

**RETAIL SPACE FOR LEASE: JUST 4 BLOCKS FROM CAMPUS**  
**2513 Telegraph Avenue, Berkeley, CA**





## TREMENDOUS FOOT TRAFFIC – YOUR TARGET MARKET IS HERE!

**SIZE:** ±1,200 RSF

**LEASE RATE:**

\$3.50 psf/month NNN

**ZONING:**

C-T (Telegraph Avenue Commercial)

- On busy Telegraph Avenue, just a few blocks from the UC Berkeley campus gates
- In-line with Peet's Coffee, Sleepy Cat Books, and Textures Vintage Clothing – on a 5-block stretch of storefronts abuzz with college students, street vendors, locals, and tourists
- Telegraph Avenue is the main shopping and eating district serving UC Berkeley
- Situated amidst TONS of student housing, including UC and private dorms. Several new housing development projects in the works
- Surrounded by over 69,000 students and UC Berkeley employees



- Amid shops such as Walgreens, Amazon, Bear Basics, Bancroft Clothing, Games of Berkeley, 510 Skateboarding, and Moe's Books
- Nearby eateries include Mezzo, Chipotle, Cupcakin' Bake Shop, Sliver Pizzeria, Mezzo, Super Duper, Tacos Sinaloa, Cream, Gypsy's Trattoria, and Bongo Burger
- Near Telegraph-Channing public parking garage, ±420 spaces including EV
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, Spieker Aquatics Complex, Memorial Stadium, Edwards Field, and The Greek Theatre

