

**4,740 SF**  
2151 Shattuck Ave.  
(Former Bank of America)

**iniBurger!**

NOW OPEN!

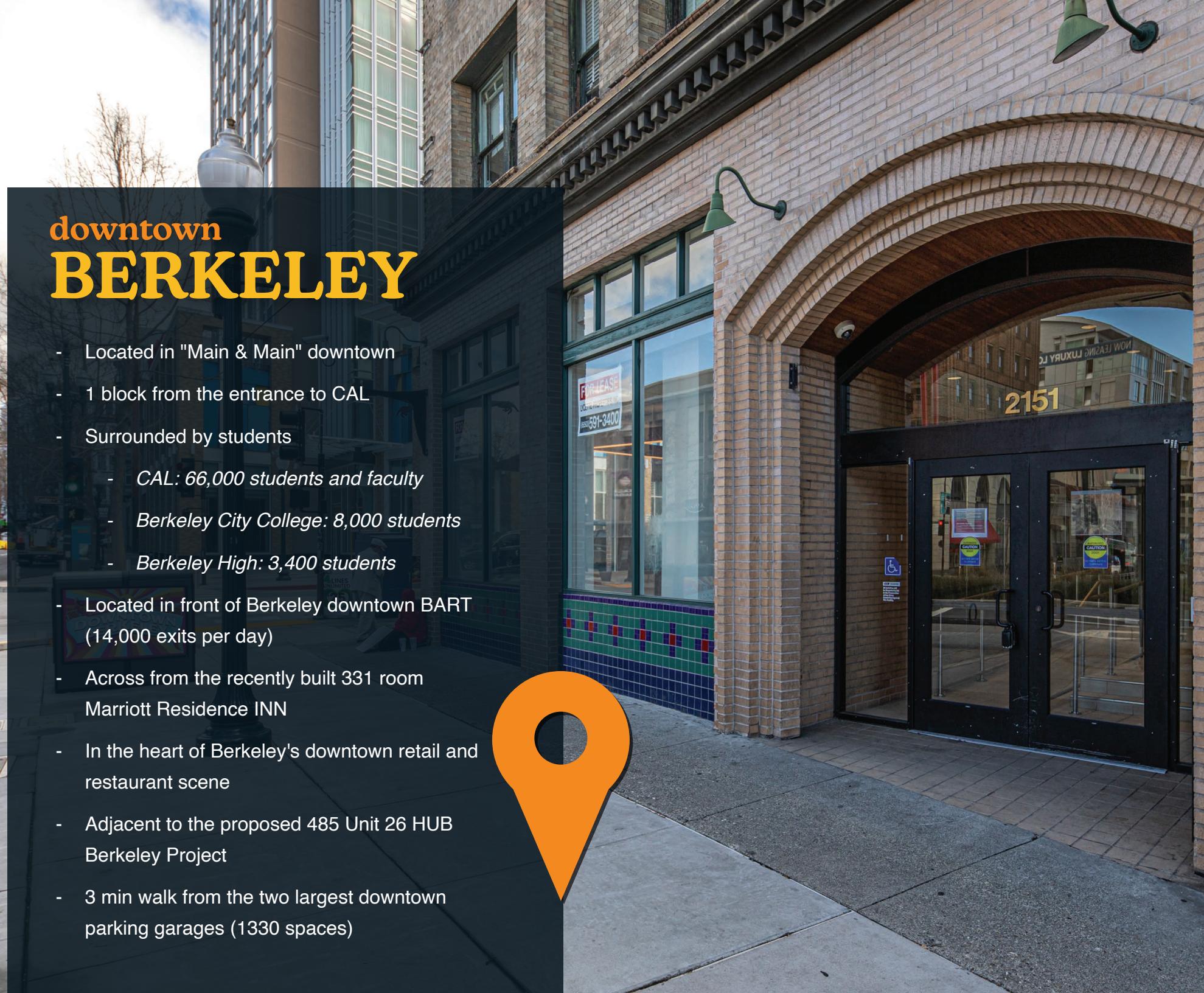
**1,815 SF**  
2165 Shattuck Ave.  
(Next to College Wear store)

