

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

RETAIL SPACE FOR LEASE: JUST 4 BLOCKS FROM CAMPUS

2513 Telegraph Avenue, Berkeley, CA



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TREMENDOUS FOOT TRAFFIC – YOUR TARGET MARKET IS HERE!

SIZE: ±1,200 RSF

LEASE RATE:

\$3.50 psf/month NNN

ZONING:

C-T (Telegraph Avenue Commercial)

- Large window frontage, wood floors, high ceiling, storage in back, restroom
- In-line with Sleepy Cat Books and Textures Vintage Clothing – on a 5-block stretch of storefronts abuzz with college students, street vendors, locals, and tourists
- On busy Telegraph Avenue, the main shopping and eating district serving UC Berkeley
- Situated amidst TONS of student housing, including UC and private dorms
- Surrounded by over 69,000 students and UC Berkeley employees



- Amid shops such as Walgreens, Amazon, Bear Basics, Bancroft Clothing, Games of Berkeley, 510 Skateboarding, and Moe's Books
- Nearby eateries include Mezzo, Chipotle, Cupcakin' Bake Shop, Sliver Pizzeria, Mezzo, Super Duper, Tacos Sinaloa, Cream, Gypsy's Trattoria, and Bongo Burger
- Near Telegraph-Channing public parking garage, ±420 spaces including EV
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, Spieker Aquatics Complex, Memorial Stadium, Edwards Field, and The Greek Theatre

Nearby
Foot Traffic
2,500

Pedestrians
Per Hour

**VIBRANT
TELEGRAPH
DISTRICT
LOCATION**



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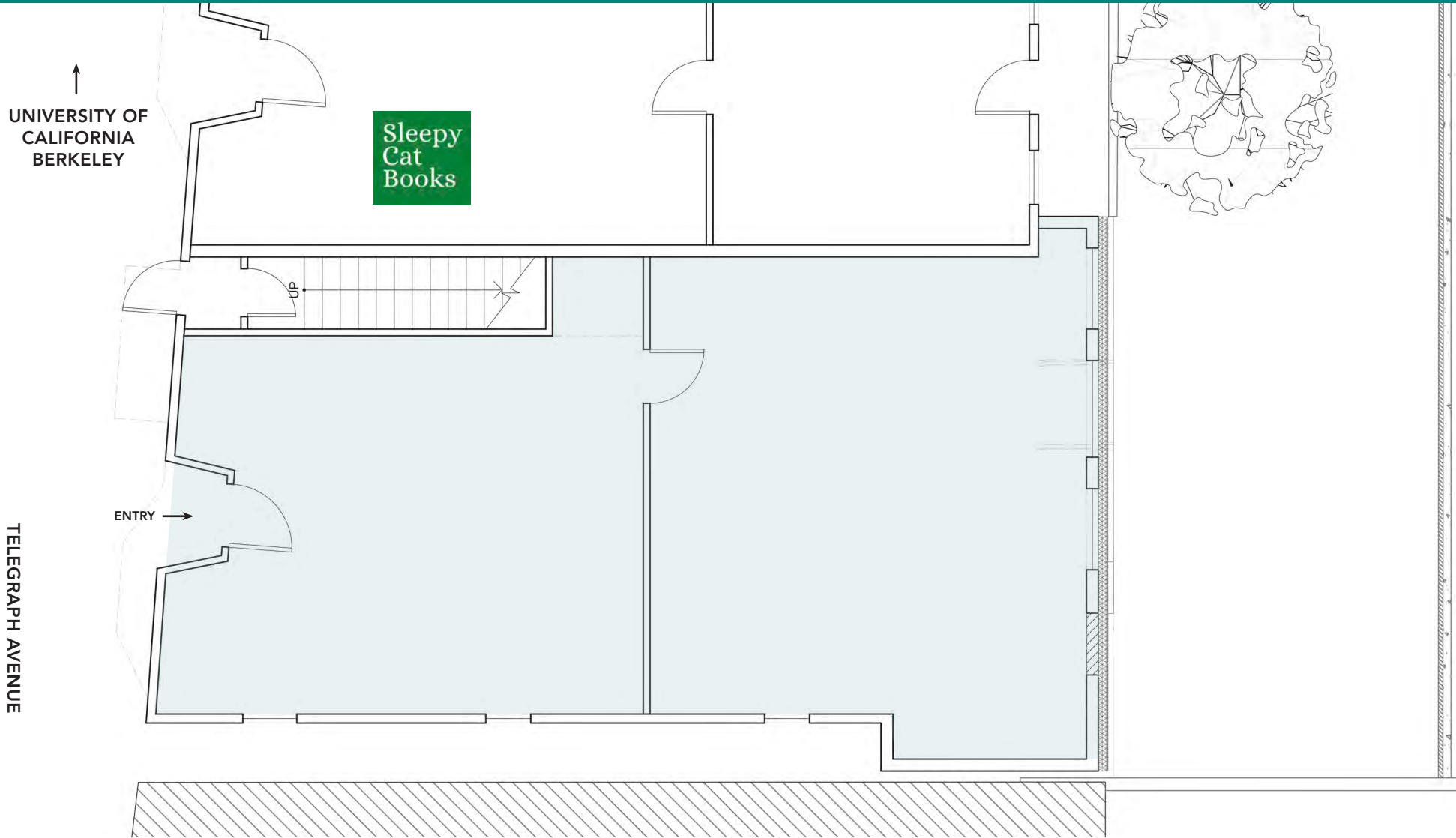
2513 TELEGRAPH AVENUE, BERKELEY, CA
PHOTO TOUR



