

1879 EUCLID AVE. BERKELEY

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CHROMATA
RETAIL

**POPULATION**

208,285

**SPENDING POWER**

\$4.5B (Palo Alto \$2.97B, Walnut Creek \$2.07B)

**MEDIAN INCOME**

\$104,286

**MEDIAN AGE**

35.9

**UC BERKELEY**

69,757 Population of Students & Staff

**EMPLOYEES**

144,135

**STARTUPS**

170 New and Innovative Businesses

**HOTEL ROOMS**

599 Rooms

**RESTAURANTS**

150 Restaurants

**ANNUAL VISITORS**

2.2M

**BART**

10,917 Daily Riders

**PARKING**

6,174 spaces

**BIKE SCORE**

96 Biker's Paradise

**WALK SCORE**

97 Walkers Paradise

On the corner of beautiful, tree-lined Euclid Ave in Berkeley, this retail space is situated on northside of campus, directly across from UC Berkeley. This building sits at the entrance to Euclid Ave from campus with the street a major lunchtime destination for students, faculty, UC staff and locals alike. Euclid Ave has very high foot traffic counts and excellent visibility in the Berkeley market.

The Gateway, the new home to UC Berkeley's College of Computing, Data Science & Society is located one block to the west, CDSS will be home to 1,325 faculty, students, researchers & staff and is scheduled to open in the spring of 2026. The Gateway is UC Berkeley's first new college in 50 years and will significantly add foot traffic to Euclid Ave.

