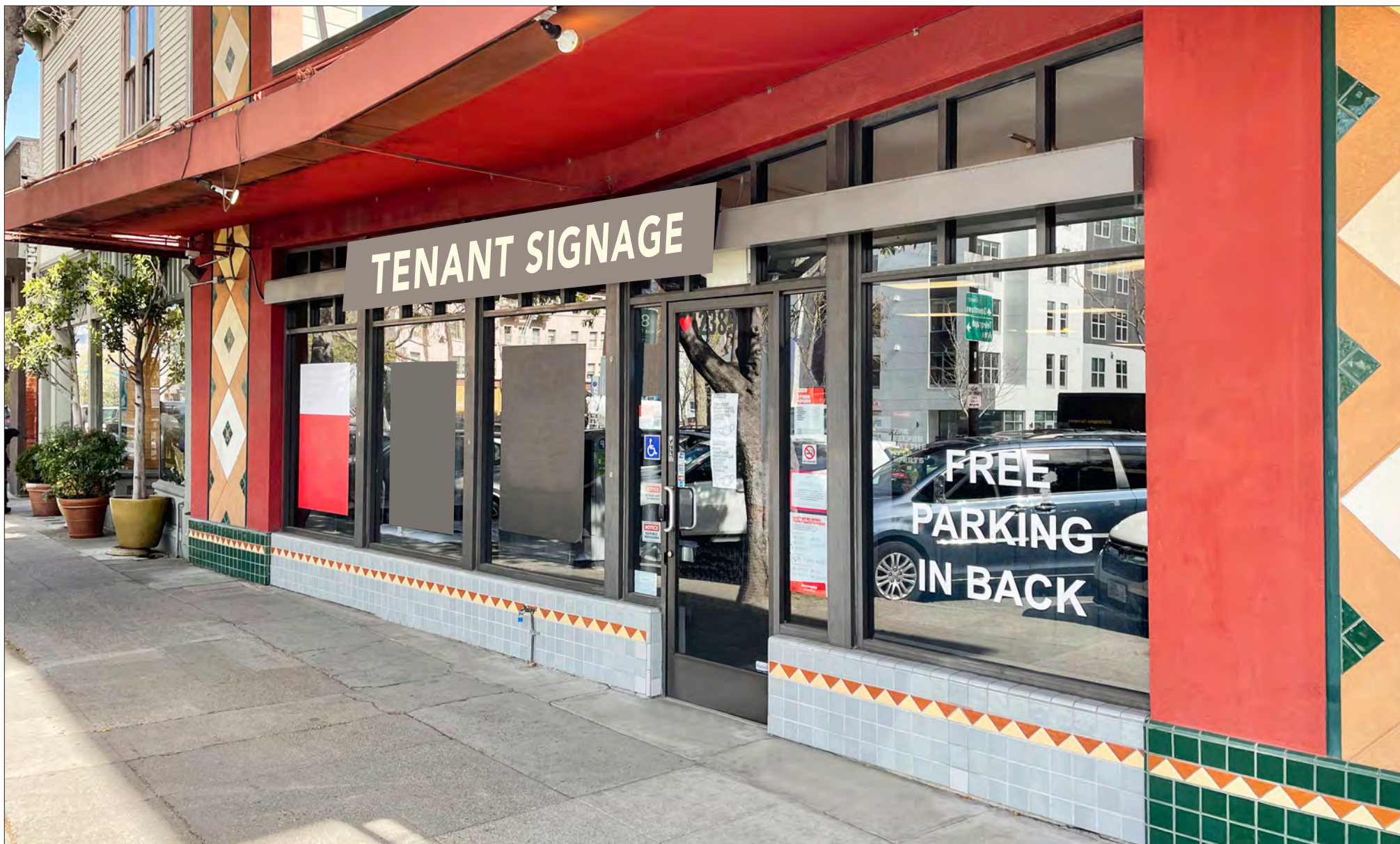


RETAIL FOR LEASE :: 2389 SHATTUCK AVENUE, BERKELEY, CA
LOCATED IN HIGH-TRAFFIC CORE OF DOWNTOWN BERKELEY



CONTACT: KEVIN GORDON

510 898-0513 • kevin@gordoncommercial.com • DRE#01884390

ON MAIN CORRIDOR, SURROUNDED BY DENSE HOUSING, RESTAURANTS, AND FITNESS

SIZE:
±4,233 rsf

ASKING LEASE RATE:
\$2.00 psf/month NNN



FEATURES

