

PANORAMIC BERKELEY

2539 TELEGRAPH AVE.



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PANORAMIC
INTERESTS

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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

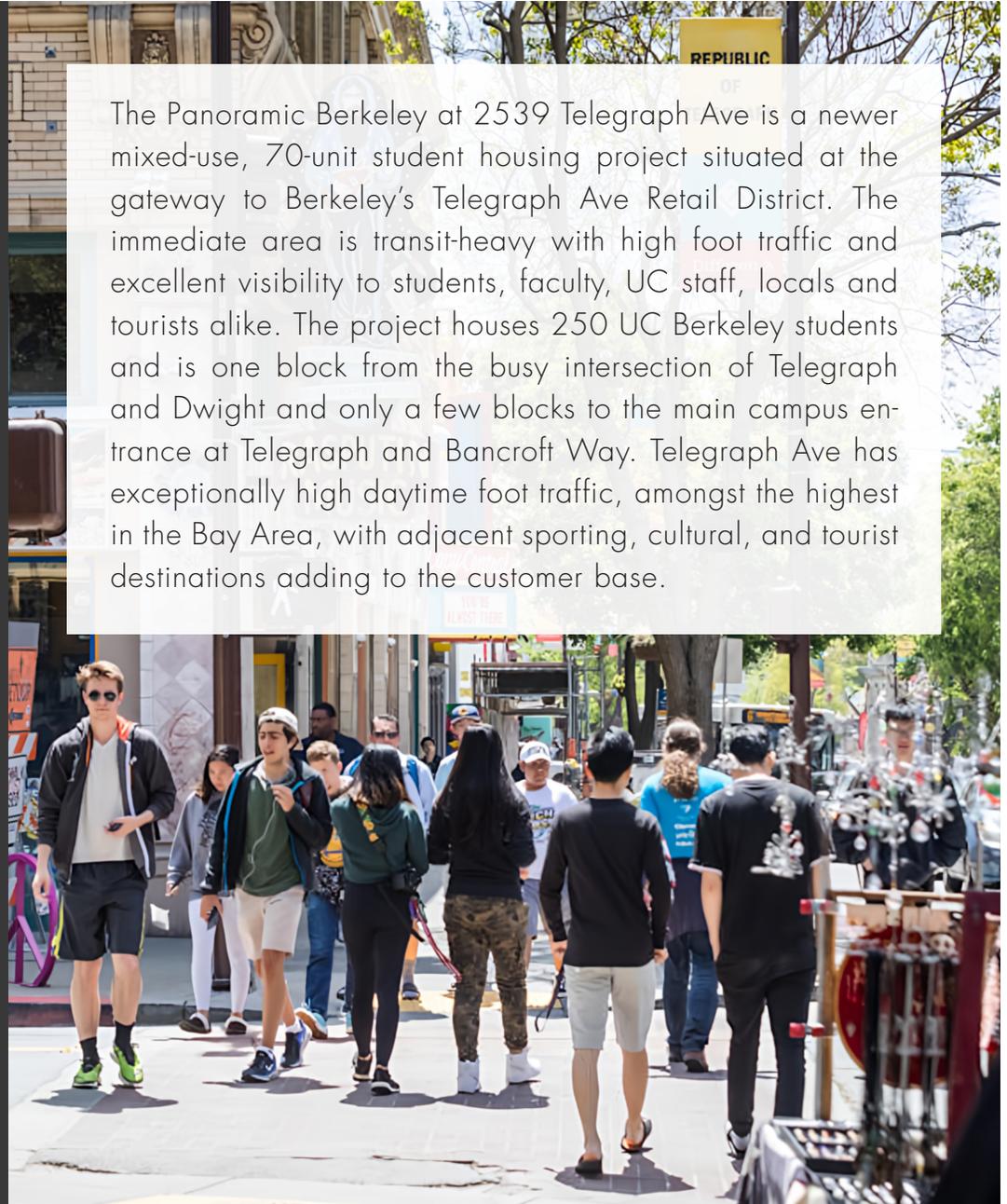
96 Biker's Paradise



WALK SCORE

97 Walkers Paradise

The Panoramic Berkeley at 2539 Telegraph Ave is a newer mixed-use, 70-unit student housing project situated at the gateway to Berkeley's Telegraph Ave Retail District. The immediate area is transit-heavy with high foot traffic and excellent visibility to students, faculty, UC staff, locals and tourists alike. The project houses 250 UC Berkeley students and is one block from the busy intersection of Telegraph and Dwight and only a few blocks to the main campus entrance at Telegraph and Bancroft Way. Telegraph Ave has exceptionally high daytime foot traffic, amongst the highest in the Bay Area, with adjacent sporting, cultural, and tourist destinations adding to the customer base.



