

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

EXCELLENT VISIBILITY IN DOWNTOWN BERKELEY

RETAIL/SERVICE COMMERCIAL SPACE AT SIGNALIZED INTERSECTION

2004 UNIVERSITY AVENUE

BERKELEY, CALIFORNIA



**STERLING
UNIVERSITY AVE**

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HIGH-TRAFFIC AREA - NEAR UC BERKELEY CAMPUS, DOWNTOWN ARTS DISTRICT, BART AND NUMEROUS CAFÉS, RESTAURANTS AND SHOPS.

SIZE AVAILABLE

± 1,300 rsf

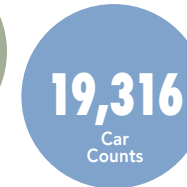
LEASE RATE

\$3.00 psf/month NNN

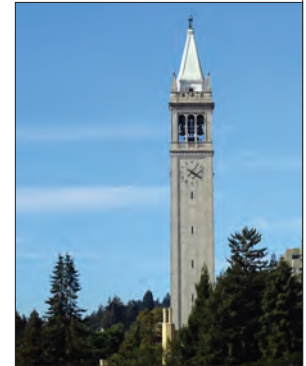
Flexible zoning in
Downtown Berkeley

PROPERTY OVERVIEW

- Ground floor retail space of former flower shop
- Unique storefront wall of glass, which can be retracted – folded and fully opened to the street
- Natural light, high ceilings, stained concrete floors
- Sprinklered building
- Tremendous foot traffic every day
- Steps to UC Theatre
- Surrounded by many new mixed-use housing developments



- Outstanding public transportation with AC Transit, BART, Bikeshare
- Situated near restaurants topping the "best of" lists nationwide



LOCATION OVERVIEW

- Behind Downtown Arts District with the Berkeley Rep Theatre, The California Jazz Conservatory, and The Freight
- Amid popular eateries including The Butcher's Son, Tender Greens, Rose Pizzeria, Comal, Ippudo Ramen, Cholita Linda, Eureka!, Sliver Pizzeria, Jupiter, Chipotle, Gather, and Blue Bottle Coffee
- 1 block to Trader Joe's
- 2 blocks to UC Berkeley campus
- Near fitness/gyms including Berkeley YMCA, Orangetheory Fitness, and CycleBar
- Close to Berkeley City College, Berkeley High School, and Skydeck Business Center
- Steps to live theater and music, museums, sports venues, and galleries
- Surrounded by many new mixed-use housing developments
- Quick walk to Berkeley's North Shattuck culinary district with Chez Panisse, Via del Corso, Crepevine, Cheeseboard, Cupcakin' Bake Shop, and the original Peet's Coffee



NEARBY REGIONAL RETAIL MARKETS



POWELL STREET PLAZA

- Nothing Bundt Cakes
- TRADER JOE'S
- Starbucks
- Mens Warehouse
- OLD NAVY
- Marshall's
- ROSS DRESS FOR LESS
- Banana Republic
- BevMo!
- CHIPOTLE MEXICAN GRILL

FOURTH STREET

- Apple Store
- Peet's COFFEE
- Sur la Table
- Kiehl's SINCE 1851
- THE GARDENER
- PAPER SOURCE
- MAC
- Anthropologie
- Madewell
- lululemon

BAY STREET

- Apple Store
- ALDO
- COACH
- Levi's
- west elm
- AMC THEATRES
- BARNES & NOBLE BOOKSELLERS
- VANS "OFF THE WALL"

DOWNTOWN BERKELEY

- COMAL
- Equinox
- Target
- tender greens
- TRADER JOE'S
- MIXT
- Orangetheory FITNESS
- Eureka!
- Cholita Linda
- CHIPOTLE MEXICAN GRILL
- Jupiter

