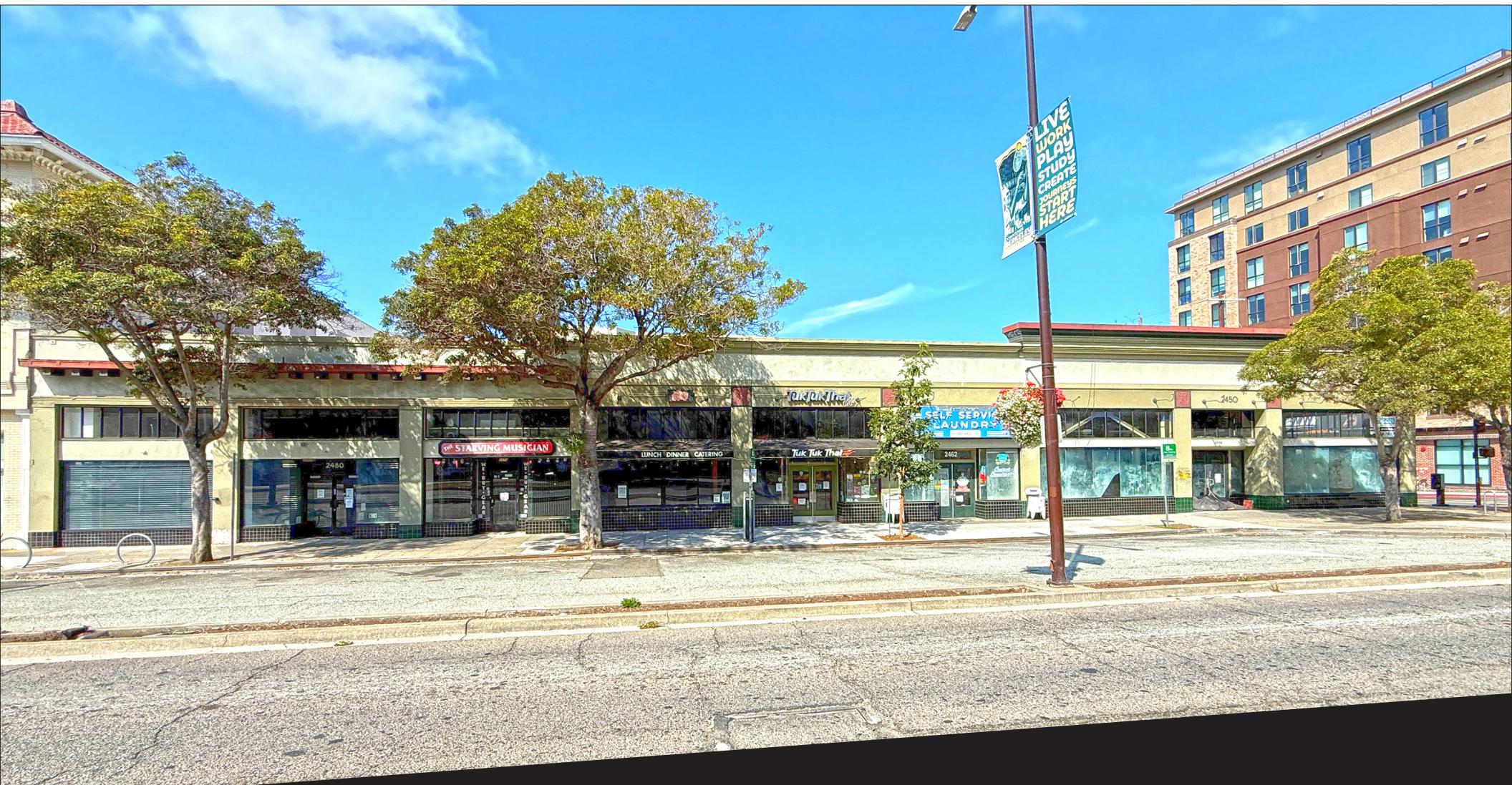


**CORNER RETAIL FOR LEASE: 2450-2480 SHATTUCK AVENUE, BERKELEY, CA**

**:: 5 CONTIGUOUS SPACES WITH HIGH-VISIBILITY AND TRAFFIC ::**



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## PROMINENT CORNER RETAIL/SERVICE COMMERCIAL SPACE FOR LEASE ON MAIN CORRIDOR