**VIBRANT  
TELEGRAPH  
DISTRICT  
LOCATION**

Nearby  
**Foot Traffic**  
**2,500**  
Pedestrians  
Per Hour

YOUR BUSINESS  
NAME HERE



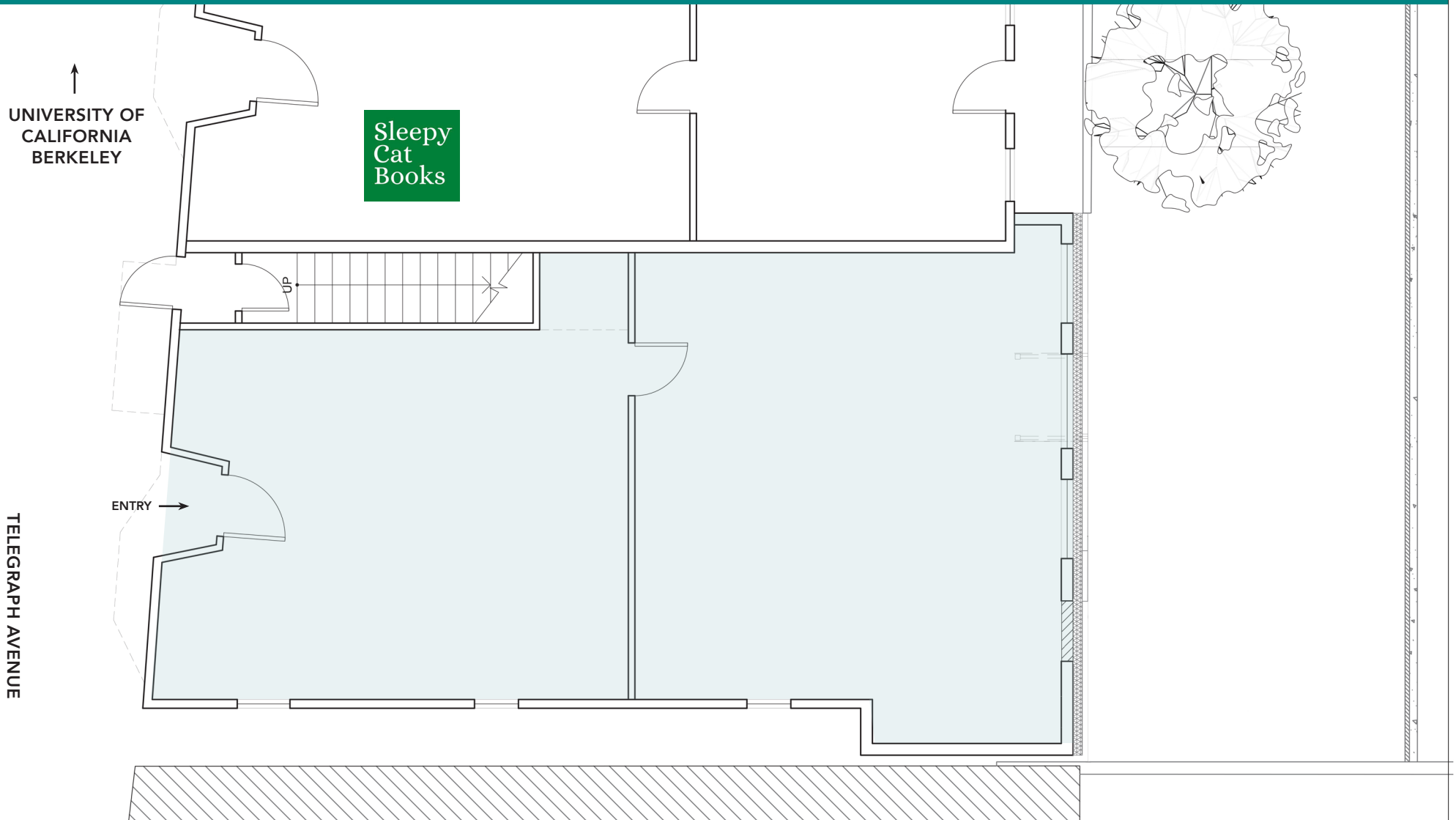




**TELEGRAPH AVENUE IS THE  
HEART AND SOUL OF BERKELEY,  
THE BUSTLING CENTER OF ONE OF THE MOST  
DYNAMIC CITIES IN THE WORLD**

*Welcome back to*  
**TELEGRAPH**  
*Berkeley*





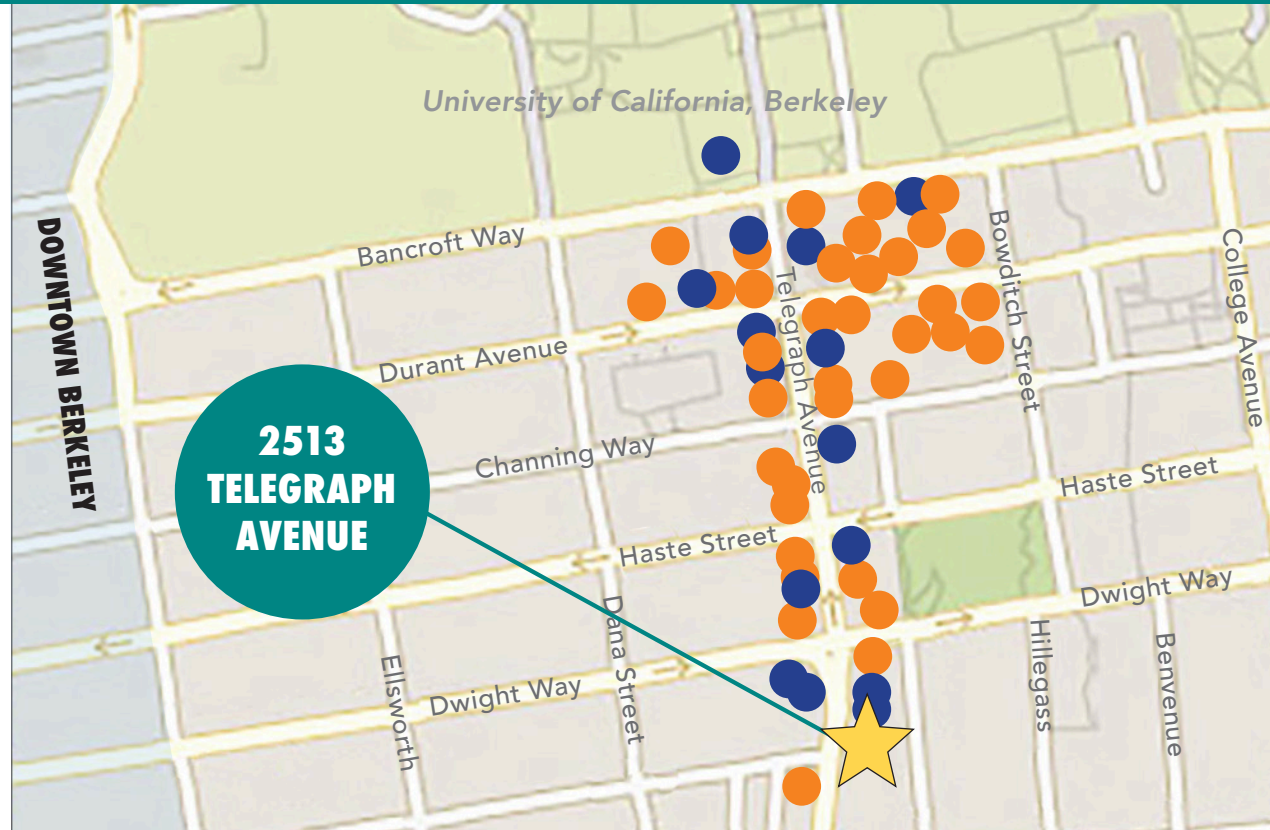
This drawing is intended to be used as an aid in planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

