



HUB
BANCROFT

BERKELEY | CA | 1,211 SF & 2,674 SF



1,211 SF

RETAIL OR RESTAURANT SPACE FOR LEASE

2,674 SF

RETAIL OR RESTAURANT SPACE FOR LEASE

AVAILABLE

SIZABLE TI ALLOWANCE

97

WALK SCORE

DESIGN

MODERN/EARTHY DESIGN

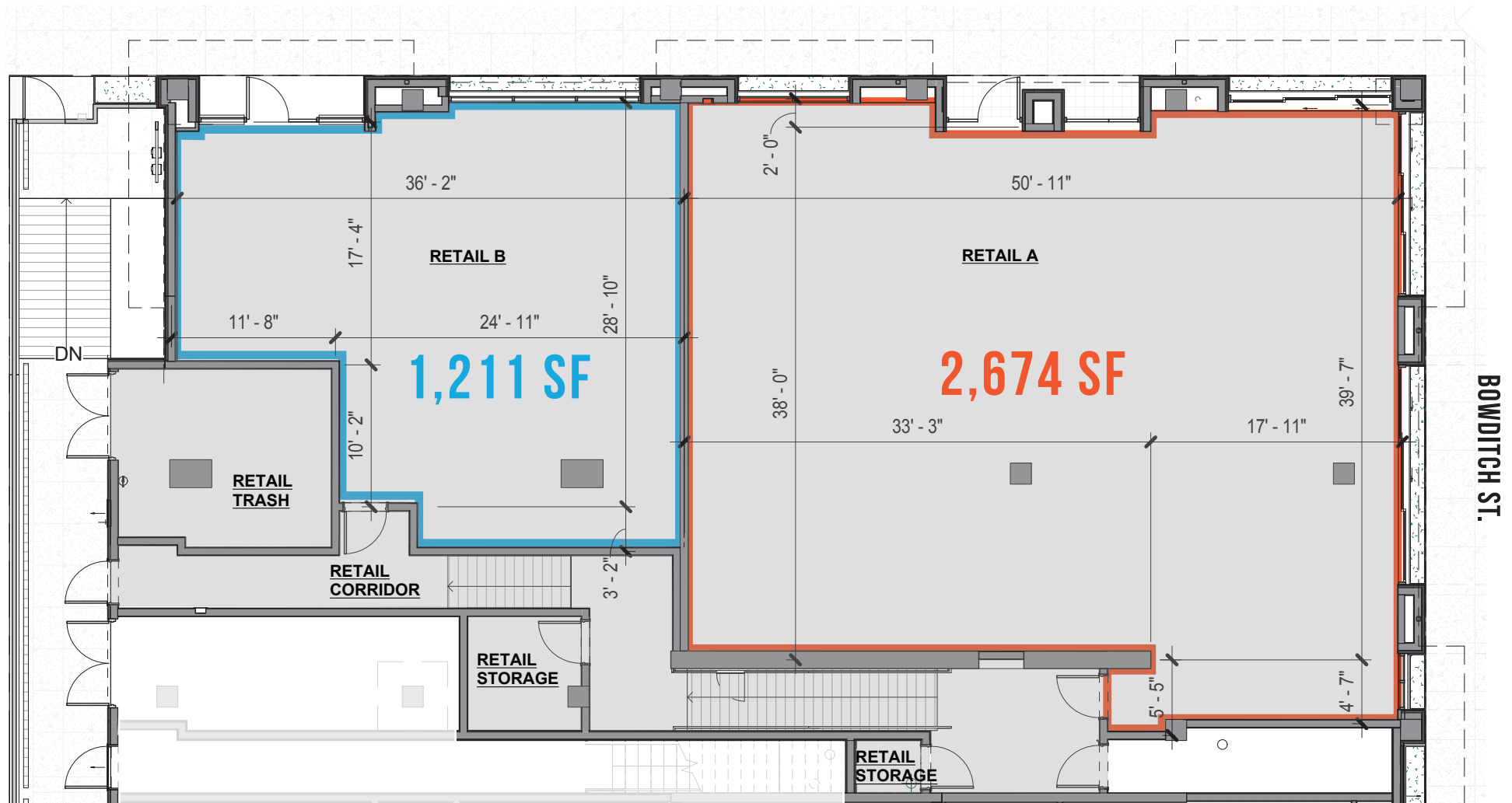
87 UNITS ABOVE

BUILT-IN CLIENTELE

HUB
BANCROFT

SITE PLAN

BANCROFT WAY (5,283 CPD)





