

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

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



CONTACT: KEVIN GORDON

510 898-0513 • kevin@gordoncommercial.com • DRE#01884390

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



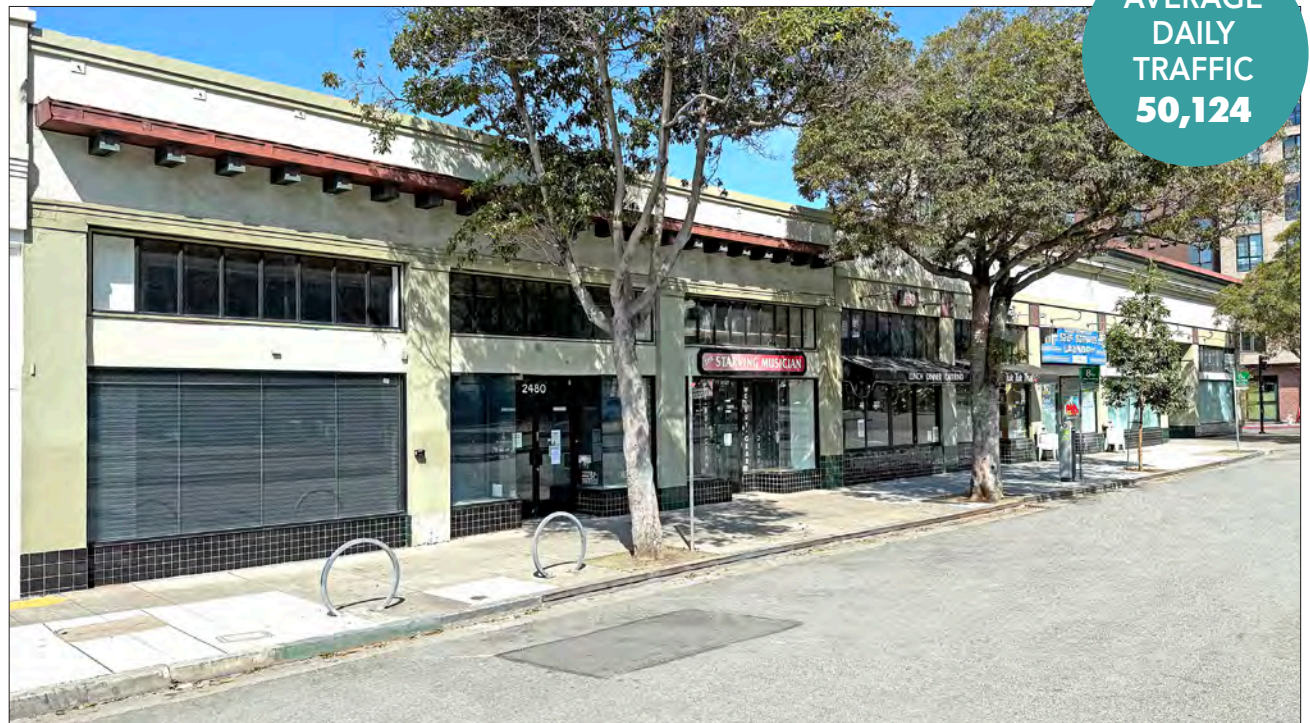
Bike Score
98

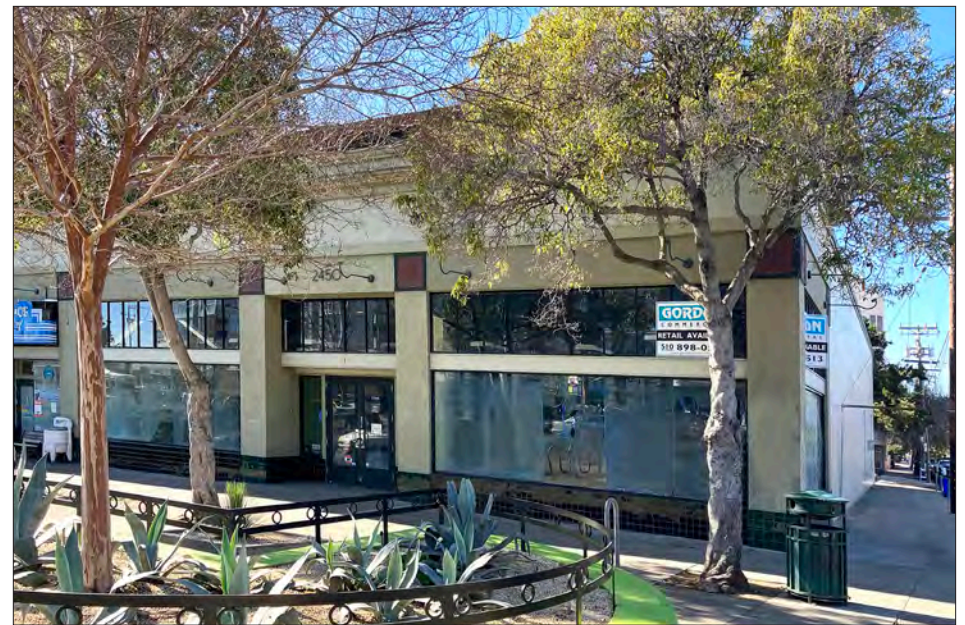
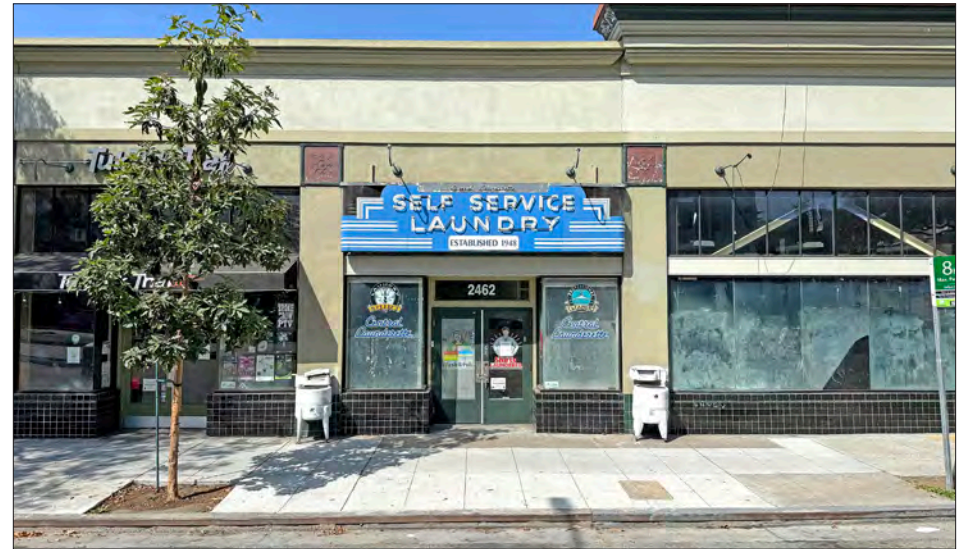
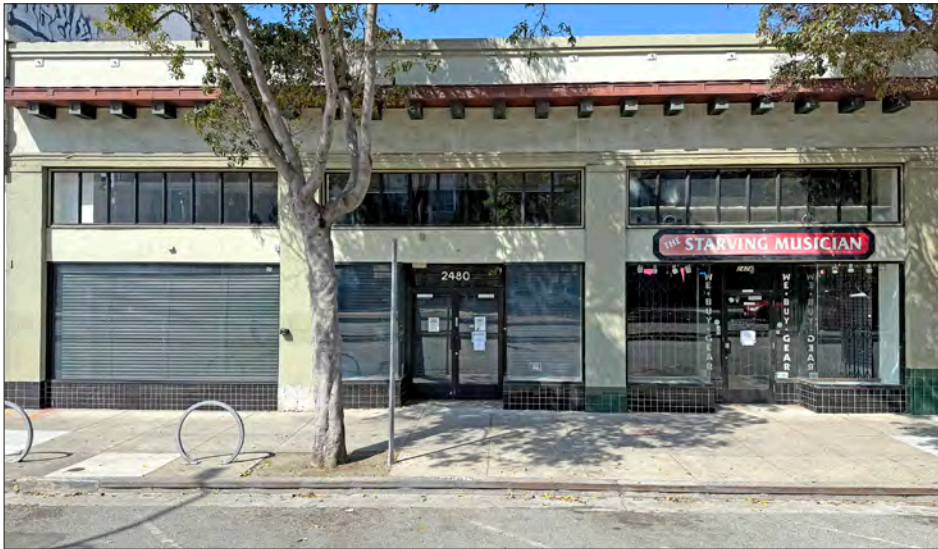