## RESTAURANTS, BARS AND CAFÉS

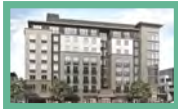
Super Duper Burger	Little Gem Belgian Waffles
Chipotle Mexican Grill	Boba Ninja
Mezzo	Punjabi Dhaba
Peet's Coffee	Bears Ramen House
Yogurt Park	Gypsy's Trattoria Italiana
Bao Dim To Go	Kingpin Donuts
Kip's Bar & Grill	L'Gusto Mex Fusio
Tacos Sinaloa	Katsumi Sushi
Cali's Grill & Sports Bar	Sourdough & Co
Cream Berkeley	Romeo's Coffee
Sliver Pizzeria	Muracci's
Poke Parlor	Ladle & Leaf
Bongo Burger	Dumpling Express
Raleigh's Pub	La Burrita
RareTea Berkeley	Top Dog
Seniore's Pizza	Artichoke Basille's Pizza
Tap Haus	Papa Johns Pizza

## RETAIL

Moe's Books	Sleepy Cat Books
Walgreens	Beck's Shoes
Bancroft Clothing Company	Berkeley Hat Company
The Student Store	Games of Berkeley
Bear Basics Clothing	Rasputin Music
Ink Stone Art Supply	510 Skateboarding
Anastasia Clothing	Amoeba Music
Textures Vintage Clothing	