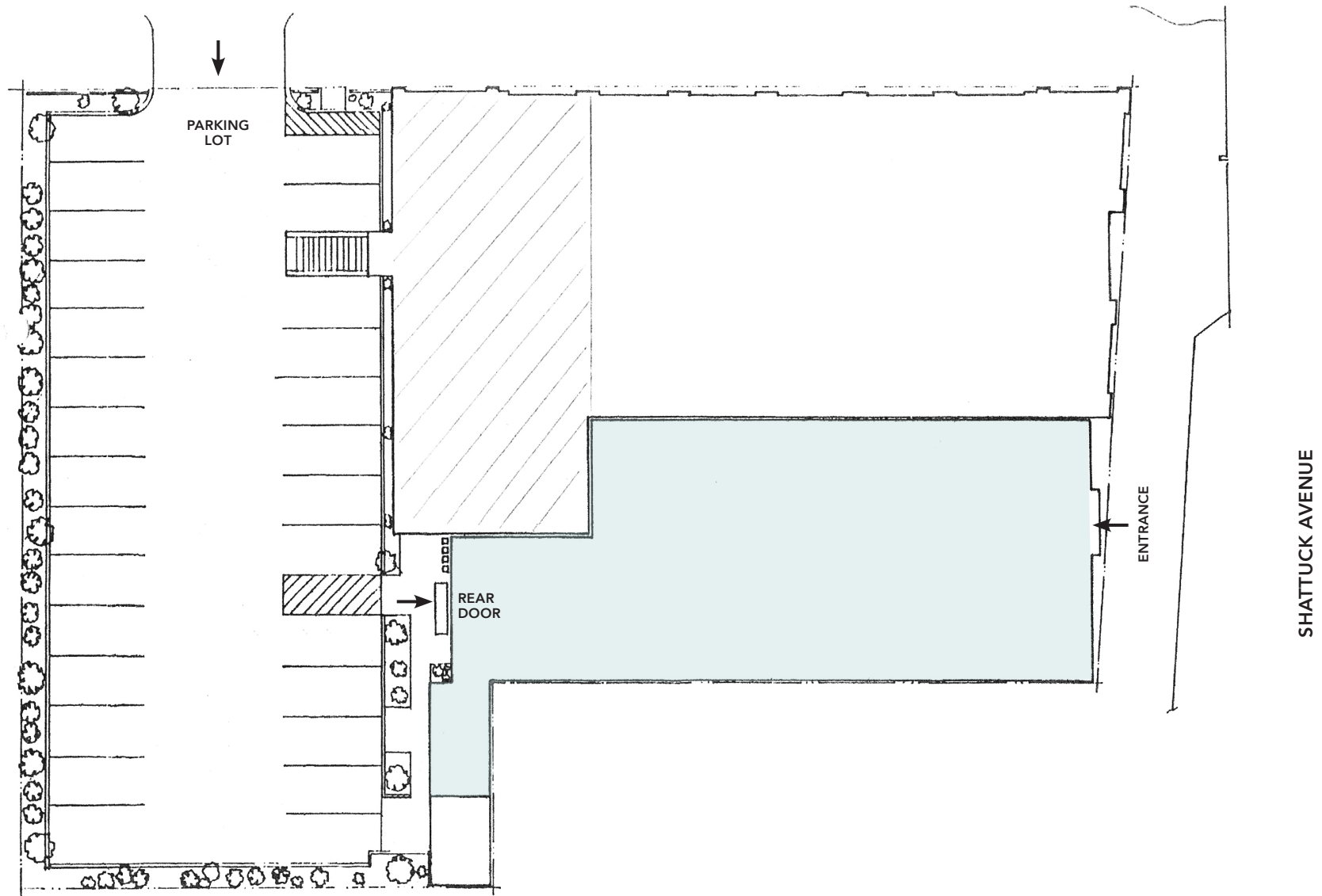
- Large window frontage
- Rear door for access/egress and loading
- Parking lot (dedicated spaces TBD)
- Excellent signage opportunity
- Metered street parking directly in front
- Between popular La Note authentic Provençal and Nikko Sushi restaurants
- On same block as Pegasus Books and Cornerstone Craft Beer & Live Music

