

**RETAIL FOR LEASE: HIGH TRAFFIC CORRIDOR TO UC BERKELEY**

**:: 2595 TELEGRAPH AVE, BERKELEY, CA ::**



**YOUR BUSINESS NAME**

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## HIGH VISIBILITY ON MAIN CORRIDOR TO UC BERKELEY CAMPUS

### J. GORMAN AND SON BUILDING

**SIZE:** ± 1,400 rsf

**PRICE:** \$4,250 per month  
Industrial Gross (I.G.)

**ZONING:** C-T  
(Telegraph Avenue Commercial)

### HIGHLIGHTS

- Storefront with high density retail near UC Berkeley campus on south side
- ± 25' of street frontage
- Large, attractive display windows
- High ceilings
- Architectural detail, old world classic feel
- Sprinklered
- Separate Restroom
- Extremely heavy foot traffic
- 5 blocks to UC Berkeley Southside campus entrance
- Easy walk to Downtown Berkeley, and BART

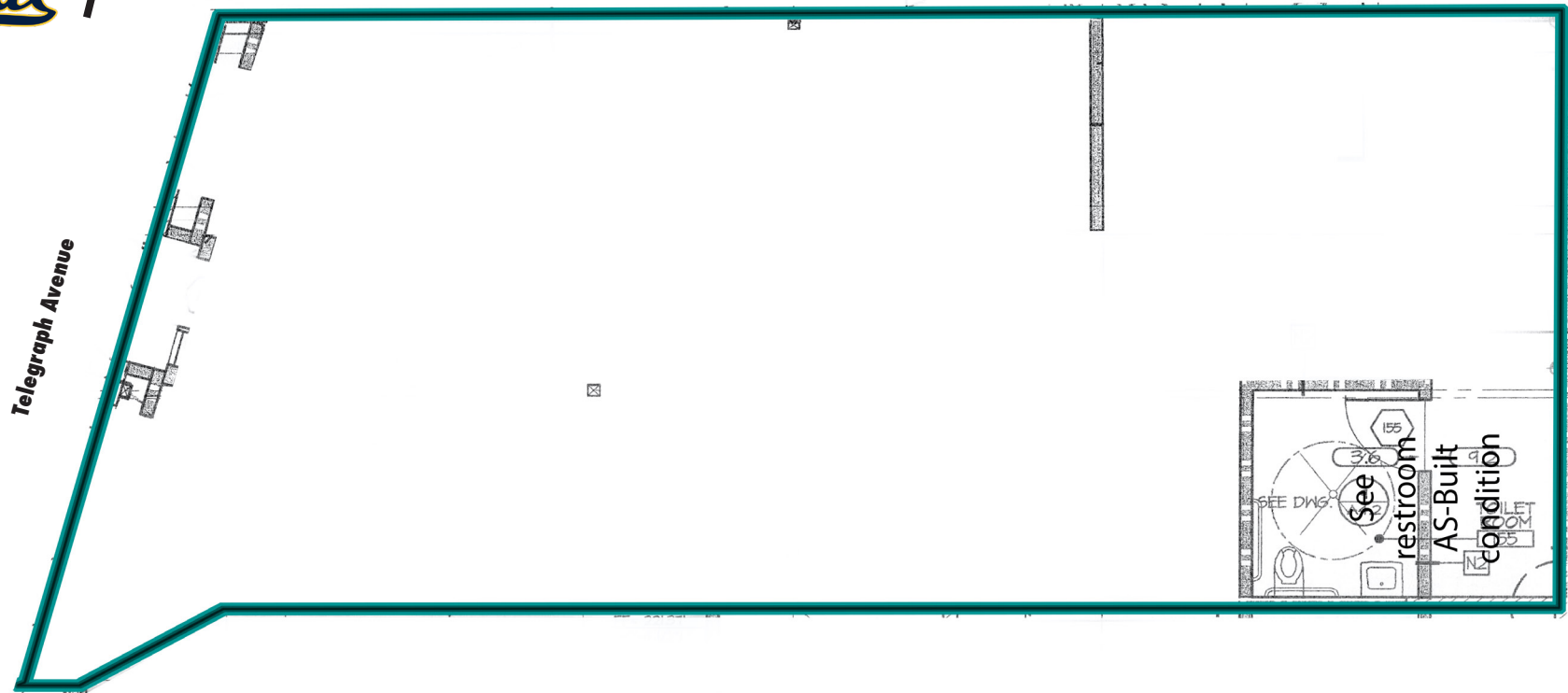


- Surrounded by ± 57,637 students and UC Berkeley employees
- Nearby eateries include Chipotle, Jamba Juice, Cream, Famous Bao, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Kip's Bar and Grill, Bongo Burger, and Peet's Coffee
- Amid shops such as Walgreens, Brandy Melville, Amazon, Bancroft Clothing, Walgreens, Bear Basics, Games of Berkeley, Moe's Books, and Indigo Vintage,
- 3 block to Telegraph-Channing public parking garage, ±420 spaces including EV
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, and Spieker Aquatics Complex

IN THE  
VIBRANT  
TELEGRAPH  
DISTRICT



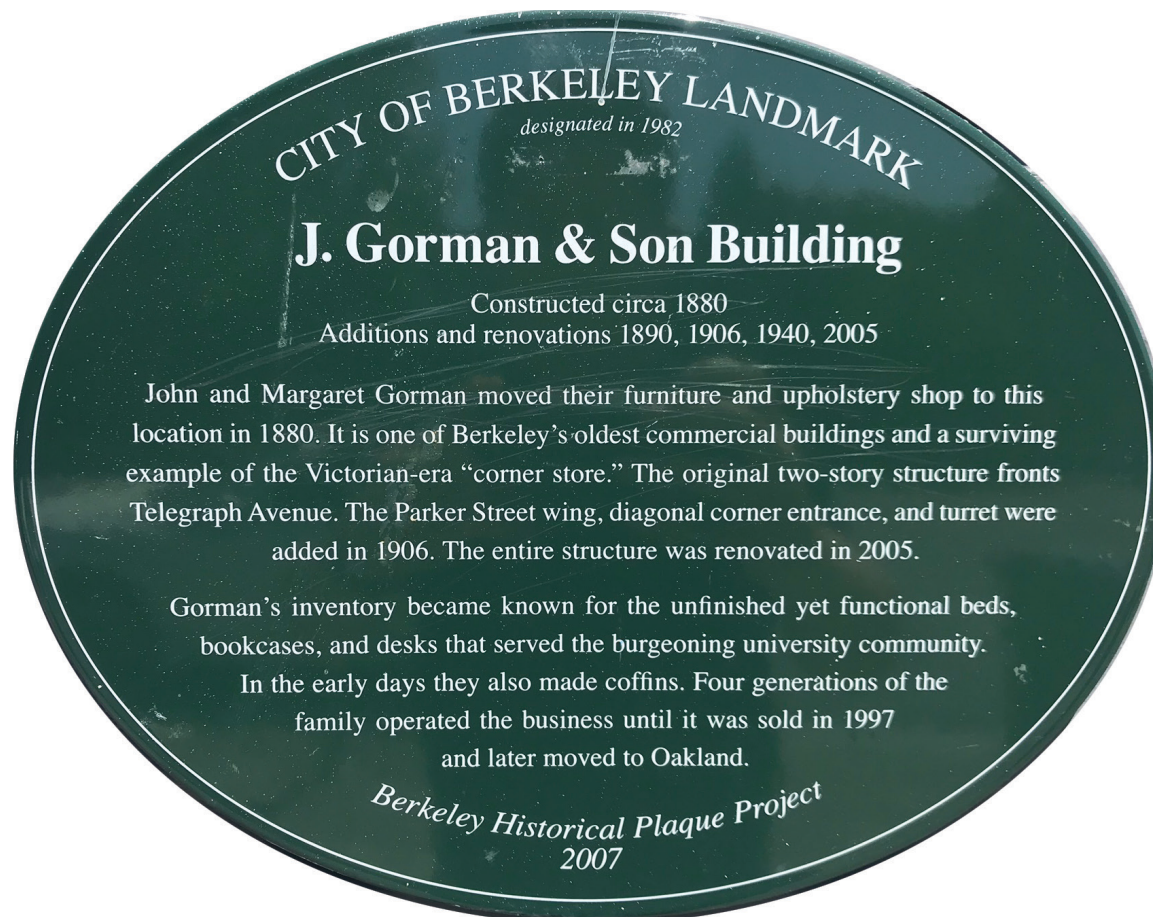
## FLOOR PLAN



## 3D TOUR

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.