### STONEFIRE

- 98 residential units
- Opened 2017



### PARKER PLACE

- 155 residential units
- Opened 2017



### 130-134 BERKELEY SQ

- 50 residential units
- Proposed



### 2190 SHATTUCK

- 326 residential units
- Approved



### 2113 KITTREDGE

- 214 residential units
- Proposed



### THE PANORAMIC

- 69 residential units
- Opened 2019



### METROPOLITAN

- 45 residential units
- Opened 2017



### THE DEN

- 40 residential units
- Opened 2022



### 2065 KITTREDGE

- 189 residential units
- Proposed



### 2132 CENTER

- 283 residential units
- Proposed



### SEQUOIA

- 42 residential units
- Opened 2017



### THE VARSITY

- 96 residential units
- Opened 2017



### THE DWIGHT

- 99 residential units
- Opened 2017



### 2067 UNIVERSITY

- 50 residential units
- Open 2024



### 2176 KITTREDGE

- 165 residential units
- Open 2024



### 2556 TELEGRAPH

- 22 residential units
- Opened 2023



### STRANDA HOUSE

- 21 residential units
- Opened 2017



### ACHESON COMMONS

- 205 residential units
- Opened 2022



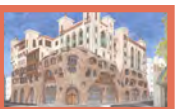
### 2274 SHATTUCK

- 239 residential units
- Proposed



### 2538-2542 DURANT

- 32 residential units
- Approved



### THE ENCLAVE

- 254 residential units
- Opened 2020



### GARDEN VILLAGE

- 84 residential units
- Opened 2017



### THE LAIR

- 40 residential units
- Open 2025



### 1752 SHATTUCK

- 68 residential units
- Proposed



### 1935 ADDISON

- 69 residential units
- Open



### 2420 SHATTUCK

- 132 residential units
- Proposed



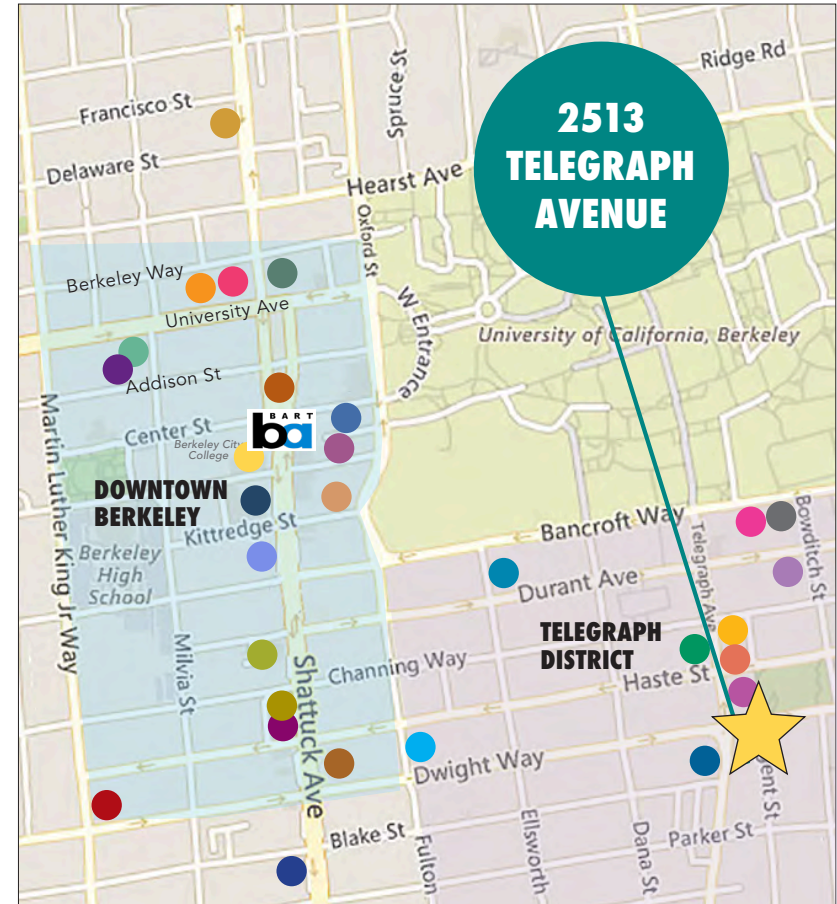
### THE STANDARD

- 330 Beds
- Open



### THE HUB

- 87 residential units
- Open





- Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors
- Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings
- Leading directly to UC Berkeley campus, Telegraph is home to street fairs, annual music festivals
- Situated amidst TONS of student housing, including UC and private dorms. Several new housing development projects are in the works
- Close to numerous world-class theatre, arts, live music and sports venues
- Many hourly parking lots are in the area, **Visit [www.douglasparking.com](http://www.douglasparking.com)**
- The [Telegraph Business Improvement District](#) works to build a dynamic and inclusive community

### DEMOGRAPHICS

	1 MILE	3 MILE
Population	55,162	225,363
Households	20,383	95,927
Average HH Income	\$106,700	\$143,800
Daytime Employees	72,100	157,200

(Source: CoStar)



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.