- 2 blocks to Sutter Alta Bates Medical Center: Herrick Campus
- 3 blocks to Target
- 4 blocks from Downtown Berkeley BART
- Close to Telegraph Avenue and UC Berkeley
- Near Downtown Arts district, with Aurora and Berkeley Rep Theatres, Freight & Salvage, BAMPFA, and the California Jazz Conservatory
- Join other nearby retail, food, and fitness including: Target, Comal, CVS, Sliver Pizzeria, Orangetheory Fitness, Jupiter, Half Price Books, Starbucks, Pegasus Books, Crossroads Trading, Noodles Fresh, Equinox, Angeline's Louisiana Kitchen, La Note, and Eureka!



AVERAGE DAILY TRAFFIC
50,124 (CoStar)





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.

Berkeley is densely populated with a highly educated, high income population. A central hub of public transportation with its Downtown BART Plaza and AC Transit, allowing access to the entire San Francisco Bay Area in minutes.

- High foot traffic every day; working population is 72,000
- Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley's daily headcount is over 62,000
- Berkeley City College has $\pm 7,000$ students each semester; Berkeley High School has $\pm 3,500$ 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
- Walking distance to over 119,000 live theater, music, and sports venue seats
- \$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



COMAL

tendergreens

CROSSROADS

TRADER JOE'S



corepower YOGA

pure barre

HALF PRICE BOOKS



BLUE BOTTLE COFFEE



BAMPFA

CHOLITA LINDA

ACE Hardware



GATHER
Kitchen • Bar • Market

Berkeley Rep

Jupiter

Eureka!