## HISTORIC BUILDING - J. Gorman and Son Building



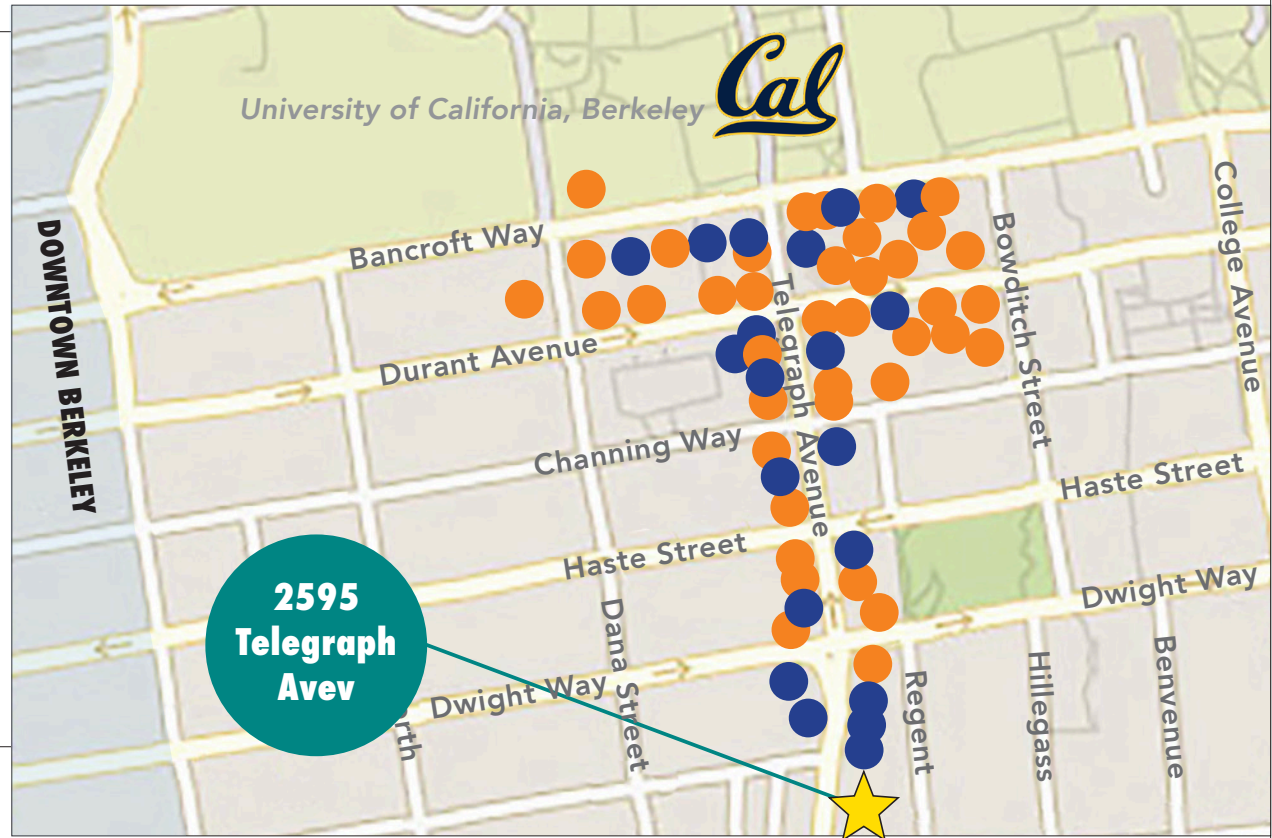
## NEARBY AMENITIES

### RESTAURANTS, BARS AND CAFÉS

Super Duper Burger	Peet's Coffee
Chipotle Mexican Grill	Berkeley Thai House
Jamba Juice	Gypsy's Trattoria Italiana
Yogurt Park	Ladle & Leaf
Famous Bao	House of Curries
Kip's Bar & Grill	Dumpling Express
Julia's Restaurant	The Musical Offering Cafe
Tacos Sinaloa	La Burrita
Pappy's Grill & Sports Bar	The Organic Coup
Fat Slice Pizza	Café Mezzo
Cream Berkeley	Raleigh's Bar & Grill
The Bear's Lair	RareTea Berkeley
Sliver Pizzeria	Tap Haus
Romeo's Coffee	Tivoli Caffè
Abe's Pizza	Top Dog
Poke Parlor	Seniore's Pizza
Bongo Burger	Tako Sushi
Little Gem Belgian Waffles	Artichoke Basille's Pizza