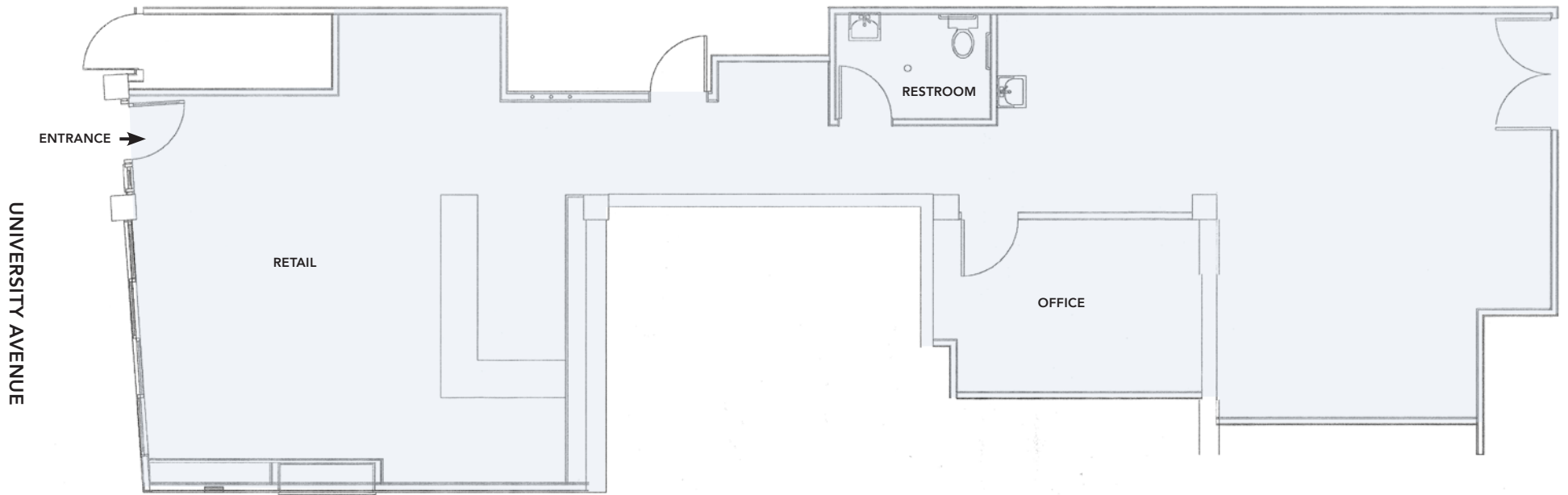
GILMAN DISTRICT

- WHOLE FOODS MARKET
- Philz Coffee
- BLICK art materials
- REI CO-OP
- Office DEPOT
- PICANTE
- THE NORTH FACE
- Walgreens
- CHIPOTLE MEXICAN GRILL

PHOTO TOUR



FLOOR PLAN



THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

OVERVIEW OF DOWNTOWN BERKELEY

Berkeley is densely populated with a highly educated, high income population. 32% of residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees. It's at the top of the list of most cultural student cities in the world, and is a central hub of public transportation with Downtown BART Plaza and AC Transit.

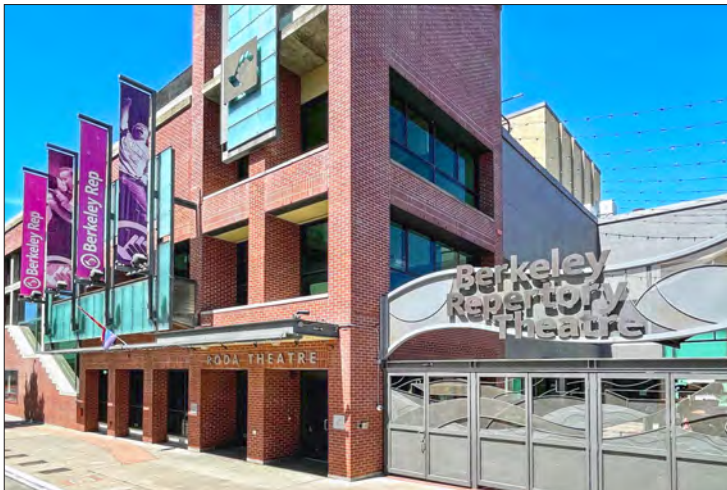
- Downtown Berkeley is one of the hottest dining destinations in the Bay Area with over 150 restaurants
- High foot traffic every day. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- Amid world-class theatre, arts, live music and sports venues
- UC Berkeley's daily headcount is over 69,000
- Berkeley City College has ±7,000 students each semester; Berkeley High School has ±3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has ±5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- \$4.04 billion in total spending power

DEMOGRAPHICS

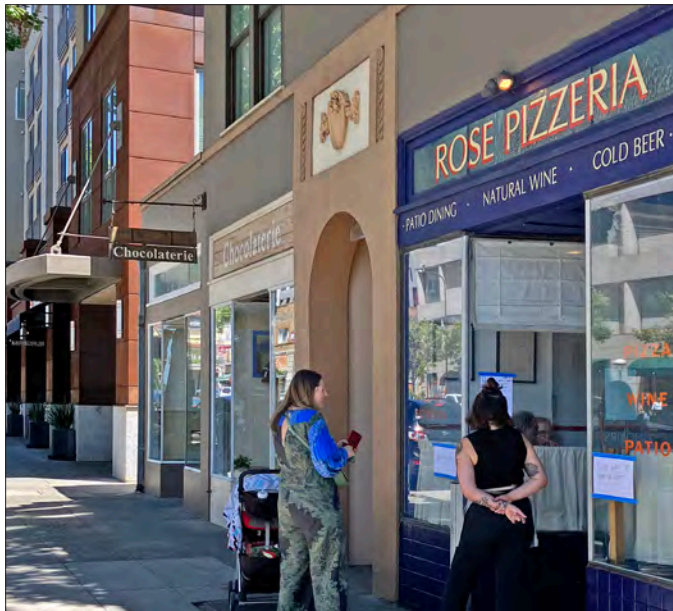
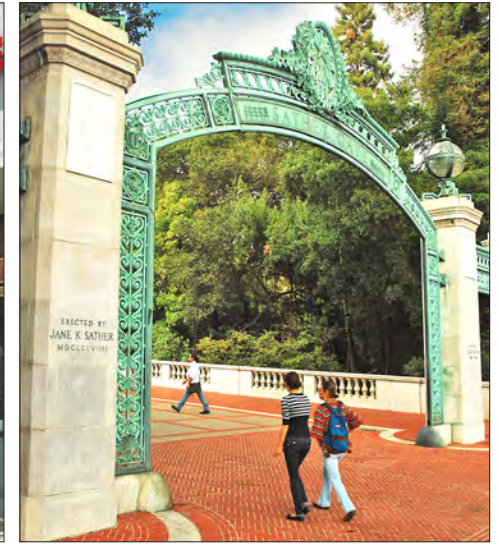
WITHIN 3 MILES

Population	212,725
Average household income	\$142,014
Daytime Employees	142,939

Source: CoStar



NEIGHBORHOOD



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.