Welcome back to
TELEGRAPH
Berkeley

**TELEGRAPH AVENUE IS THE
HEART AND SOUL OF BERKELEY,
THE BUSTLING CENTER OF ONE OF THE MOST
DYNAMIC CITIES IN THE WORLD**

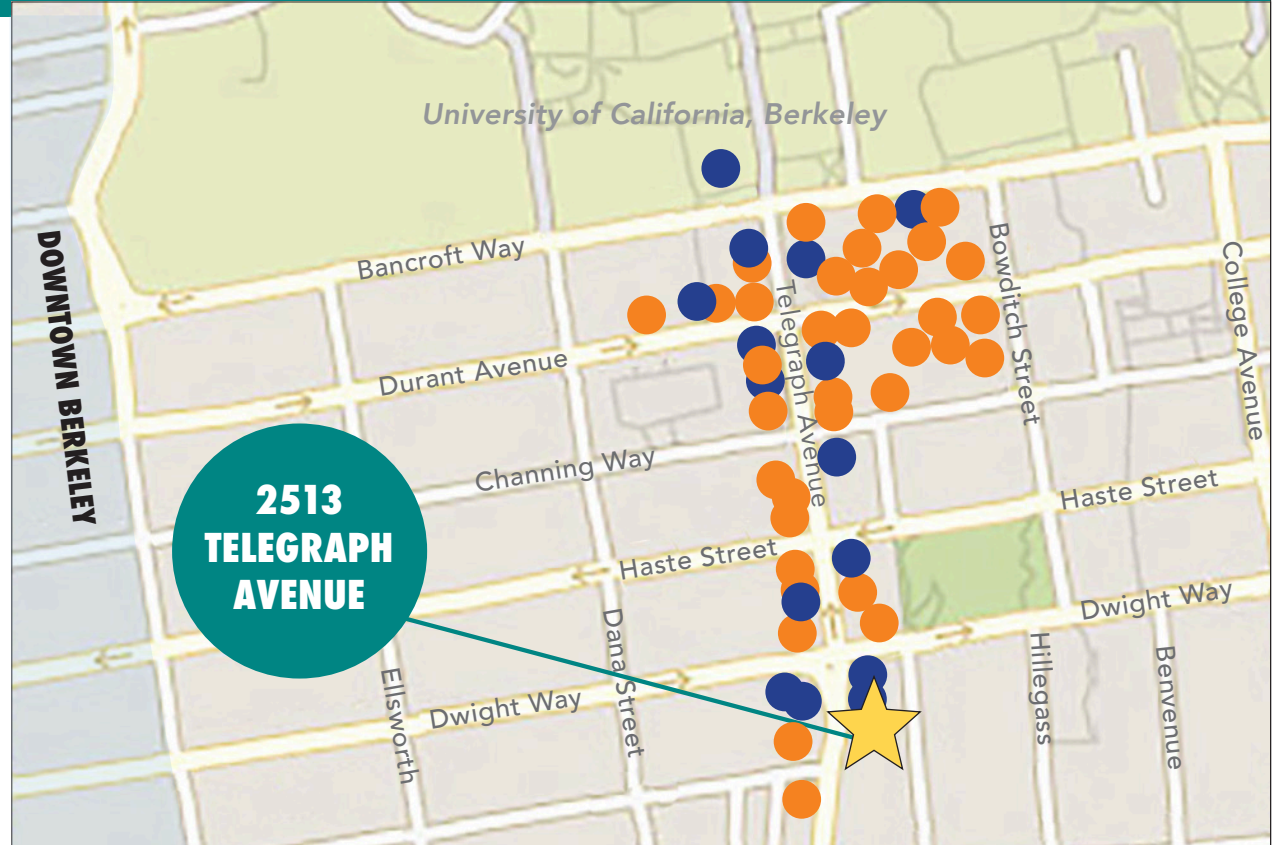




This drawing is intended to be used as an aid in planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

RESTAURANTS, BARS AND CAFÉS

- | | |
|----------------------------|----------------------------|
| Super Duper Burger | Cupcakin Bake Shop |
| Chipotle Mexican Grill | Boba Ninja |
| Mezzo | Punjabi Dhaba |
| Yogurt Park | Bears Ramen House |
| Bao Dim To Go | Gypsy's Trattoria Italiana |
| Kip's Bar & Grill | Kingpin Donuts |
| Tacos Sinaloa | L'Gusto Mex Fusio |
| Cali's Grill & Sports Bar | Katsumi Sushi |
| Cream Berkeley | Sourdough & Co |
| Sliver Pizzeria | Romeo's Coffee |
| Poke Parlor | Muracci's |
| Bongo Burger | Ladle & Leaf |
| Raleigh's Pub | Dumpling Express |
| Wingstop | La Burrita |
| Seniore's Pizza | Top Dog |
| Tap Haus | Artichoke Basille's Pizza |
| Little Gem Belgian Waffles | Papa Johns Pizza |