Near Popular
Eateries

- 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, Wikipiki 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



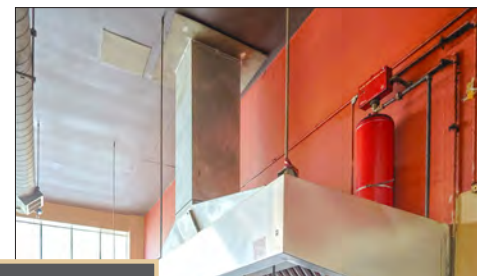




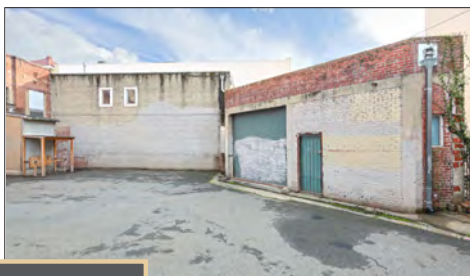
2450 SHATTUCK



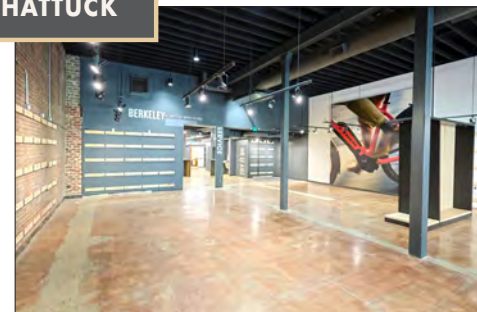
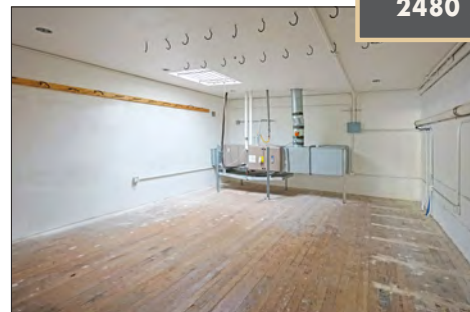
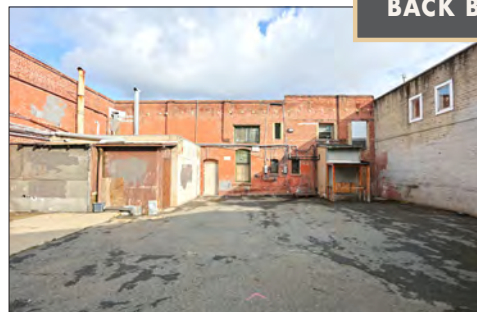
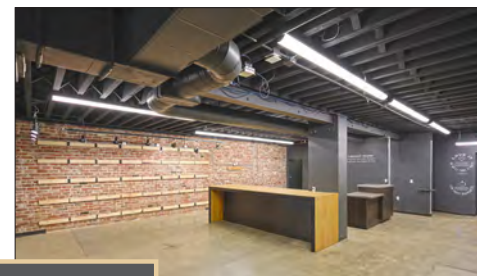
2466/68 SHATTUCK