### RETAIL

Bancroft Clothing Company	Moe's Books
Apothecarium	Sleepy Cat Books
Walgreens	Bows and Arrows
The Student Store	Berkeley Hat Company
Bear Basics Clothing	The T-Shirt Orgy
Games of Berkeley	Rasputin Music
Anastasia Clothing	510 Skateboarding
Brandy Melville Clothing	Amoeba Music
Indigo Vintage Co-Op	



Brandy Melville



BOWS AND ARROWS.

## NEARBY NEW HOUSING DEVELOPMENTS



### STONEFIRE

- 98 residential units
- Opened 2017



### PARKER PLACE

- 155 residential units
- Opened 2017



### 2538-2542 DURANT

- 32 residential units
- Approved



### THE STANDARD

- 330 Beds
- Under Construction



### THE CROFT

- Units TBD
- Approved



### THE PANORAMIC

- 69 residential units
- Opened 2020



### METROPOLITAN

- 45 residential units
- Opened 2017



### THE DWIGHT

- 99 residential units
- Opened 2017



### SEQUOIA

- 42 residential units
- Opened 2017



### THE VARSITY

- 96 residential units
- Opened 2017



### LOGAN PARK

- 204 residential units
- Approved



### VILLAGE

- 76 residential units
- Proposed



### STRANDA HOUSE

- 21 residential units
- Opened 2017



### ACHESON COMMONS

- 205 residential units
- Under Construction



### THE ENCLAVE

- 254 residential units
- Under Construction



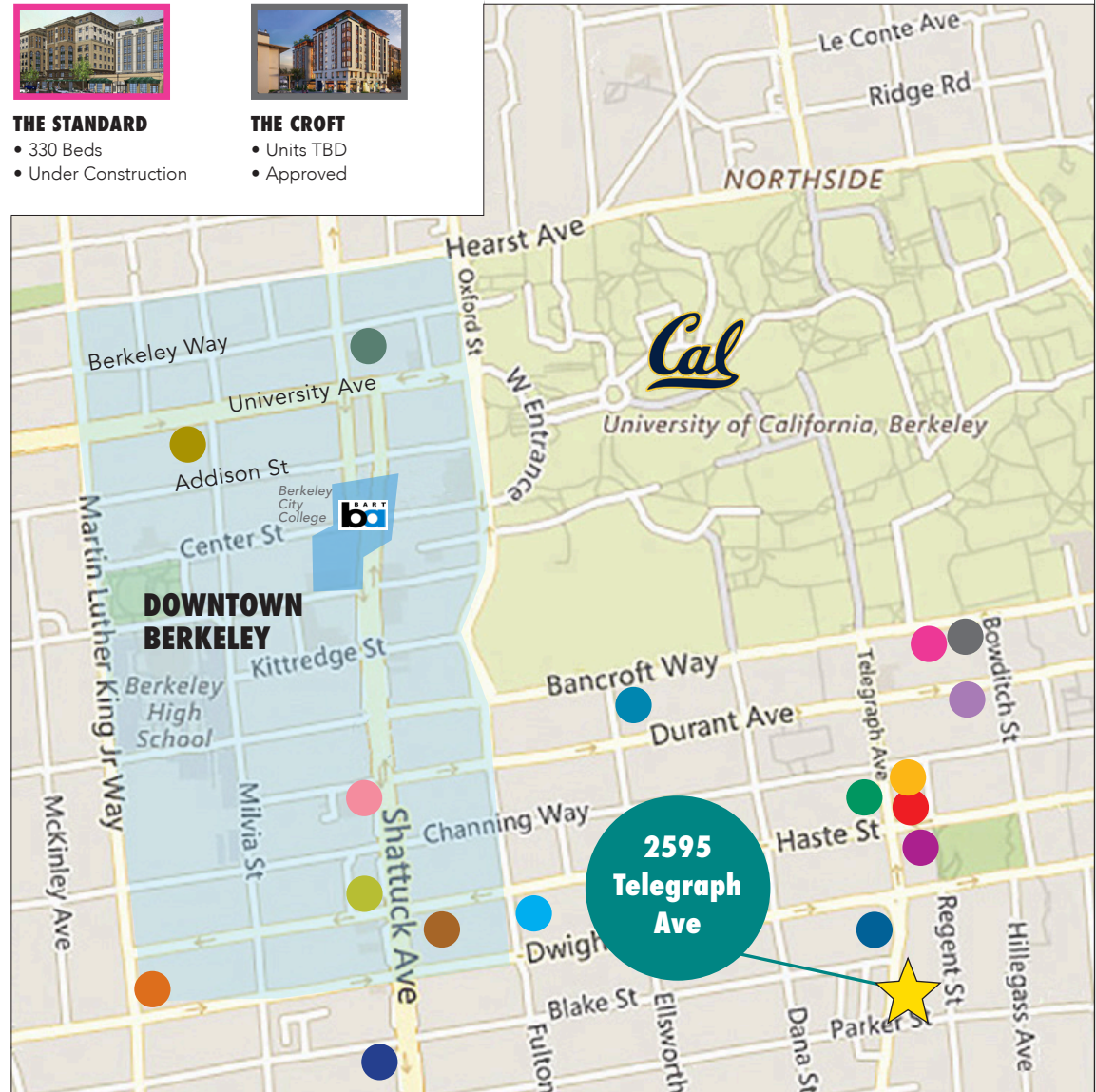
### GARDEN VILLAGE

- 84 residential units