### RETAIL SPACES AVAILABLE

**2450 SHATTUCK:** SIZE:  $\pm 7,500$  rsf

**2462 SHATTUCK:** SIZE:  $\pm 1,620$  rsf

**2466/68 SHATTUCK:** SIZE:  $\pm 2,700$  rsf  
(Restaurant Space)

**2474 SHATTUCK:** SIZE:  $\pm 3,371$  rsf

**2480 SHATTUCK:** SIZE:  $\pm 5,967$  rsf

$\pm 1,620$  to  $\pm 21,500$  rsf available.

Asking Rent: \$2.50 psf/month NNN

Zoned: C-DMU (Downtown Mixed-Use)



Walk Score  
**98**

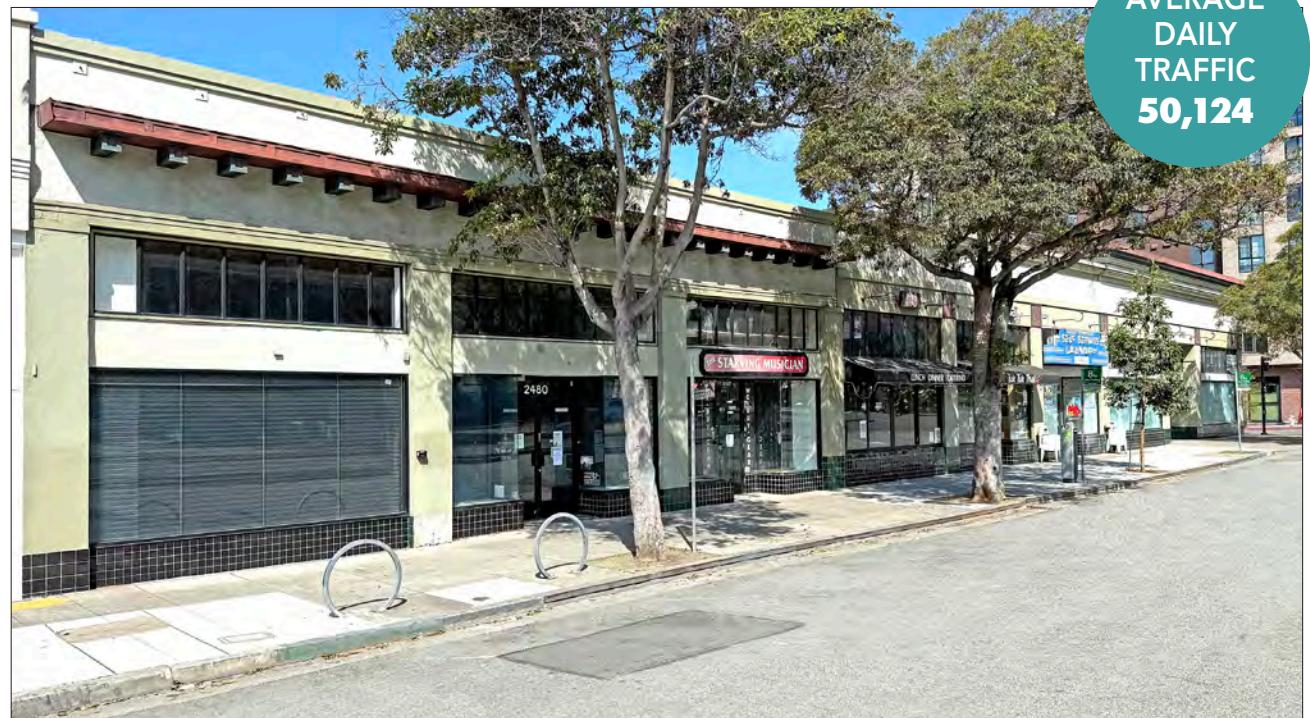


Bike Score  
**98**



Near Popular  
Eateries

- All spaces fronting Shattuck Avenue
- Clerestory windows and high ceilings
- Excellent signage and street visibility
- Metered street parking directly in front
- Signalized corner intersection
- Surrounded by dense housing
- Across from Fish & Bird, Way Station Brew, Southside Station, Orangetheory Fitness, and Stonemountain & Daughter Fabrics
- Steps to Sutter Alta Bates Medical Center: Herrick Campus
- 6 blocks to Downtown Berkeley BART
- Close to Telegraph Avenue and UC Berkeley campus
- Near live music, performing arts, museums, galleries, and sporting events
- Join other nearby retail, food, and fitness including: Target, Walgreens, Viking Trader Furniture, Crossroads Trading, Tipsea, Pegasus Books, La Note, Comal, Jupiter, Sliver Pizzeria, Nikko Sushi, Noodles Fresh, Wikiwiki Hawaiian BBQ, North Beach Pizza, YMCA, Funky Door Yoga, Grassroots CrossFit, Equinox, and Sports Basement
- **High foot and car traffic every day**