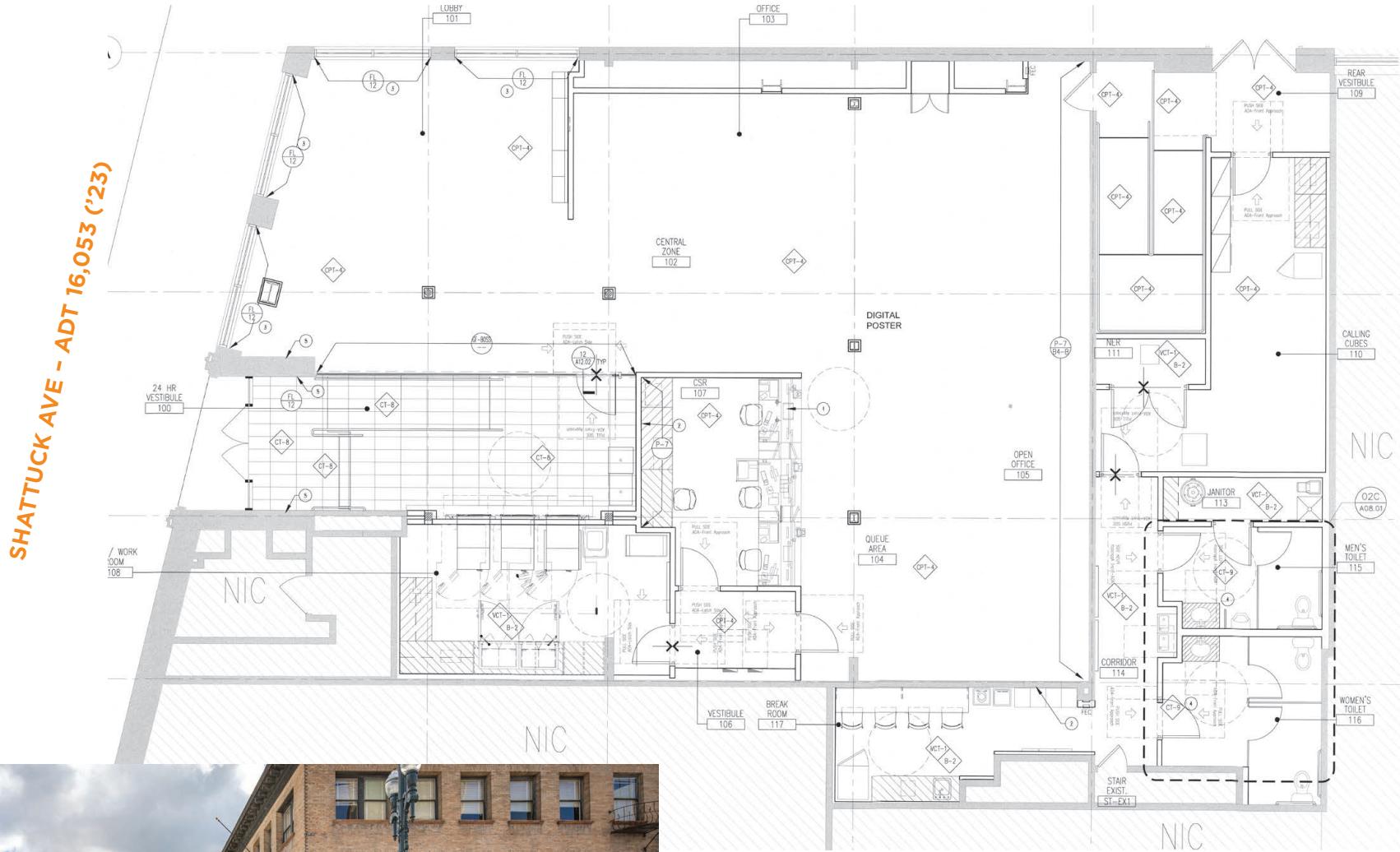
*retailwest*

AJ Schrader | 925-683-4929 | [AJ@retailwestinc.com](mailto:AJ@retailwestinc.com)  
Hilary Parker | 925-324-2579 | [hparker@retailwestinc.com](mailto:hparker@retailwestinc.com)

# downtown **BERKELEY**

- Located in "Main & Main" downtown
- 1 block from the entrance to CAL
- Surrounded by students
  - *CAL: 66,000 students and faculty*
  - *Berkeley City College: 8,000 students*
  - *Berkeley High: 3,400 students*
- Located in front of Berkeley downtown BART (14,000 exits per day)
- Across from the recently built 331 room Marriott Residence INN
- In the heart of Berkeley's downtown retail and restaurant scene
- Adjacent to the proposed 485 Unit 26 HUB Berkeley Project
- 3 min walk from the two largest downtown parking garages (1330 spaces)





