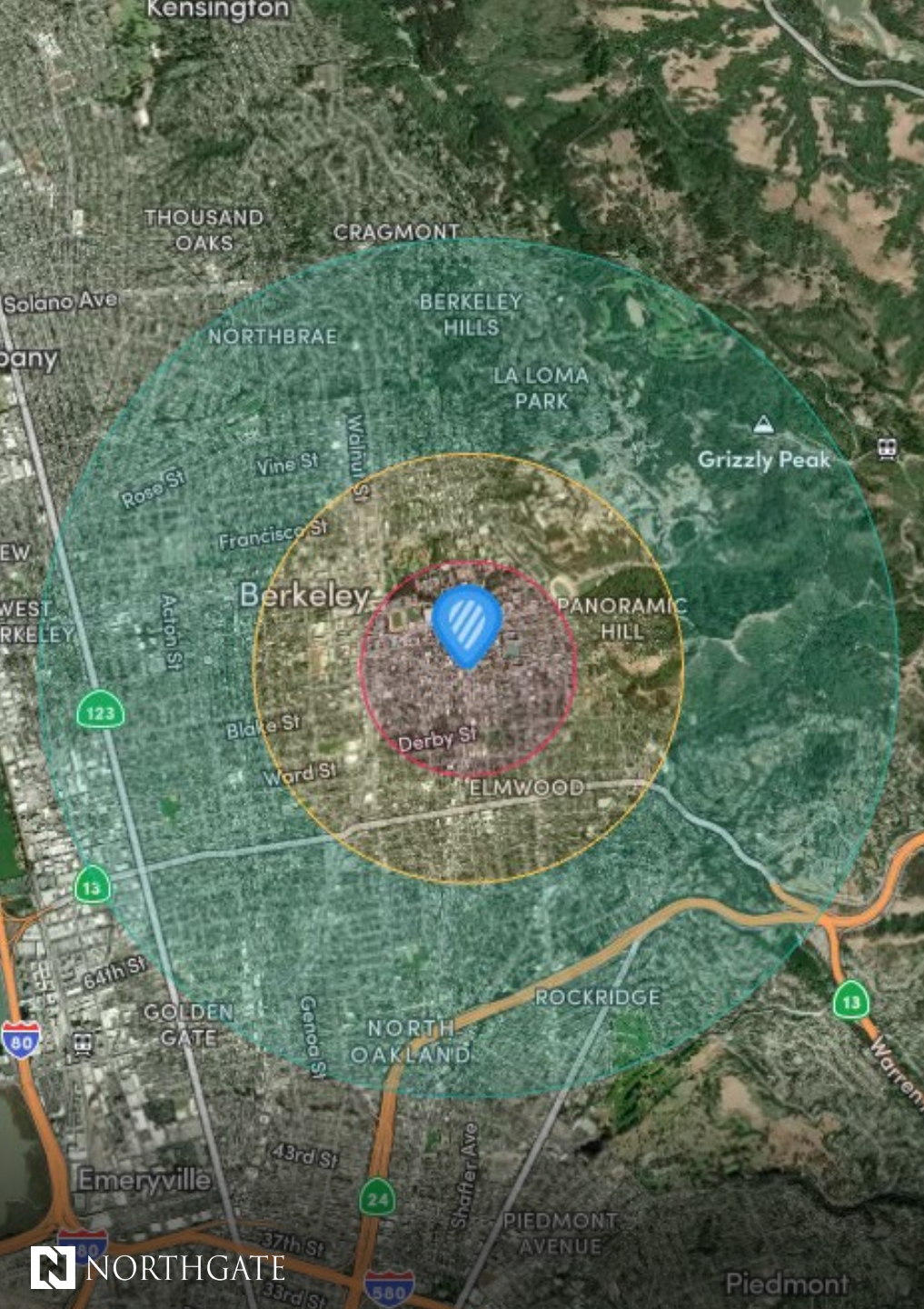
DISCLAIMER: Floor plan is provided for illustrative purposes only and is intended to show the general layout of the premises. Dimensions, configurations, and other details are approximate and should not be relied upon for space planning, construction, or other design purposes.

Ground Floor



2nd Floor





DEMOGRAPHICS - 2025

	0.5 MILE	1 MILE	2 MILES
Population	24,431	53,522	131,380
Projected Population (5 Yr)	24,176	52,766	129,073
Average Age	27	32	38
Households	6,813	18,406	51,631
White Population	10,040	23,549	63,992
Black Population	919	3,037	10,113
Am Indian Population	73	225	604
Asian Population	7,826	15,176	27,676
Other Population	5,573	11,535	28,995
Hispanic Population	27.11%	20.04%	15.61%
Average HH Income	\$74.1k	\$113.7k	\$162.1k
High School Graduates	6,583	23,972	81,715
College Graduates	5,348	19,407	65,441
Total Employees	9,583	24,874	67,914



Investment Sales | Leasing | Asset Management | Property Management



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