PROPERTY SUMMARY

ADDRESS 2539 Telegraph Avenue, Berkeley

AVAILABLE SPACE 4,434 SF

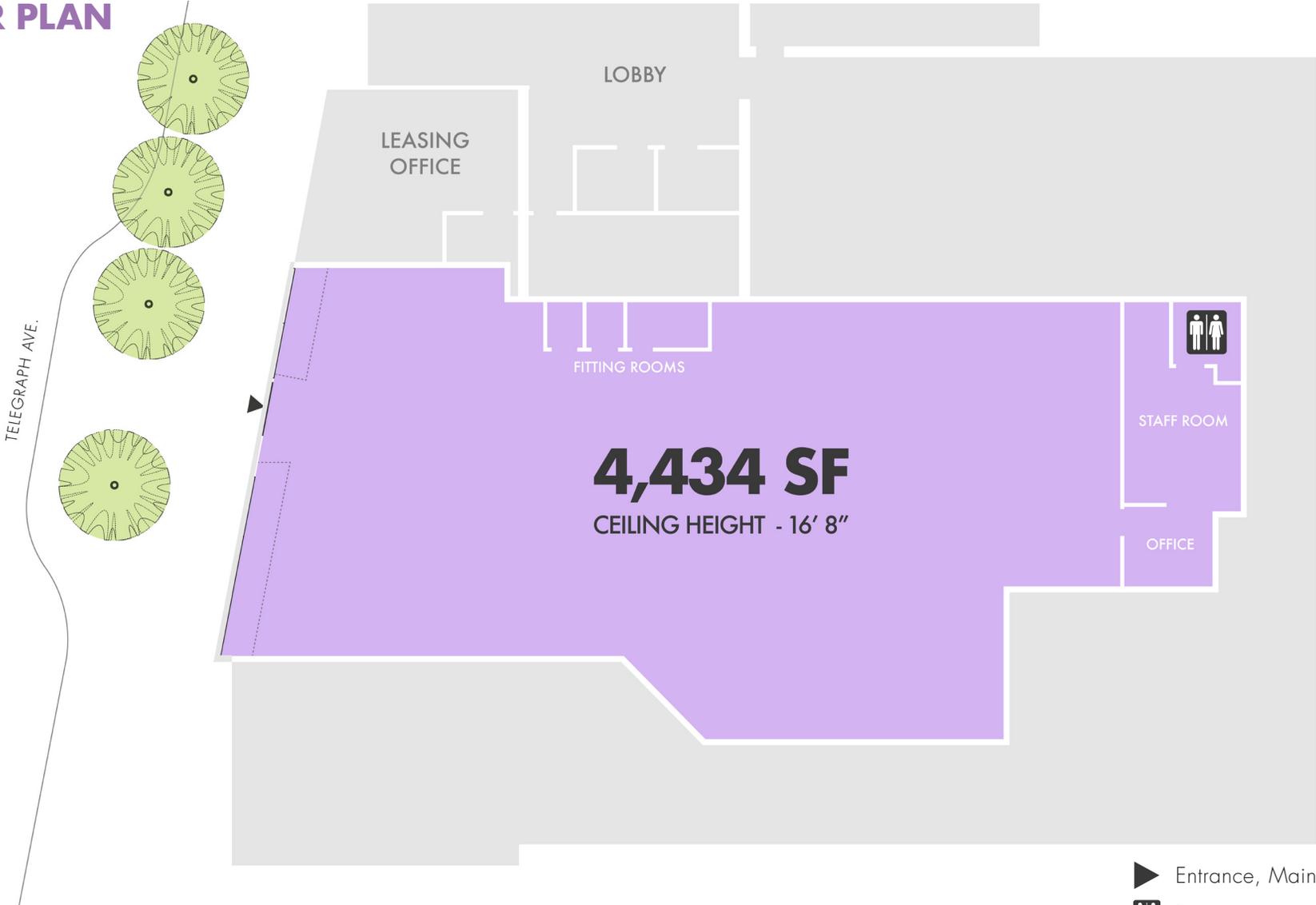
RENTAL RATE Negotiable

PROPERTY HIGHLIGHTS

- 2nd generation retail space available June 15, 2025. Current Tenant 2nd Street USA
- 69,757 UC Berkeley population of students & staff projected to grow
- Telegraph Ave records some of the highest foot traffic counts in the Bay Area: +/- 2,500 pedestrians per hour (Source: City of Berkeley)
- 2 blocks from Telegraph Channing Garage with 436 public parking spaces
- Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B)
- Berkeley is a regional destination for food, entertainment and the arts with over 150 restaurants, cafes, bars and entertainment venues with over 2 million annual theater and cinema patrons