**4,740 SF  
2151 Shattuck Ave.**

**(former renovated Bank of America)**



Existing Interior

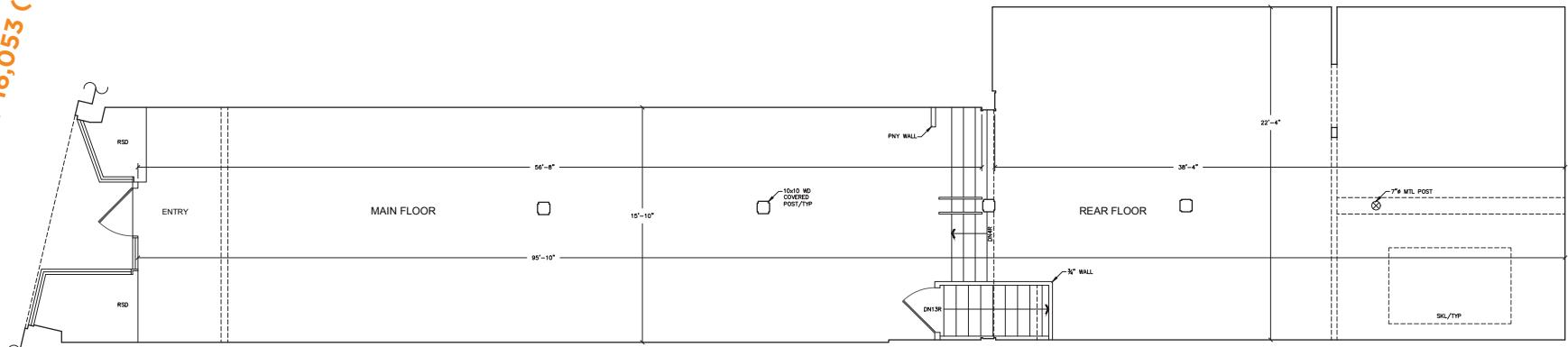


Existing Restrooms

recent  
**RENOVATION**



SHATTUCK AVE - ADT 16,053 ('23)



## Existing Ground Floor



**1,815 SF**  
**2165 Shattuck Ave.**  
**(Additional 1,931 SF of Basement available)**

# prime LOCATION



convinient

# PARKING



# berkeley VIBE



**1 BLOCK  
FROM UC BERKELEY**

+66,000 - STUDENTS + FACULTY



**21,894  
HOUSEHOLDS**  
WITHIN 1 MILE

## ARTS DISTRICT

COMEDY NIGHTS, THEATRE, MUSIC VENUES  
AND CULTURAL EVENTS EVERY NIGHT

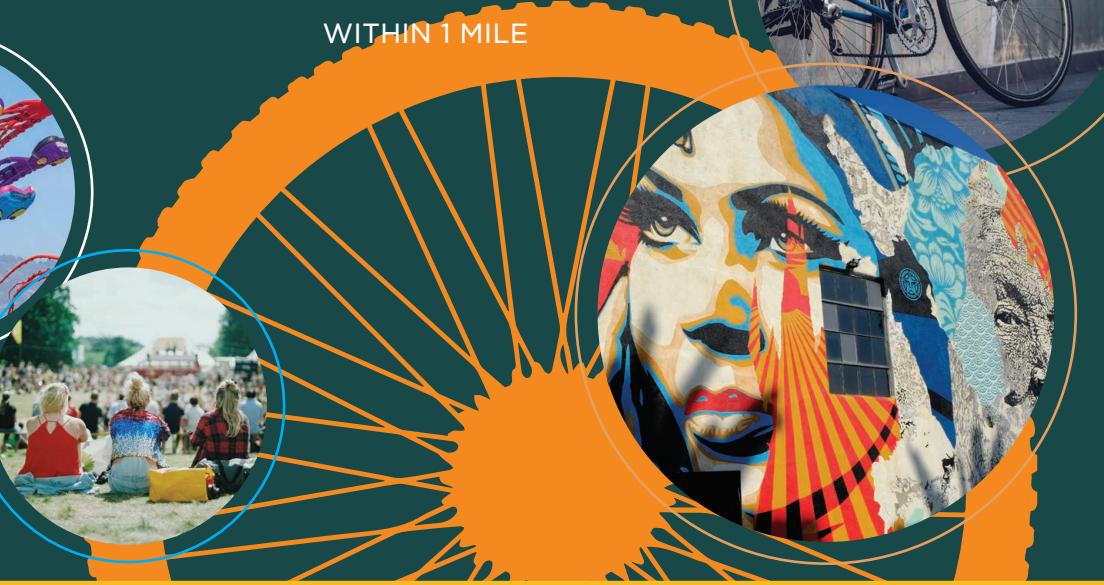


**99  
WALK SCORE**  
WALK ANYWHERE

**33,372  
DAYTIME EMPLOYEES**  
WITHIN 1 MILE



**LIVE,  
WORK,  
CREATE.**



**6,175**

PARKING SPACES  
DOWNTOWN

**+170**

STARTUPS/INCUBATORS  
WITHIN DOWNTOWN BERKELEY

**98**

BIKE SCORE  
BIKER'S PARADISE



# new DEVELOPMENTS





*retailwest*

[www.retailwestinc.com](http://www.retailwestinc.com)

**AJ Schrader | 925-683-4929 | AJ@retailwestinc.com | DRE #01733584**

**Hilary Parker | 925-324-2579 | hparker@retailwestinc.com | DRE #01760862**

---

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