

1912 SHATTUCK AVE. BERKELEY

2nd Gen Restaurant Space for Sale or Lease
Next door to Pioneering Brewpub Triple Rock

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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

Newer 2nd Generation Restaurant space built in 2016. Next door to Berkeley's iconic Triple Rock Brewing. In the heart of DT Berkeley, one block from the UC Berkeley campus and surrounded by major regional arts and entertainment destinations such as Berkeley Rep, The UC Theater and a dynamic mix of local, regional, national and international restaurant and retail brands. The Shattuck Avenue corridor is home to many new apartment communities and also serves the affluent North Berkeley neighborhood.



PROPERTY SUMMARY

ADDRESS 1912 Shattuck Avenue

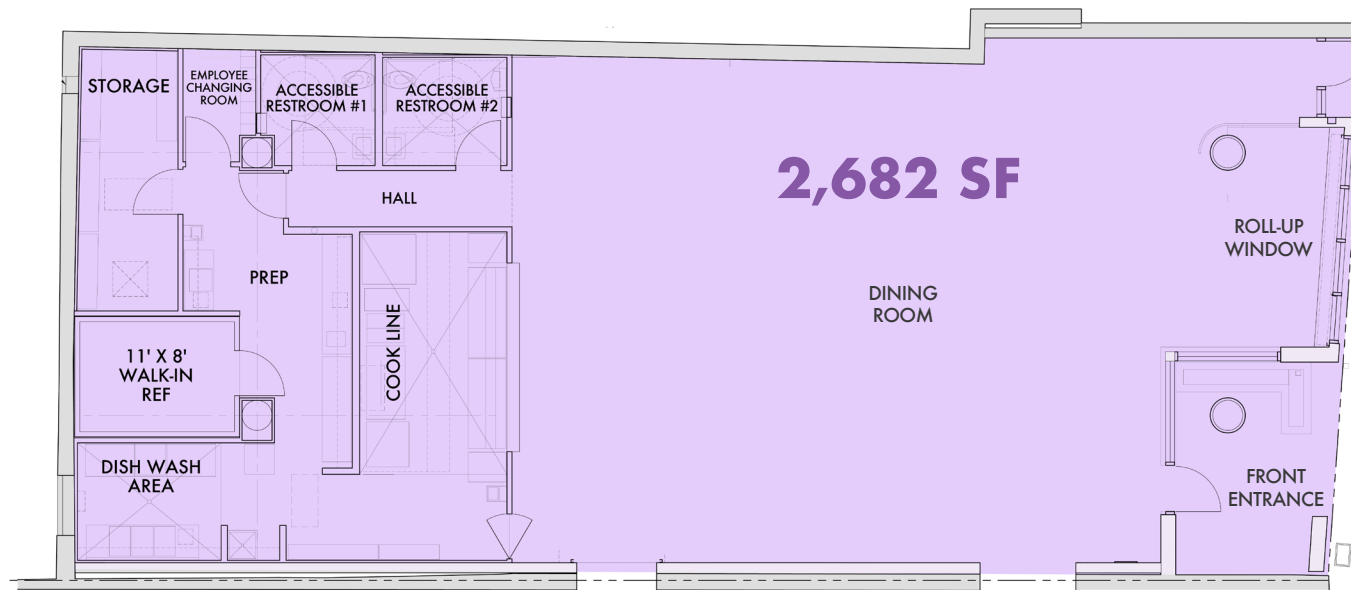
AVAILABLE SPACE 2,682 SF 2nd Gen Restaurant Space

RENTAL RATE Contact Broker

PROPERTY HIGHLIGHTS

- Iconic neighbor, Triple Rock Brewing, is a Berkeley institution. Established in 1985, Triple Rock is one of the country's pioneering Brewpubs.
- Located in the heart of Downtown Berkeley, this location is both the primary lunchtime destination and the center of the city's nightlife scene.
- Located just 1 block from the UC Berkeley campus with excellent visibility with high foot traffic counts.
- Downtown 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.
- Neighborhood destinations include Berkeley Repertory Theatre, Freight & Salvage, UC Theatre, The Butcher's Son Vegan Delicatessen, Comal, Kura Sushi (coming soon) and Cholita Linda all within one block.
- New 28-story 599 unit project slated for the next block at 1998 Shattuck Ave
- Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B).
- 69,757 UC Berkeley population of students & staff projected to grow.





SPECS - 2ND GEN RESTAURANT

- 1" Water Line
- Grease Interceptor: Zurn 2700-50 (50 gallons / minute & 100 lbs of grease)
- 16 ft. Exhaust Hood and Walk-In
- 60" Gas Range, 6 Burners, 24" Griddle, 36" Charbroiler etc. Additional FF&E may be included, TBD
- Power: (400 amp service 120V/208V, 3-phase)
- Gas: (2" gas line)
- HVAC

IN THE NEIGHBORHOOD

RETAIL & RESTAURANTS

- Alborz Restaurant
- Angeline's Louisiana Kitchen
- Asha Tea House
- Berkeley Social Club
- Eureka!
- Blue Bottle Coffee
- Cafe de Casa (coming soon)
- Chipotle
- Chocolaterie
- Cholita Linda
- Citibank
- Cold Stone Creamery (coming soon)
- Comal Restaurant
- Cornerstone Craft Beer & Live Music
- Gather
- Half Price Books
- Ippudo Ramen
- Ippuku
- Jupiter Pizza & Beer
- The Noodle Thai Restaurant
- Spats
- Kura Sushi
- La Note Restaurant
- Little Plearn Thai Kitchen
- Marugame Udon
- Milkbomb Ice Cream
- Nick the Greek
- Palmetto Superfoods (coming soon)
- Peet's
- Revival Bar + Kitchen
- Rose Pizzeria
- Sizzling Lunch
- Sliver
- Sweetgreen
- Target
- Teaspoon
- Tender Greens
- The Butcher's Son
- Triple Rock Brewing
- Tupper & Reed Cocktail Bar
- Berkley Espresso
- Tsuruya Ramen

ENTERTAINMENT

- Aurora Theatre
- UC Theatre
- Berkeley Repertory Theatre
- Freight & Salvage
- BAMPFA

HOTELS & TRANSIT

- Residence Inn by Marriott Berkeley
- Downtown Berkeley BART Plaza
- Center Street Parking Garage - 720 spaces
- Allston Way Garage - 610 spaces



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