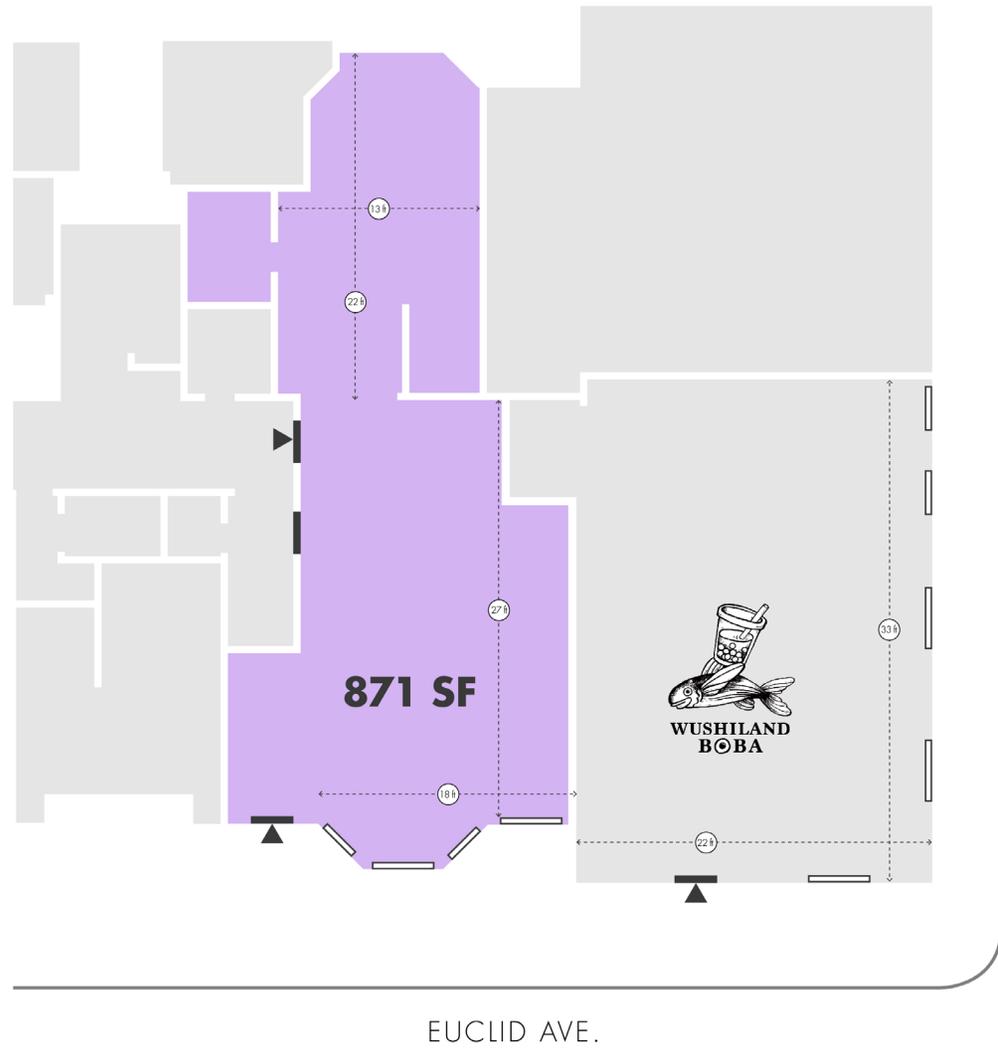


PROPERTY SUMMARY

ADDRESS 1879 Euclid Avenue**AVAILABLE SPACE** 871 SF**RENTAL RATE** Negotiable**PROPERTY HIGHLIGHTS**

- Inline space available next door to Wushiland Boba (coming soon). Directly across from UC Berkeley's high foot traffic North Gate on beautiful busy Euclid Ave.
- Shell space ready for Tenant build out. Venting available for a restaurant with type 1 hood.
- Excellent co-tenancy on Euclid Ave with Delah Coffee, La Val's Pizza, Xpression Indian, Bongo Burger, Menchie's Frozen Yogurt, La Crêpe à Moi, El Talpense, Abe's Café, La Burrita etc.
- Around the corner from the very busy / high volume Hearst Food Court.
- Berkeley has excellent Demographics: \$4.04B in total spending power compared to Palo Alto \$2.97B and Walnut Creek \$2.07B.
- One block from the The Gateway, the new home for UC Berkeley's College of Computing, Data Science, and Society. CDSS will be home to 1,325 faculty, students, researchers & staff and will open spring of 2026. UC Berkeley's first new college in 50 years.
- 69,757 UC Berkeley population of students & staff projected to grow.
- Metered street parking and close to 2 large parking garages, Upper Hearst Structure & Ridge lot.





RETAIL & RESTAURANTS

- Xpression
- La Val's Pizza
- Banh Mi Bite
- La Burrita
- Mt. Agni
- La Crêpe à Moi
- Abe's Cafe
- Delah Coffee
- Bongo Burger Northside
- El Talpense Mexican Restaurant
- Menchie's Frozen Yogurt
- Gold Bean Cafe
- MoMo Masalas
- Aki's Japanese
- Seoul Hotdog
- Camille Vietnamese Restaurant
- TC Garden Restaurant & Hay Tea



RETAIL & RESTAURANTS

NORTHSIDE

- Xpression
- La Val's Pizza
- Banh Mi Bite
- La Burrita
- Mt. Agni
- La Crêpe à Moi
- Abe's Cafe
- Delah Coffee
- Bongo Burger Northside
- El Talpense Mexican Restaurant
- Menchie's Frozen Yogurt
- Gold Bean Cafe
- MoMo Masalas
- Aki's Japanese
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- Camille Vietnamese Restaurant
- TC Garden Restaurant & Hay Tea

DOWNTOWN

- Kura Sushi
- Marugame Udon
- Mendocino Farms (Coming Soon)
- Shake Shack (Coming Soon)
- Sweetgreen
- Triple Rock Brewing
- Blue Bottle Coffee
- Cholita Linda
- Comal
- Ippudo Ramen
- Jupiter Pizza & Beer
- Berkeley Repertory Theatre
- Cheese Board Collective
- Pizzeria
- Farmhouse Kitchen Thai Cuisine
- Chez Panisse

SOUTHSIDE

- Chicha San Chen
- Crumbl Cookies
- Chipotle
- Super Duper Burgers
- Caffe Strada
- Yi Fang
- Insomnia Cookies
- Panda Express
- Qargo Coffee
- Curry Pizza House



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