**AVERAGE  
DAILY  
TRAFFIC  
50,124**

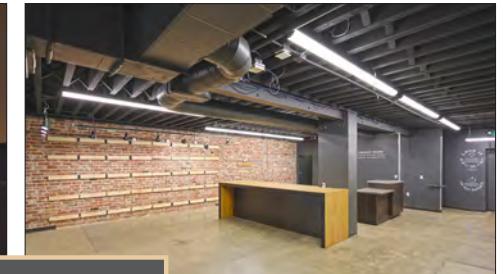




2450 SHATTUCK



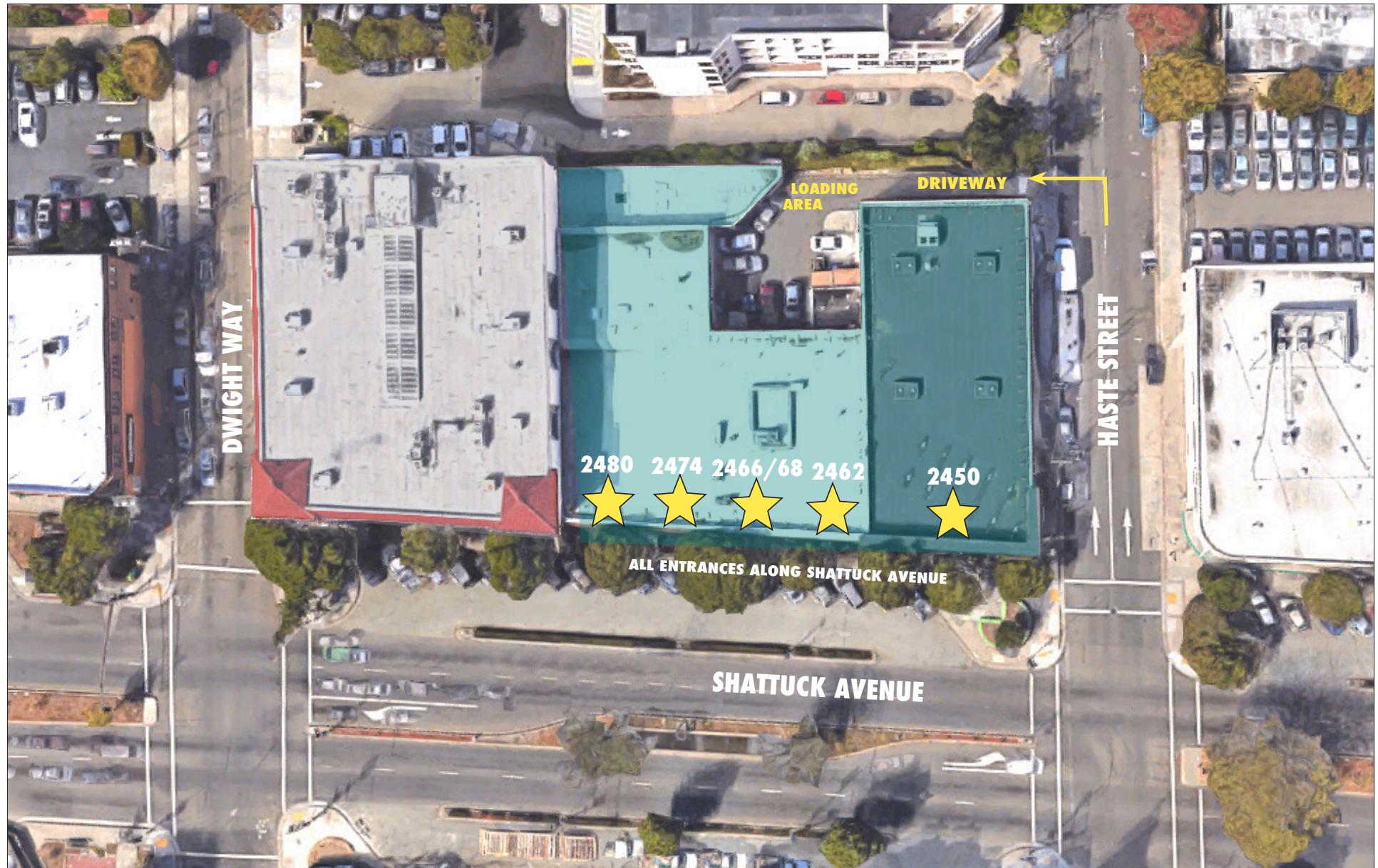
2466/68 SHATTUCK



BACK BUILDINGS

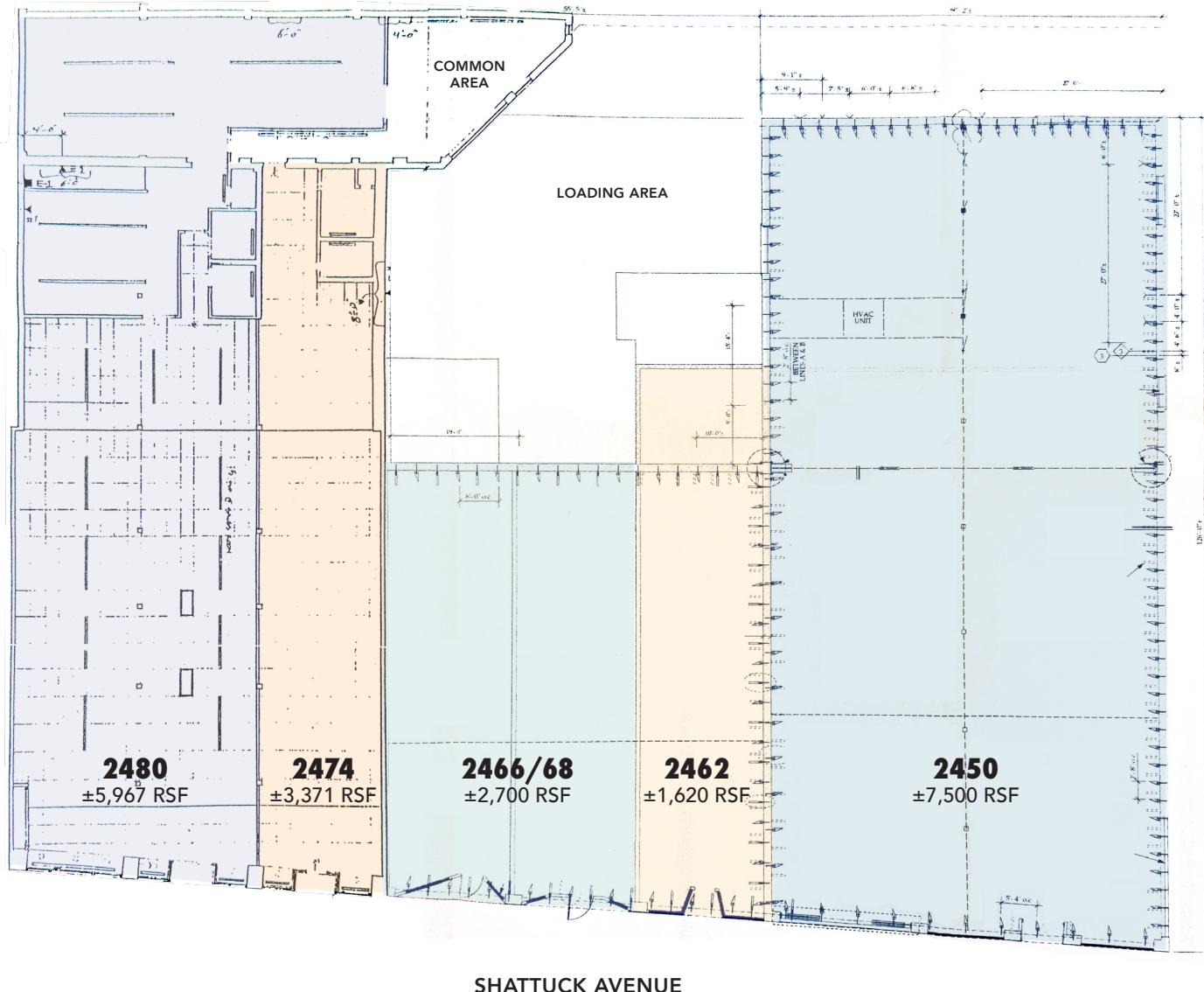


2480 SHATTUCK



DWIGHT WAY

HASTE STREET



SHATTUCK AVENUE

This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

This diverse city is densely populated with a highly educated, high-income population – a recent study placed Berkeley at the top of the list of most cultural student cities in the world.