- Opened 2017



### THE DEN

- 36 residential units
- Under Construction



## OVERVIEW OF TELEGRAPH DISTRICT

Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors. A pair of Berkeley's leading hotels are here, too: the hip Graduate Berkeley and the Julia Morgan-designed Berkeley City Club, an architectural gem. Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings. It's a hub of 24 x 7 activity.

[Business Improvement District Information: https://www.telegraphberkeley.org](https://www.telegraphberkeley.org)

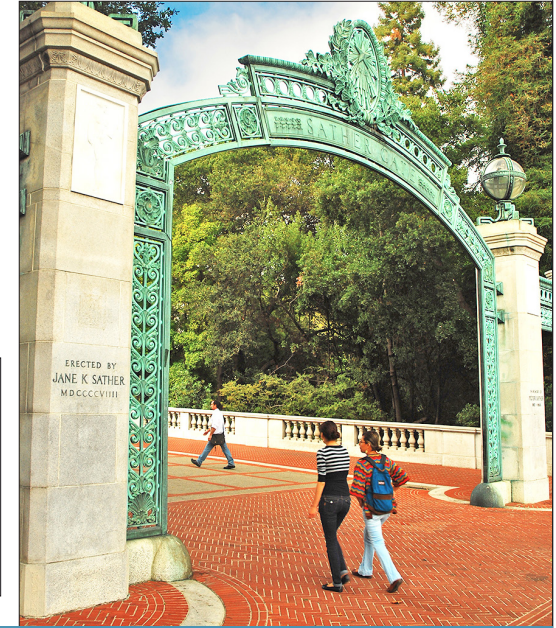
- Leading directly to the UC Berkeley campus, Telegraph is home to street fairs, annual music festivals and street vendors
- UC Berkeley campus has ± 57,637 daily population – projected by 2022 to be 65,000
- High foot traffic every day, seven days/week
- 420± public parking spaces within one block at the Telegraph Channing Garage (first hour free!)
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats
- \$4.04 billion in total spending power

### DEMOGRAPHICS

WITHIN 3 MILES

Population	<b>217,151</b>
Average household income	<b>\$98,937</b>
Daytime Employees	<b>148,736</b>

Source: CoStar



## UC BERKELEY DAILY POPULATION IS PROJECTED TO BE 65,000 BY 2022



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 by interested parties.