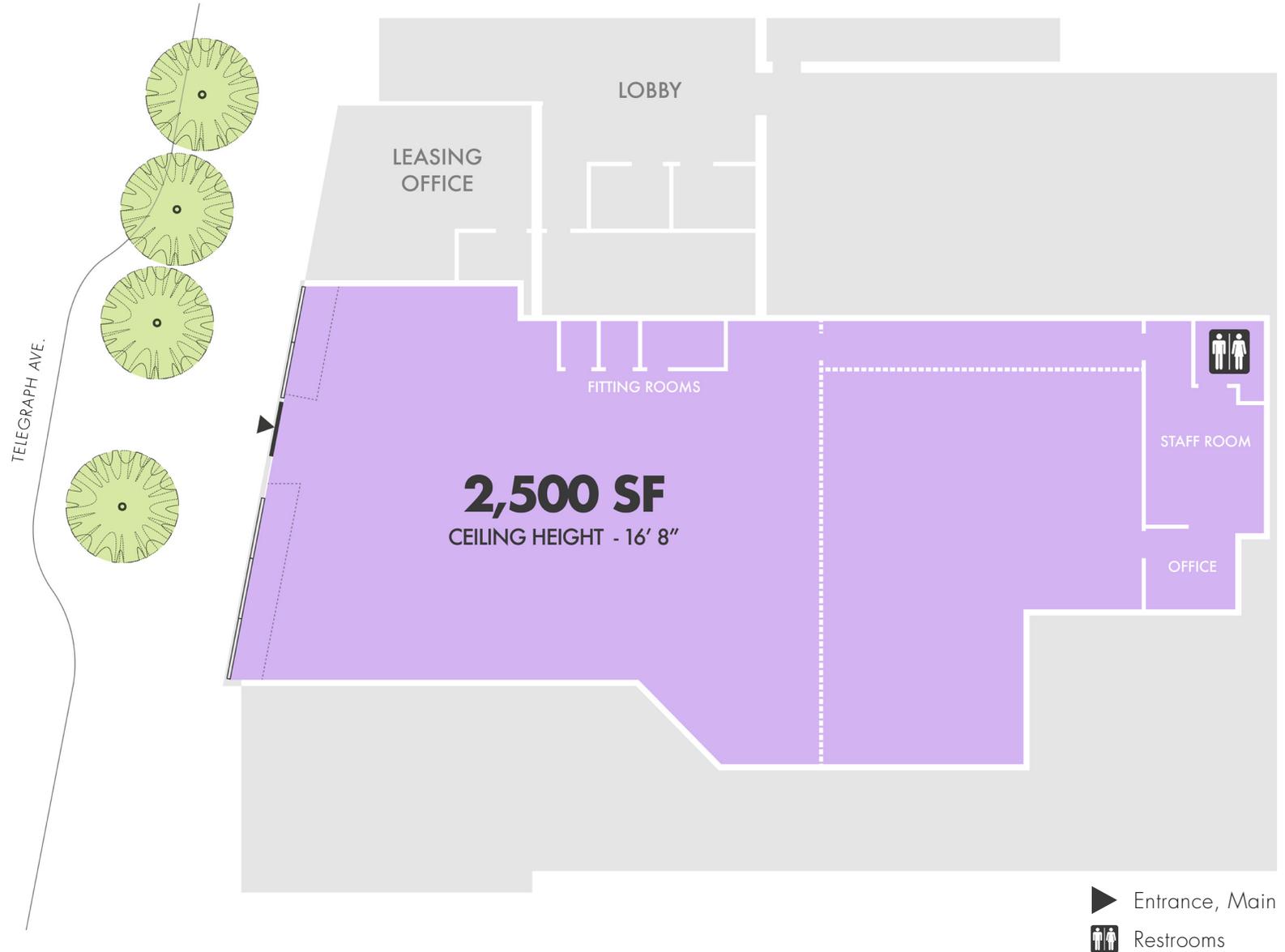


FLOOR PLAN

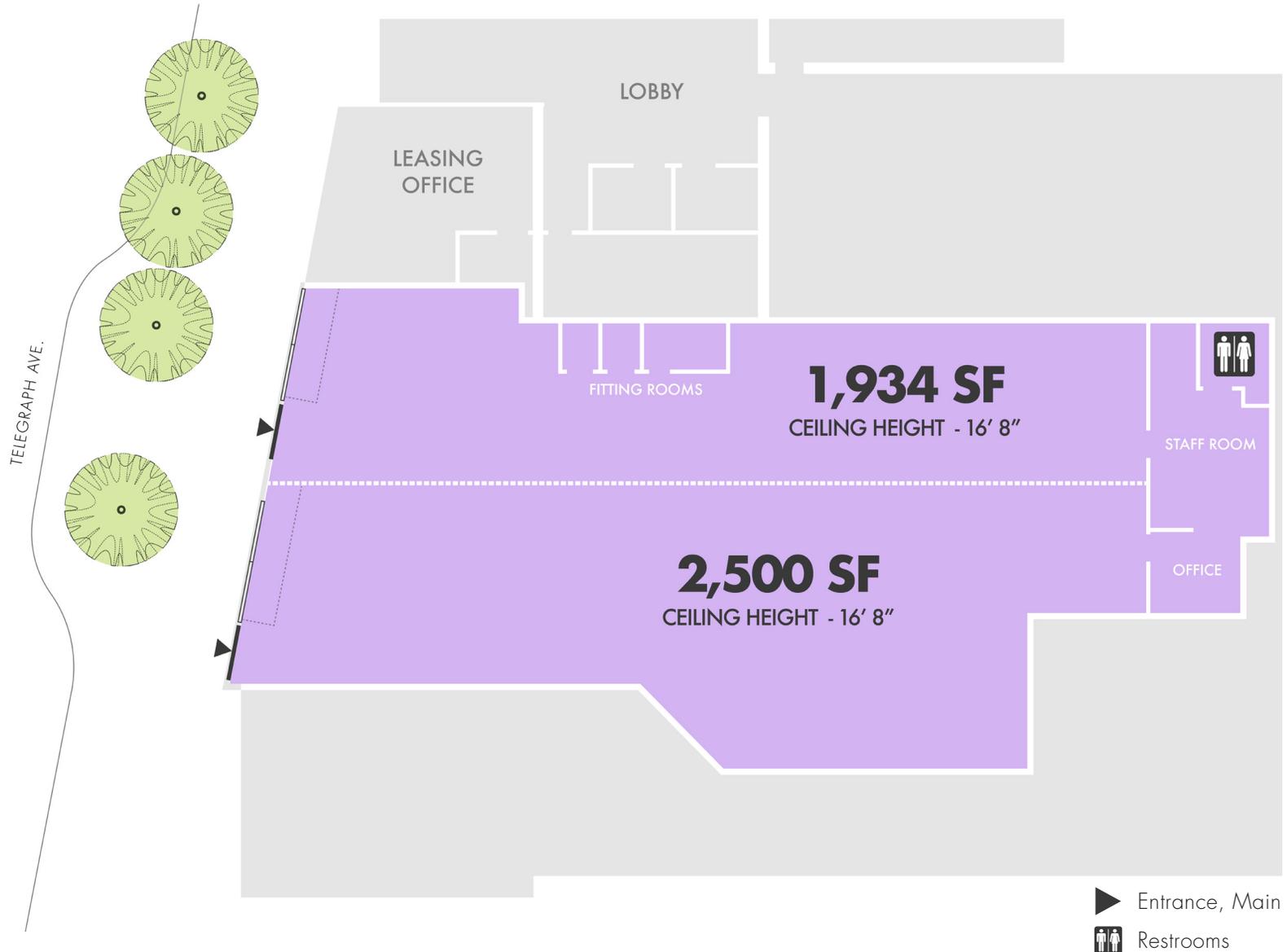


-  Entrance, Main
-  Restrooms

POSSIBLE DEMISING PLAN | TOTAL SF: 4,434 SF



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IN THE NEIGHBORHOOD

RETAIL & RESTAURANTS

- | | |
|---------------------|--------------------------------------|
| Apothecarium | Insomnia Cookies |
| Chipotle | Tacos Sinaloa |
| Super Duper Burgers | Cleopatra Ink |
| Chase Bank | Wingstop |
| CREAM | 510 Skate Shop |
| Nippon Curry | Berkeley Hat Co. |
| Sliver Pizza | EveryTable |
| Caffe Strada | The Alley Boba |
| Raleigh's Pub | Curry Pizza House |
| Yi Fang | TKK Fried Kitchen |
| Sheng Kee | The Yard Milkshake Bar (coming soon) |
| Bancroft Clothing | Bank of America |
| Koja Kitchen | Bows and Arrows |
| Peets Coffee | Sleepy Cat Books |
| Mezzo | Qargo Coffee |
| Yogurt Park | Rasputin Music |
| Pho K&K | Mosaic Boulders |
| Romeo's Coffee | Cali's Sports Bar & Kitchen |
| Amoeba | Champions Curry Noodle Dynasty |
| Moe's Books | Bagel Street Cafe |



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