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2300 SHATTUCK AVE. BERKELEY



High Visibility Downtown Berkeley Corner | $\pm 3,006 - 10,631$ SF Available

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

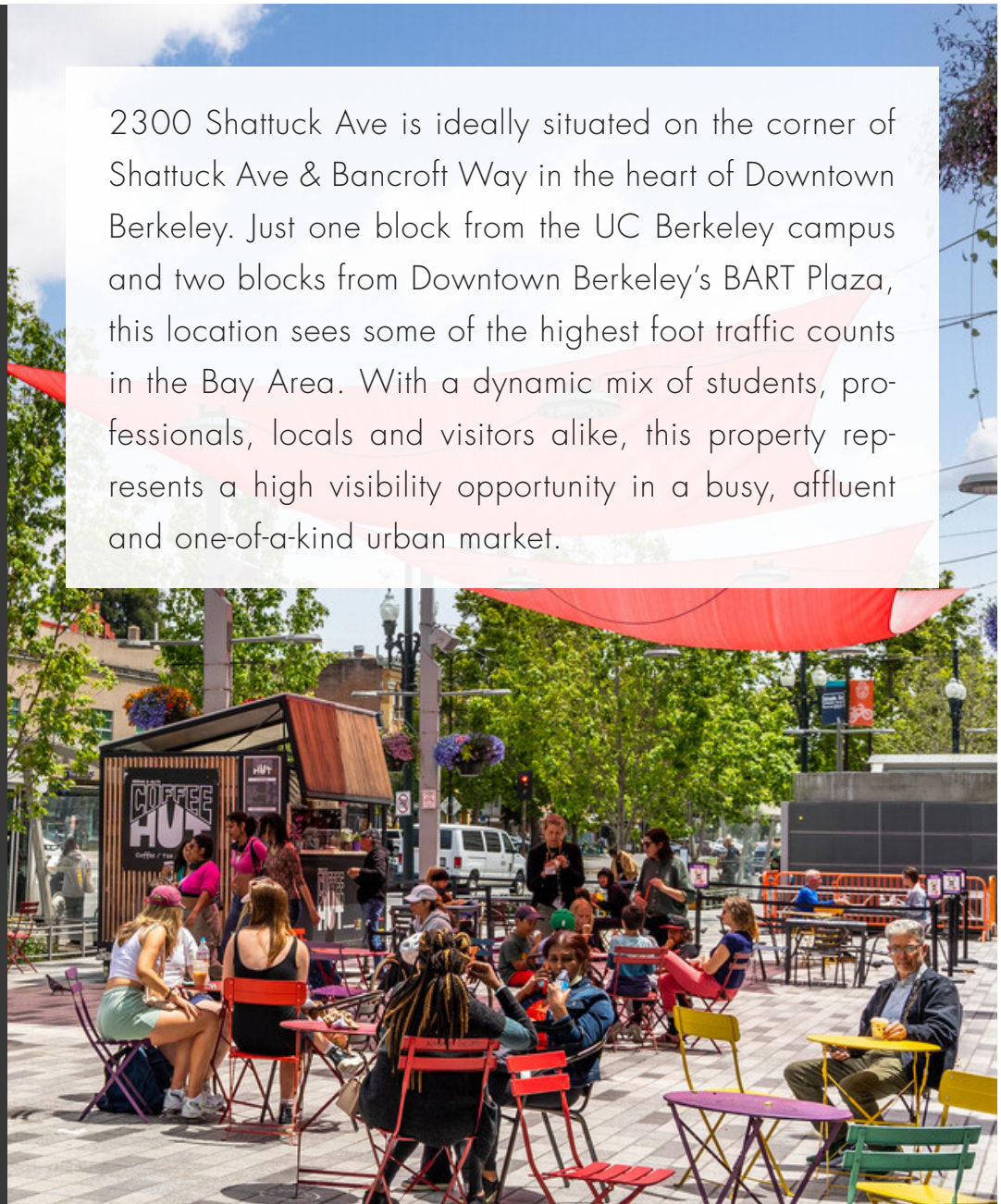
**BIKE SCORE**

100 Biker's Paradise

**WALK SCORE**

100 Walkers Paradise

2300 Shattuck Ave is ideally situated on the corner of Shattuck Ave & Bancroft Way in the heart of Downtown Berkeley. Just one block from the UC Berkeley campus and two blocks from Downtown Berkeley's BART Plaza, this location sees some of the highest foot traffic counts in the Bay Area. With a dynamic mix of students, professionals, locals and visitors alike, this property represents a high visibility opportunity in a busy, affluent and one-of-a-kind urban market.



