

PANORAMIC BERKELEY

2539 TELEGRAPH AVE.



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PANORAMIC
INTERESTS

CITYSPACE More in Less®

CHROMATA
RETAIL

**POPULATION**

208,285

**SPENDING POWER**

\$4.5B (Palo Alto \$2.97B, Walnut Creek \$2.07B)

**MEDIAN INCOME**

\$104,286

**MEDIAN AGE**

35.9

**UC BERKELEY**

69,757 Population of Students & Staff

**EMPLOYEES**

144,135

**STARTUPS**

170 New and Innovative Businesses

**HOTEL ROOMS**

599 Rooms

**RESTAURANTS**

150 Restaurants

**ANNUAL VISITORS**

2.2M

**BART**

10,917 Daily Riders

**PARKING**

6,174 spaces

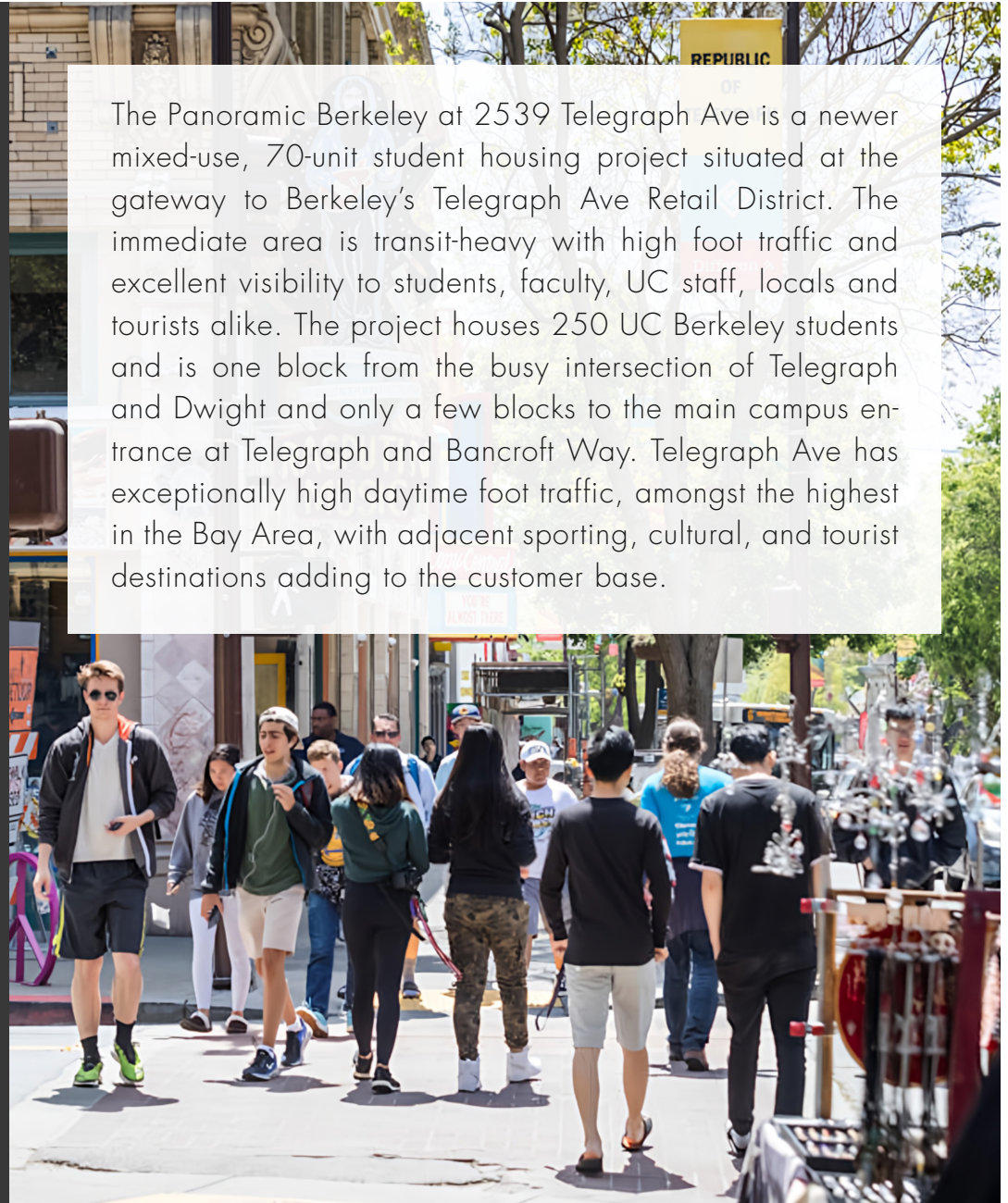
**BIKE SCORE**

96 Biker's Paradise

**WALK SCORE**

97 Walkers Paradise

The Panoramic Berkeley at 2539 Telegraph Ave is a newer mixed-use, 70-unit student housing project situated at the gateway to Berkeley's Telegraph Ave Retail District. The immediate area is transit-heavy with high foot traffic and excellent visibility to students, faculty, UC staff, locals and tourists alike. The project houses 250 UC Berkeley students and is one block from the busy intersection of Telegraph and Dwight and only a few blocks to the main campus entrance at Telegraph and Bancroft Way. Telegraph Ave has exceptionally high daytime foot traffic, amongst the highest in the Bay Area, with adjacent sporting, cultural, and tourist destinations adding to the customer base.