- High foot traffic every day; working population is  $\pm 72,000$
- UC Berkeley's daily headcount is over 69,000
- Downtown Berkeley has  $\pm 5,500$  residents in its 30-block footprint
- Berkeley City College has  $\pm 7,000$  students each semester; Berkeley High School has  $\pm 3,500$  students annually
- Surrounded by many new mixed-use housing developments
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Amid an excellent public transportation network with AC Transit, BART and Bikeshare
- Walk to world-class theatre, arts, live music and sports venues, and over 150 restaurants
- \$4.04 billion in total spending power



DEMOGRAPHICS	WITHIN 3 MILES
Population	212,725
Average Household Income	\$142,014
Daytime Employees	142,939

Source: CoStar



**COMAL**



tendergreens



Berkeley Rep

*Jupiter*

CROSSROADS

BAMPFA



Eureka!

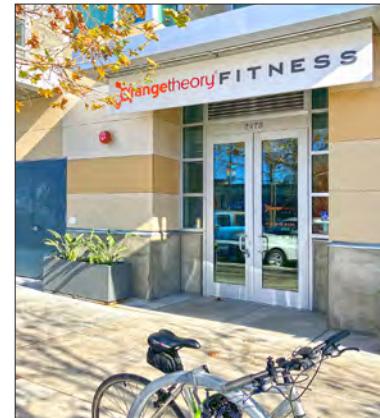
TRADER JOE'S

MARUGAME UDON  
JAPANESE NOODLES & TEMPURA



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FITNESS





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.