

**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE :: 1744 SHATTUCK AVENUE, BERKELEY, CA ::**  
**HIGH VISIBILITY RETAIL SPACE IN BERKELEY'S NORTH SHATTUCK AREA**



**CONTACT: LORI ROSENTHAL**

510 524-2344 • [lori@gordoncommercial.com](mailto:lori@gordoncommercial.com) • DRE# 01946676

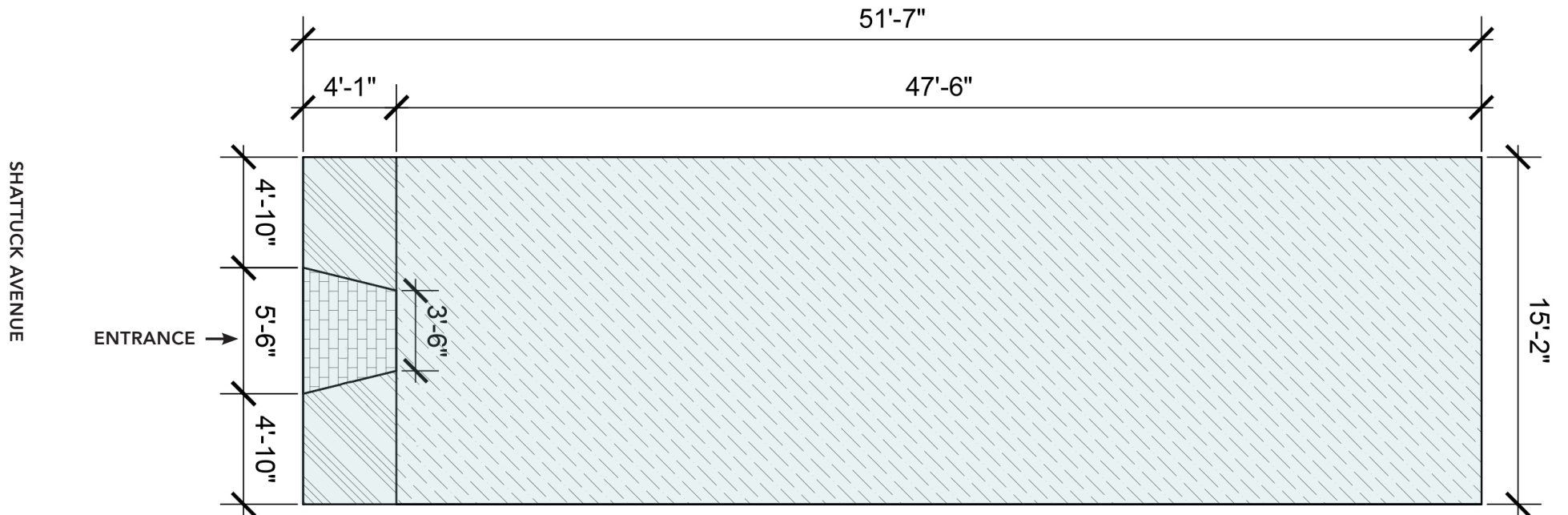
SITUATED ON NORTH SHATTUCK'S CULINARY CORRIDOR, WITH STRONG PEDESTRIAN FOOT TRAFFIC EVERY DAY

**SIZE:** ±782 rsf

**ASKING RENT:** \$3.00 psf/month NNN  
 (NNNs are \$0.67 psf)

**ZONED:** C-C  
 (Corridor Commercial District)

- Open floor plan
- High ceilings
- Display window entry
- One interior exposed brick wall
- Scored concrete floor
- Rear storage area
- Restroom
- Excellent signage opportunity
- Easy street parking
- Outstanding public transit
- 9 minute walk to Downtown BART; 10 minute walk to UC Berkeley
- Next to Agrodolce restaurant, and a new café opening soon
- Steps to Cupcakin' Bake Shop, Chez Panisse, Grégoire, Via del Corso, and The Cheeseboard Collective



## ENJOY BERKELEY'S WORLD-RENOWNED CULINARY NEIGHBORHOOD



AND ONLY 2 BLOCKS TO DOWNTOWN BERKELEY AMENITIES!