RETAIL

- | | |
|---------------------------|----------------------|
| Moe's Books | Sleepy Cat Books |
| Walgreens | Beck's Shoes |
| The Student Store | Berkeley Hat Company |
| Gifts of Tara | Games of Berkeley |
| Bear Basics Clothing | Cal Student Store |
| Ink Stone Art Supply | Rasputin Music |
| Anastasia Clothing | 510 Skateboarding |
| Textures Vintage Clothing | Amoeba Music |





STONEFIRE

- 98 residential units
- Opened 2017



PARKER PLACE

- 155 residential units
- Opened 2017



130-134 BERKELEY SQ

- 50 residential units
- Proposed



2190 SHATTUCK

- 326 residential units
- Approved



2113 KITTREDGE

- 214 residential units
- Proposed



THE PANORAMIC

- 69 residential units
- Opened 2019



METROPOLITAN

- 45 residential units
- Opened 2017



THE DEN

- 40 residential units
- Opened 2022



2065 KITTREDGE

- 189 residential units
- Proposed



2132 CENTER

- 283 residential units
- Proposed



SEQUOIA

- 42 residential units
- Opened 2017



THE VARSITY

- 96 residential units
- Opened 2017



THE DWIGHT

- 99 residential units
- Opened 2017



2067 UNIVERSITY

- 50 residential units
- Open 2024



2176 KITTREDGE

- 165 residential units
- Open 2024



2556 TELEGRAPH

- 22 residential units
- Opened 2023



STRANDA HOUSE

- 21 residential units
- Opened 2017



ACHESON COMMONS

- 205 residential units
- Opened 2022



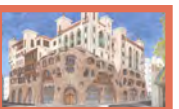
2274 SHATTUCK

- 239 residential units
- Proposed



2538-2542 DURANT

- 32 residential units
- Approved



THE ENCLAVE

- 254 residential units
- Opened 2020



GARDEN VILLAGE

- 84 residential units
- Opened 2017



THE LAIR

- 40 residential units
- Open 2025



1752 SHATTUCK

- 68 residential units
- Proposed



1935 ADDISON

- 69 residential units
- Open



2420 SHATTUCK

- 132 residential units
- Proposed



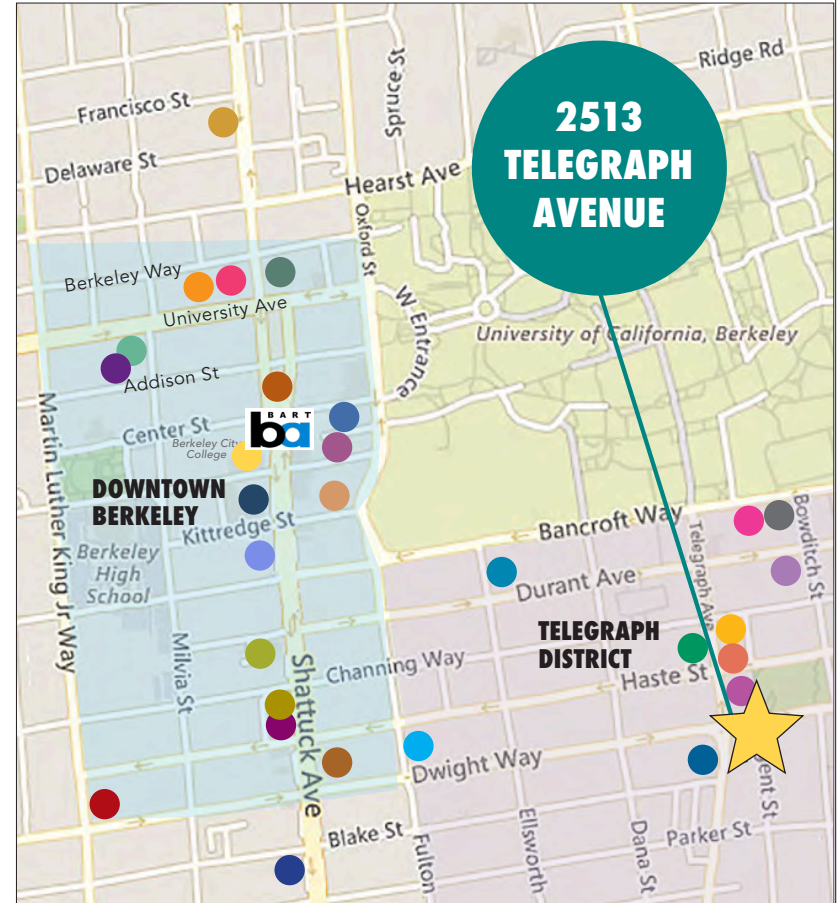
THE STANDARD

- 330 Beds
- Open



THE HUB

- 87 residential units
- Open



- 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 | \$106,700 | \$143,800 |
| Daytime Employees | 72,100 | 157,200 |

(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.