ADDRESS 2300 Shattuck Avenue

AVAILABLE SPACE ±3,006 SF - 10,631 SF

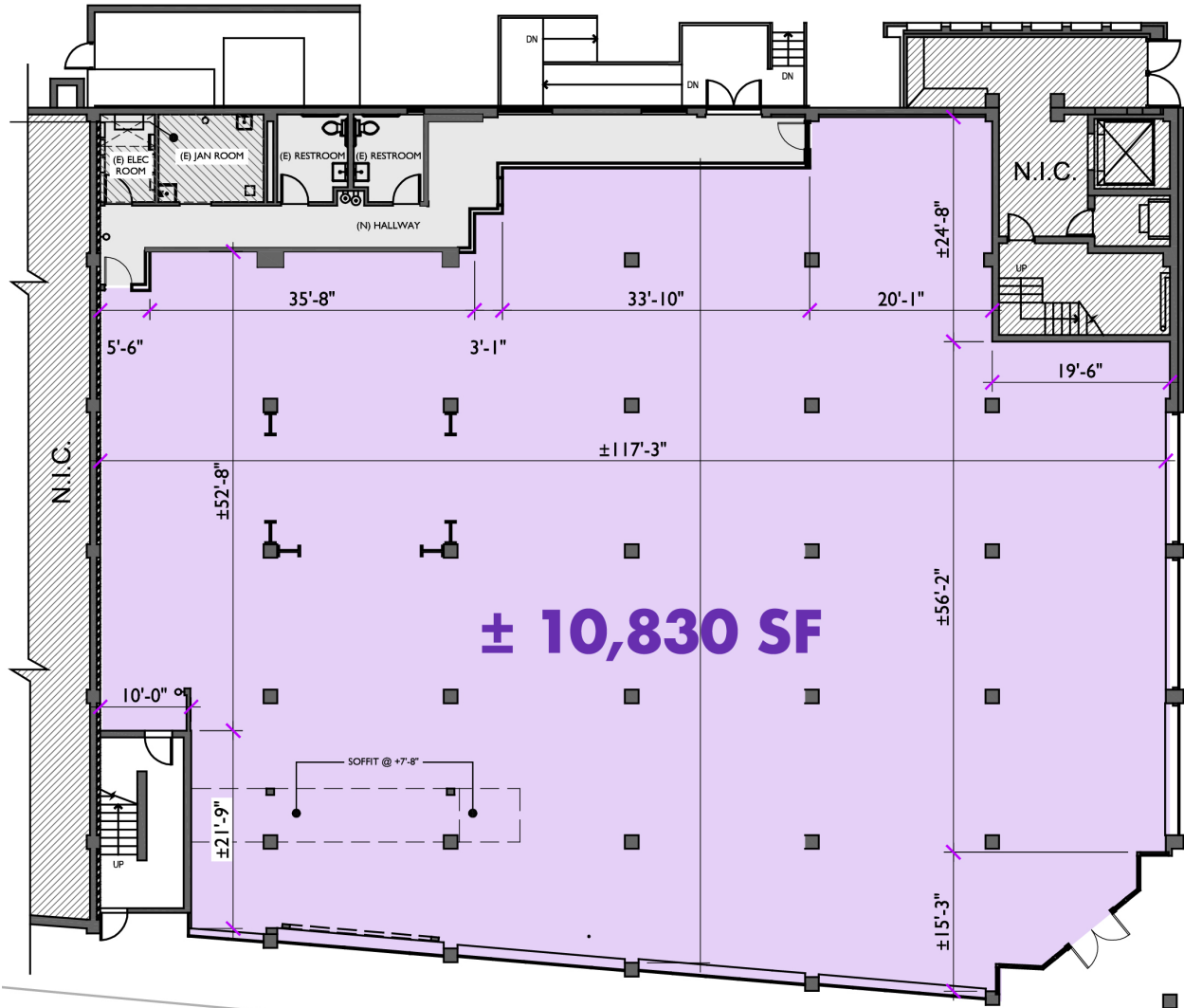
RENTAL RATE Negotiable

NEIGHBORHOOD HIGHLIGHTS

- 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 visitors.
- Berkeley has excellent demographics with \$4.04B in total spending power compared to Palo Alto at \$2.97B & Walnut Creek at \$2.07B.
- In addition to UC Berkeley's estimated campus population of 69,757, Berkeley High School & Berkeley City College are both within a couple of blocks with an additional 12,100 students.
- Downtown Berkeley has over 5,300 total public parking spaces with 1,429 spaces within a two-block radius.
- Neighboring destinations include Berkeley Repertory Theatre, Berkeley Art Museum and Pacific Film Archive (BAMPFA), UC Theatre & Freight & Salvage and a world class mix of restaurants & cafes including Comal, La Note, Sightglass Coffee, Ippudo Ramen, Dough Zone, Mendocino Farms, and Shake Shack.



FLOOR PLAN

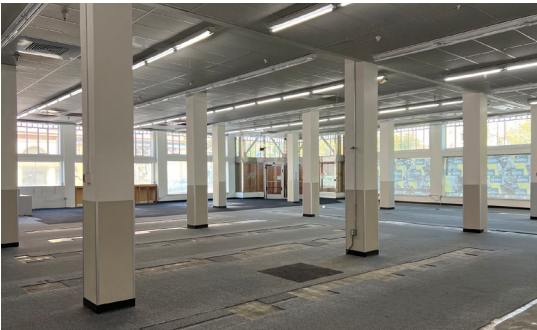


SHATTUCK AVENUE

BANCROFT WAY

**POSSIBLE
DEMISEMENT PLAN**





RETAIL & RESTAURANTS