ADDRESS 2539 Telegraph Avenue, Berkeley

AVAILABLE SPACE 4,434 SF

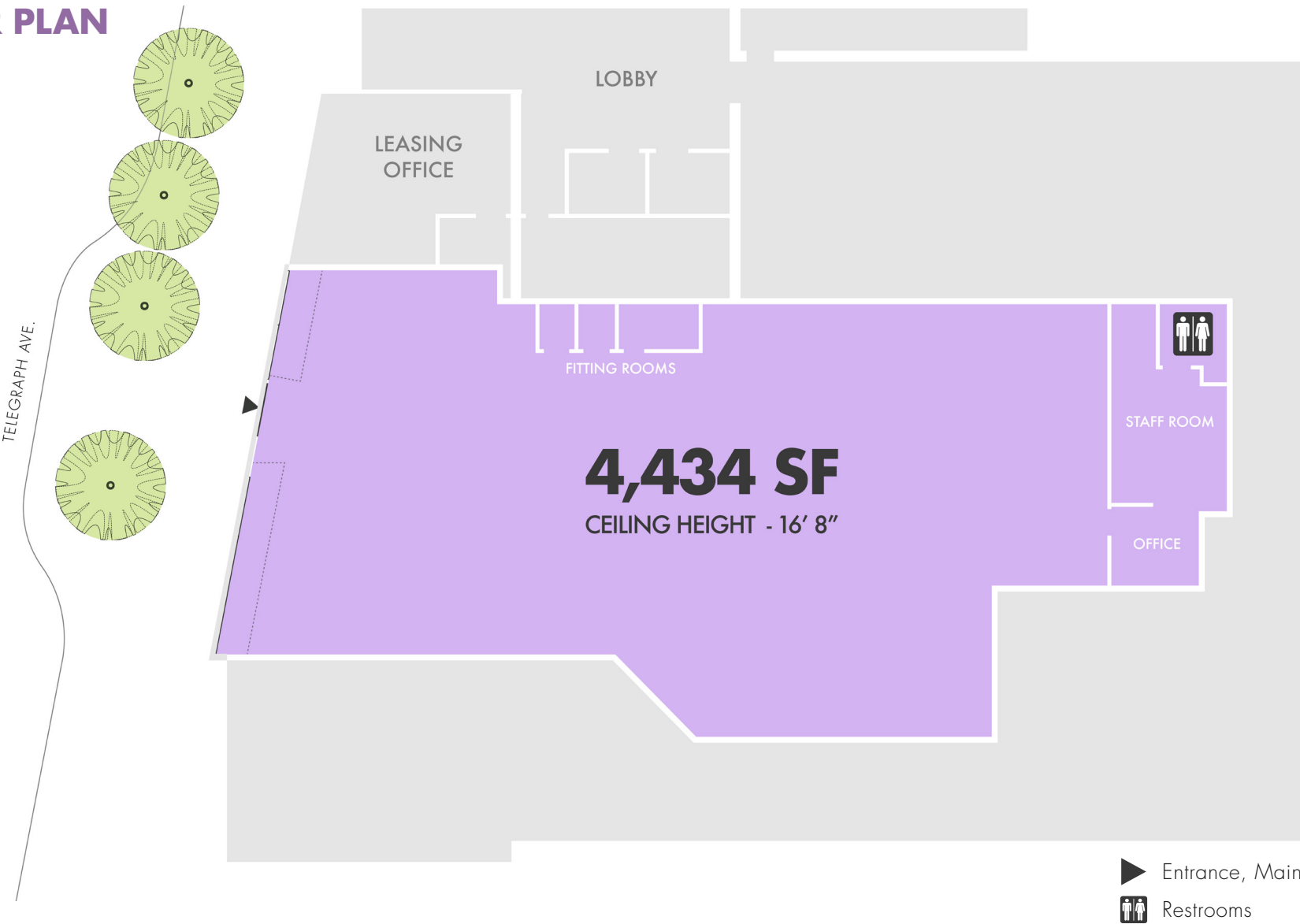
RENTAL RATE Negotiable

PROPERTY HIGHLIGHTS

- 2nd generation retail space available June 15, 2025. Current Tenant 2nd Street USA
- 69,757 UC Berkeley population of students & staff projected to grow
- Telegraph Ave records some of the highest foot traffic counts in the Bay Area: +/- 2,500 pedestrians per hour (Source: City of Berkeley)
- 2 blocks from Telegraph Channing Garage with 436 public parking spaces
- Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B)
- Berkeley is a regional destination for food, entertainment and the arts with over 150 restaurants, cafes, bars and entertainment venues with over 2 million annual theater and cinema patrons



FLOOR PLAN



RETAIL & RESTAURANTS

Apothecarium	Insomnia Cookies
Chipotle	Tacos Sinaloa
Super Duper Burgers	Cleopatra Ink
Chase Bank	Wingstop
CREAM	510 Skate Shop
Nippon Curry	Berkeley Hat Co.
Sliver Pizza	EveryTable
Caffe Strada	The Alley Boba
Raleigh's Pub	Curry Pizza House
Yi Fang	TKK Fried Kitchen
Sheng Kee	The Yard Milkshake Bar (coming soon)
Bancroft Clothing	Bank of America
Koja Kitchen	Bows and Arrows
Peets Coffee	Sleepy Cat Books
Mezzo	Qargo Coffee
Yogurt Park	Rasputin Music
Pho K&K	Mosaic Boulders
Romeo's Coffee	Cali's Sports Bar & Kitchen
Amoeba	Champions Curry Noodle Dynasty
Moe's Books	Bagel Street Cafe



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