Orangetheory FITNESS



EQUINOX

RESTAURANTS, BARS AND CAFÉS

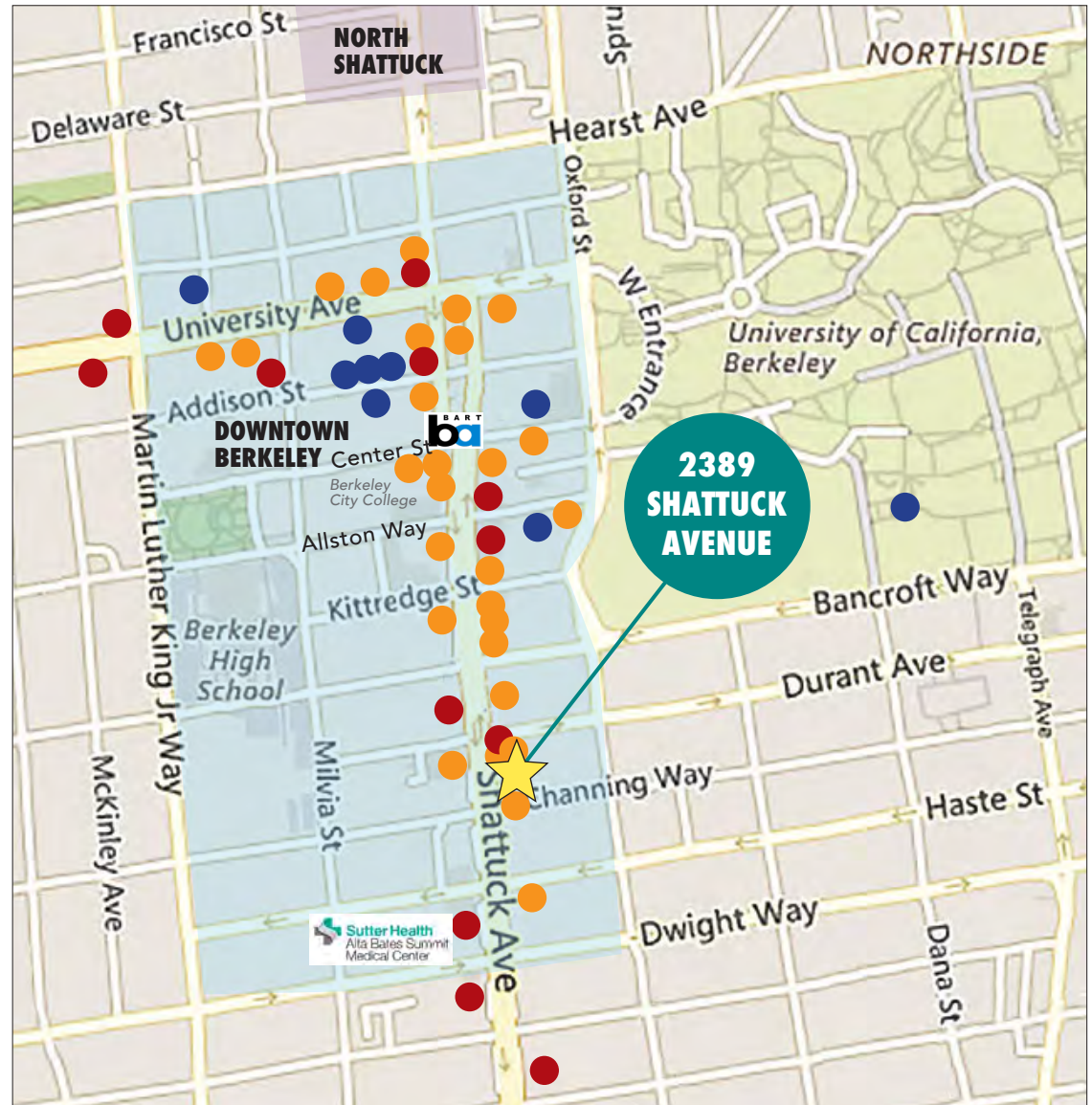
La Note Restaurant	Blue Bottle Coffee
Nikko Sushi	La Note
Fish & Bird Restaurant	Nikko Sushi
Noodles Fresh	Tipsea
Cornerstone Craft Beer & Live Music	Starbucks
Comal Restaurant	Sandwich Zone
Lucia's Italian Restaurant	Gadani
Tender Greens	Tupper & Reed Cocktail Bar
The Butcher's Son	
Sliver Pizzeria	
Cholita Linda	

ENTERTAINMENT

Eureka!	UC Theatre
Jupiter Pizza & Beer	Berkeley Repertory Theatre
Crave Subs	Aurora Theatre Company
Angeline's Louisiana Kitchen	California Jazz Conservatory
Revival Bar + Kitchen	Freight & Salvage
Gather	The Back Room
Ippudo	The Marsh Arts Center
Endless Summer Sweets	Cal Performances/Zellerbach Hall
North Beach Pizza	BAMPFA

RETAIL

Trader Joe's	Target
UPS Store	Berkeley Ace Hardware
FedEx	Lhasa Karnak Herb Company
Verizon	Stonemountain & Daughter Fabrics
Pegasus Books	Shop College Wear
Viking Trader	Crossroads Trading