Angeline's Louisiana Kitchen
 Little Plearn Thai Kitchen
 Shake Shack
 Palmetto Superfoods
 Sightglass Coffee
 Coldstone Creamery
 Cholita Linda
 Sizzling Lunch
 Comal Restaurant
 The Butcher's Son
 Triple Rock Brewing
 Marugame Udon
 Mendocino Farms
 Berkeley Social Club
 Eureka!
 Jupiter Pizza & Beer
 Revival Bar + Kitchen
 Cornerstone Craft Beer & Live Music
 La Note Restaurant
 Tupper & Reed Cocktail Bar
 Berkeley Espresso
 Qahwa Time
 Noodles Fresh
 Stonemountain & Daughter Fabrics
 Southside Station
 Equinox Fitness
 Berkeley Bowl

Spats
 The Noodle
 Tsuruya
 Ippudo Ramen
 Kura Sushi
 Gather
 Asha Tea House
 Tender Greens
 Milkbomb Ice Cream
 Rose Pizzeria
 Sweetgreen
 Citibank
 Target
 Chipotle
 Sliver
 Nick the Greek
 Teaspoon
 Ippuku
 Chez Panisse
 Cheeseboard Collective
 Berkeley Bowl
 Sports Basement
 Equinox Fitness
 Kirala Japanese Cuisine
 Orange Theory Fitness
 Trek Kirala Japanese Cuisine
 Alta Bates Summit Medical
 Center | Herrick Campus

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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