## RESTAURANTS, CAFÉS AND BARS

Agrodolce Osteria	Blue Bottle Coffee	Comal
Chez Panisse	Sweetgreen	Ippudo
The Cheeseboard	Milkbomb Ice Cream	Jupiter
Grégoire Restaurant	Asha Tea House	Eureka!
Via Del Corso	Victory Point Cafe	Gather
Cupcakin' Bake Shop	Crepevine	Bobby G's Pizzeria
Caravaggio Gelato Lab	Maragame Udon	Revival Bar + Kitchen
Triple Rock Brewery	Fava	Spats
Epicurious Garden Food Hall	Guerilla Cafe	Arinell Pizza
Saul's Deli	Cholita Linda	Passione Gelato
Peet's Coffee	The Local Butcher Shop	Tender Greens

## RETAIL

Andronico's Market  
Books Inc.  
Safeway  
CVS  
FedEx Ship Center  
Foxglove Clothing  
Walk Shop Shoes  
Bryn Walker Women's Clothing  
A Priori Gift Shop  
Healthy Spot Pet Store  
Pot-Pourri Gift Shop  
Dimples Children's Clothing  
Target  
Trader Joe's  
Half Price Books  
Berkeley Ace Hardware

## ENTERTAINMENT

Berkeley Repertory Theatre  
Aurora Theatre Company  
Freight & Salvage  
UC Theatre  
The Marsh Arts Center  
Berkeley Art Museum and Pacific Film Archive (BAMPFA)

## FITNESS

YMCA  
Yoga Kula  
The Bar Method Berkeley  
Strong Island Fitness LLC  
Cyclebar  
CorePower Yoga

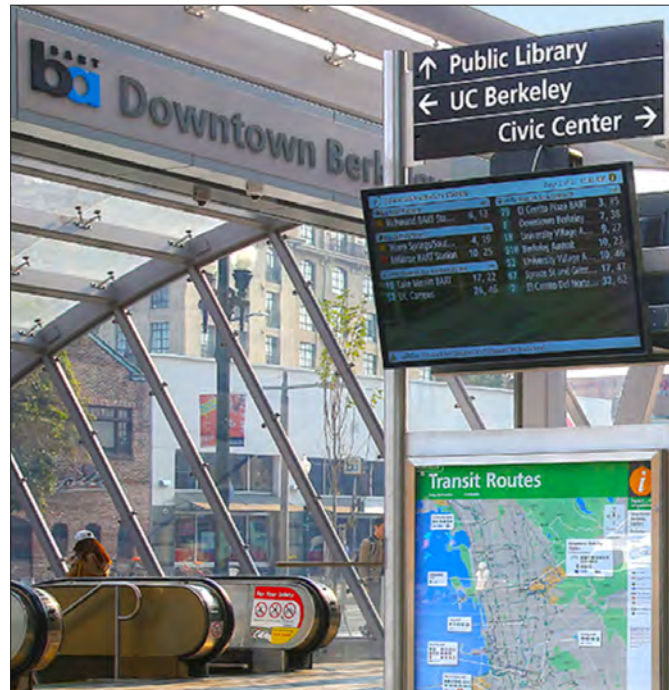


- 2 blocks to Downtown Berkeley, 4 blocks to UC Berkeley campus, and steps away from many artisan shops, boutiques, and popular eateries
- Neighboring businesses include: Cupcakin Bake Shop, Via Del Corso, Sweetgreen, Crepevine, Grégoire, Chez Panisse, The Cheeseboard, Saul's Deli, Books Inc, Andronico's Market, Safeway, Victory Point Cafe, Barney's Gourmet Hamburgers, and Epicurious Garden
- Near historic Walnut Square with several unique stores, and the original Peet's Coffee & Tea. Amidst many offices and services such as printing, banks, US Post Office, FedEx Ship Center, UPS Store, and CVS
- Close to numerous world-class theatre, arts, live music and sports venues
- Easy walk to Downtown Berkeley BART – major public transit with access from everywhere in the SF Bay Area

## DEMOGRAPHICS

	1 MILE	3 MILE
Population	51,628	203,610
Households	21,019	84,957
Average HH Income	\$114,923	\$141,749
Daytime Employees	27,941	136,701

(Source: CoStar)



# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1744 SHATTUCK AVENUE, BERKELEY, CA  
NEIGHBORHOOD



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.