

**iniBurger!**

NOW OPEN!

**4,740 SF**

2151 Shattuck Ave.

(Former Bank of America)

**1,815 SF**

2165 Shattuck Ave.

(Next to College Wear store)

*retailwest*

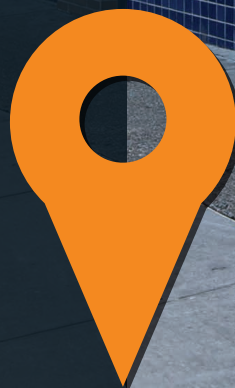
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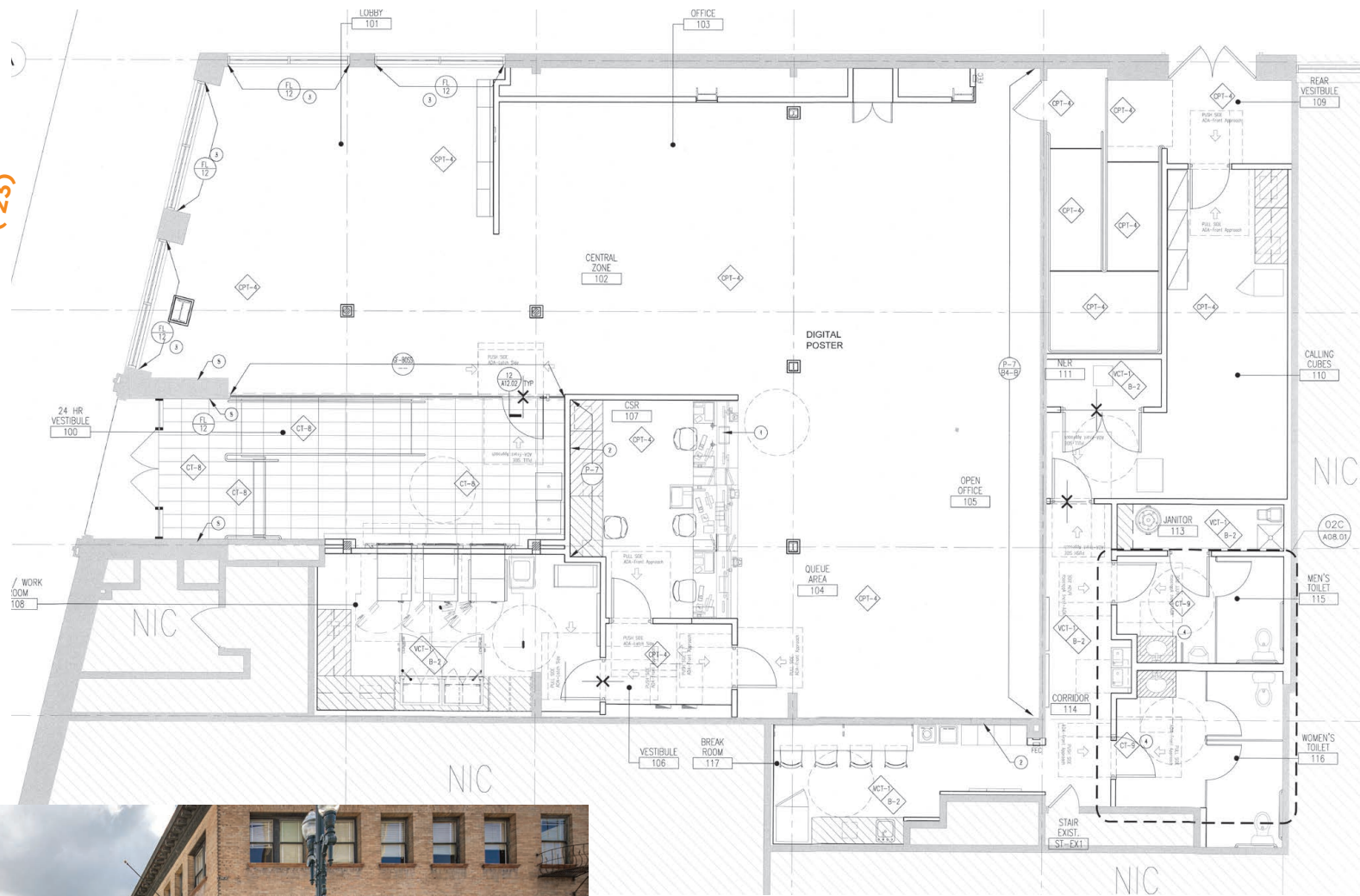
## downtown BERKELEY

- 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)





SHATTUCK AVE - ADT 16,053 ('23)



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





Existing Interior

# recent RENOVATION



Existing Restrooms





 DATU



# prime LOCATION

one medical citibank  
SIZZLING LUNCH TEASPOON  
Krishna copy center Est. 1974

SHAKE SHACK  
Palmetto Cal STUDENT STORE

sweetgreen

TRADER JOE'S

UNIVERSITY AVE - ADT 28,385 (222)



COMAL

CHOLITA LINDA  
KURA REVOLVING SUSHI BAR



Berkeley Art Museum

BART  
14,000 weekly exits

Eureka!

BERKELEY CITY COLLEGE  
6,283 (students + staff)

SHATTUCK AVE - ADT 16,053 (23)

Gather

iniBurger!  
NOW OPEN!



UC BERKELEY  
+66,000  
(students + staff)

+OTHER INSTITUTIONS  
3,489

BERKELEY HIGH SCHOOL  
3,597 (students)



# convinient PARKING

CENTER STREET  
PARKING GARAGE  
720 stalls

0.1 miles / 3 min walk

CENTER ST.

7 stalls

ALLSTON WAY  
PARKING GARAGE  
610 stalls

9 stalls

0.1 miles / 3 min walk

SHATTUCK AVE.



SITE

5 stalls

17 stalls

15 stalls

15 stalls

17 stalls

OXFORD  
PARKING GARAGE  
99 stalls



# berkeley VIBE

## ARTS DISTRICT

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



**6,175**  
PARKING SPACES  
DOWNTOWN

**+170**  
STARTUPS/INCUBATORS  
WITHIN DOWNTOWN BERKELEY

**98**  
BIKE SCORE  
BIKER'S PARADISE

**99**  
WALK SCORE  
WALK ANYWHERE

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

**1 BLOCK**  
FROM UC BERKELEY  
+66,000 - STUDENTS + FACULTY

**21,894**  
HOUSEHOLDS  
WITHIN 1 MILE



LIVE,  
WORK,  
CREATE.





1951 Shattuck Ave.  
12-story, 163 units  
(under construction)

Acheson Commons  
6-story, 205 units  
(completed)

UC Berkeley Anchor House  
455K SF, 14-story, 245 units  
(completed)

UC Berkeley Innovation Zone  
11-story, 310k lab 154k garage  
(proposed)

Hub Berkeley  
26-story, 485 units  
(proposed)

**Marriott**  
new 17-story Marriott  
331-rooms (completed)

Berkeley Way West  
8-story, office  
(completed)

1998 Shattuck Ave.  
28-story, 599 units  
(proposed)

**SITE**  


The Landmark Shattuck  
25-story, 326 units  
(proposed)

# new DEVELOPMENTS







*retailwest*

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

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