SPROUL PLAZA
#1 ENTRANCE TO CAMPUS

HUB
BANCROFT

caffè
strada
berkeley
500,000 VISITS/ANNUAL

BANCROFT WAY



RESIDENCE HALL
230 STUDENTS



RESIDENCE HALL
230 STUDENTS

RESIDENCE HALL
230 STUDENTS

CHANNING WAY



Freshroll



TAQUERIA SINALOA



TP TEA



15,000 PEDESTRIANS DAILY

RASPUTIN
MUSIC + MOVIES

HASTE ST



Bongo Burger



MILLER INSTITUTE

MAXIMINO MARTINEZ COMMONS
52 APARTMENTS

UNDER CONSTRUCTION
ENCLAVE DORMITORY - STUDENTS
2501 HASTE ST. | 55 UNITS

PEOPLE'S PARK

TELEGRAPH AVE

WALKABLE, VIBRANT RETAIL

Andronico's
COMMUNITY MARKETS

LAWRENCE NATIONAL
LABORATORY
3,735 EMPLOYEES

SHATTUCK AVE - ADT 18,498

sweetgreen

OREN'S
HUMMUS

tendergreens

TRADER JOE'S

UNIVERSITY AVE - ADT 37,635

COMAL



BART
14,000 EXITS

Eureka!

CITY COLLEGE
7,619
STUDENTS

BERKELEY
HIGH
3,154
STUDENTS

Gather



Cal

45,307 - STUDENTS
20,612 - FACULTY & STAFF

HUB
BANCROFT

BANCROFT WAY (5,283 CPD)

Walgreens



SUPER
DUPER

15,000 PEDESTRIANS DAILY



SURROUNDING RETAIL



THE VIBE

97

WALK SCORE / WALK ANYWHERE!



6,175

DOWNTOWN PARKING SPACES



LIVE,
WORK,
CREATE.



ONE BLOCK

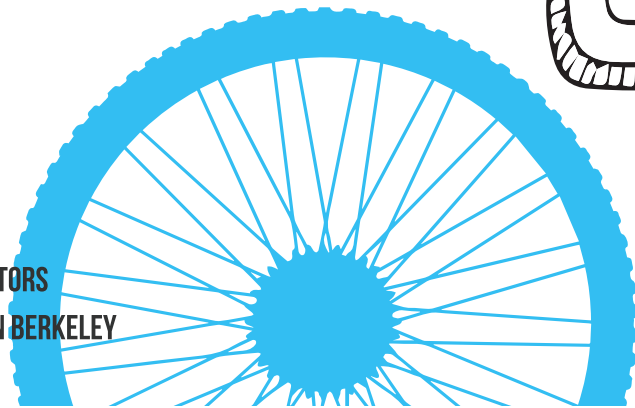
FROM SPROUL PLAZA @ UC BERKELEY
MAIN ENTRANCE TO CAMPUS

36,319

DAYTIME EMPLOYEES
WITHIN 1 MILE

+170

STARTUPS/INCUBATORS
WITHIN DOWNTOWN BERKELEY



DEMOGRAPHICS

	0.5 MILE	1 MILE	3 MILE
EST. POPULATION	22,812	53,024	212,134
EST. HOUSEHOLDS	5,671	18,187	87,035
EST. MEDIAN AGE	21.4	27.1	36.7
EST. DAYTIME POP	7,489	26,319	93,387
AVG. HH INCOME	\$62,378	\$112,572	\$186,859





retailwest

AJ SCHRADER | P: 925-683-4929 | E: AJ@RETAILWESTINC.COM | DRE: #01733584

Retail West © 2025 | This information has been secured from sources we believe to be reliable, but we make no representations, or warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only preliminary due diligence on the property. The materials are not to be considered fact. The information contained herein is not a substitute for a thorough due diligence investigation. Information to be verified by an interested party, and their advisors and consultants. By receiving these materials you are agreeing to the disclaimers set forth herein.

DRE# 01445169