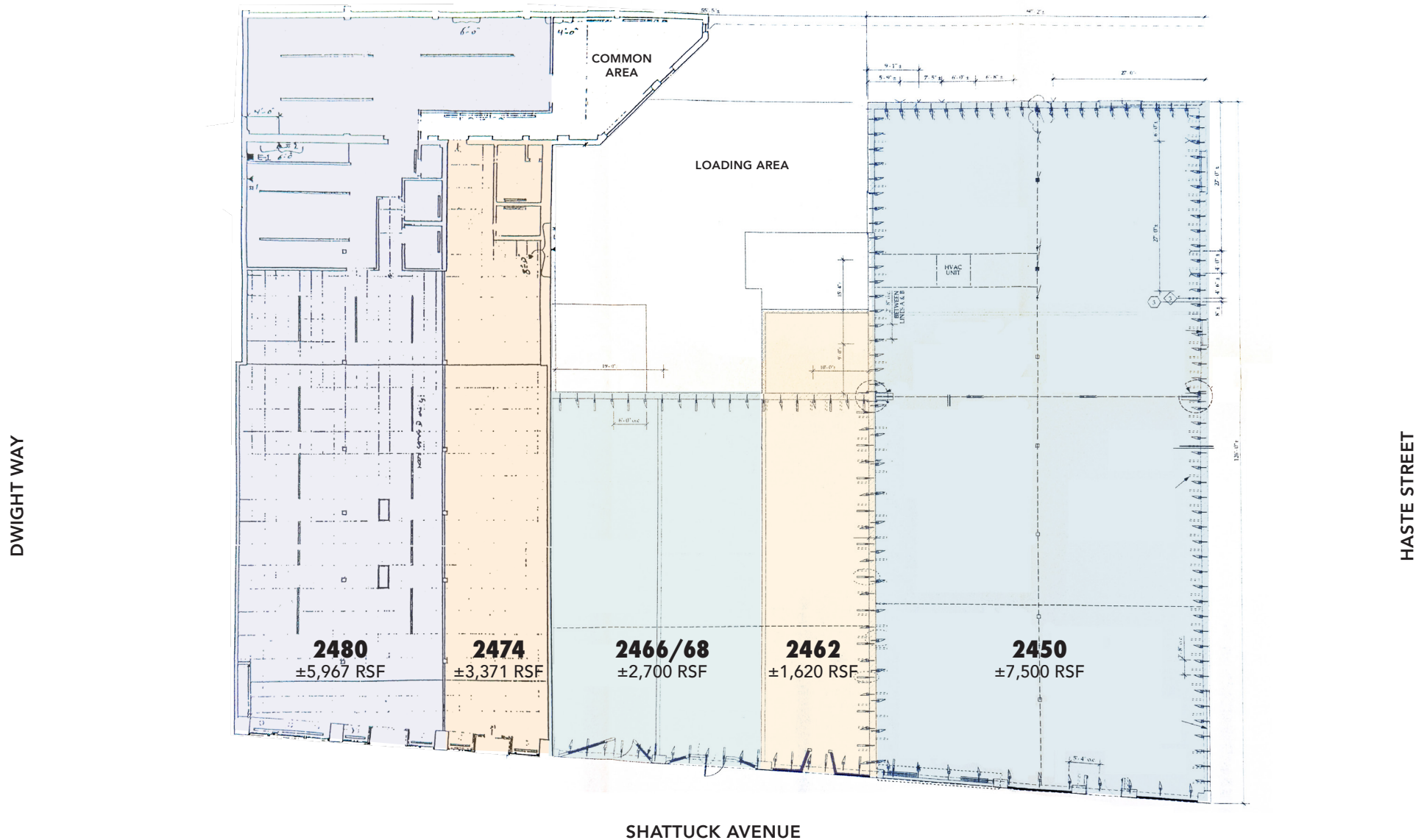
BACK BUILDINGS



2480 SHATTUCK







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.

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2450-2480 SHATTUCK AVENUE, BERKELEY, CA
JOIN DOWNTOWN BERKELEY

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

CROSSROADS

TRADER JOE'S



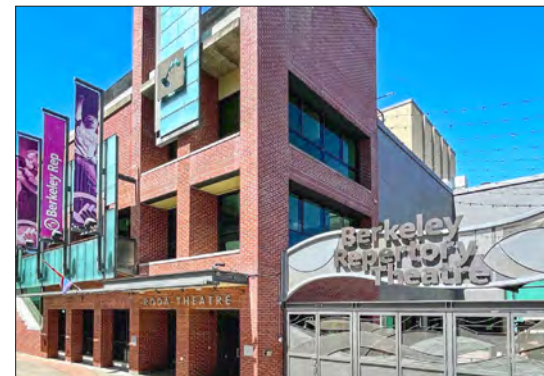
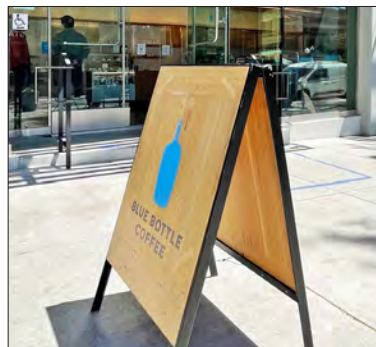
BAMPFA

MARUGAME UDON
JAPANESE NOODLES & TEMPURA



BLUE BOTTLE
COFFEE





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.