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
- Under Construction



2176 KITTREDGE

- 165 residential units
- Under Construction



2556 TELEGRAPH

- 22 residential units
- Opened 2023



STRANDA HOUSE

- 21 residential units
- Opened 2017



ACHESON COMMONS

- 205 residential units
- Opened 2022



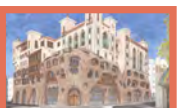
2274 SHATTUCK

- 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
- Under Construction



1752 SHATTUCK

- 68 residential units
- Proposed



1935 ADDISON

- 69 residential units
- Open



2420 SHATTUCK

- 132 residential units
- Proposed



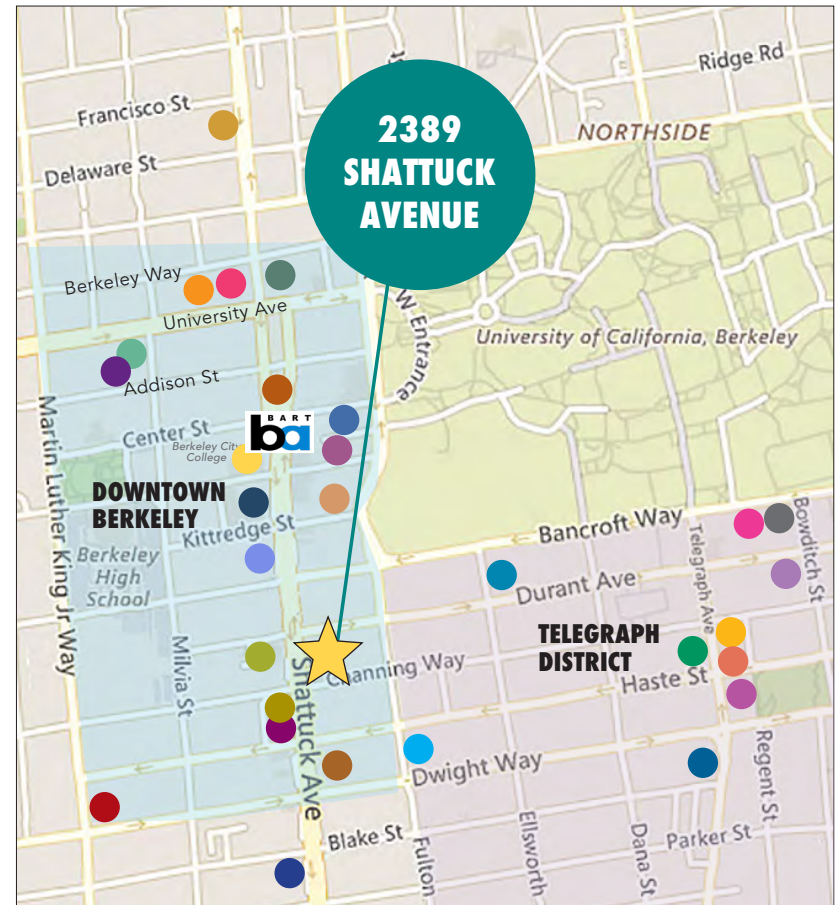
THE STANDARD

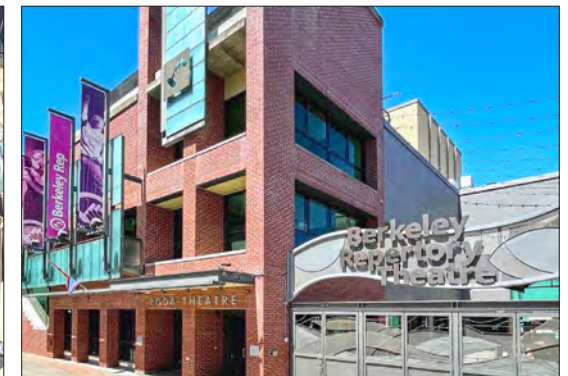
- 330 Beds
- Open



THE CROFT

- 87 residential units
- Under Construction





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.