

**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

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



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## 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

**VIBRANT  
TELEGRAPH  
DISTRICT  
LOCATION**

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



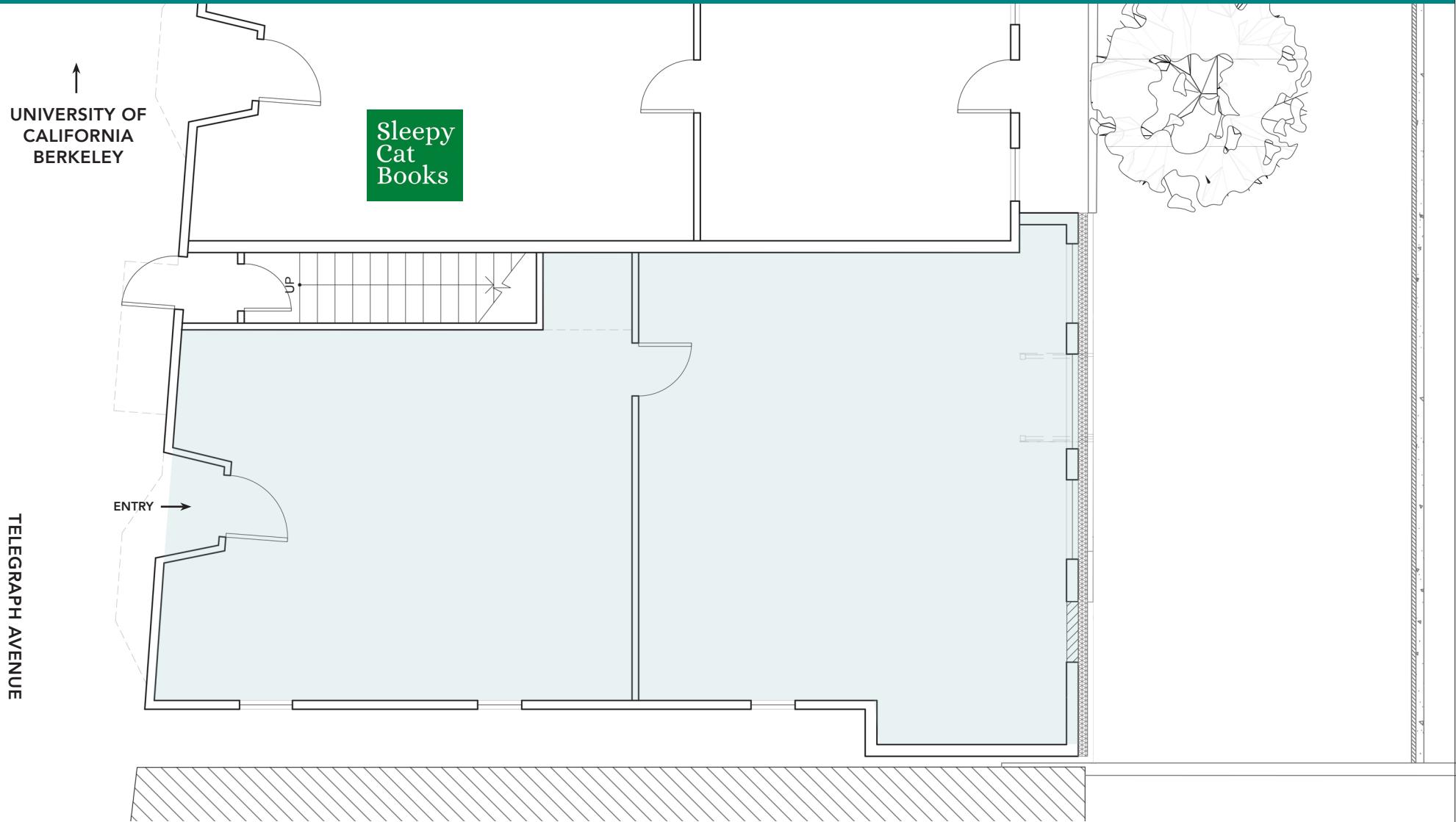
- Amid shops such as Walgreens, Amazon, Bear Basics, Bancroft Clothing, Games of Berkeley, 510 Skateboarding, and Moe's Books
- Nearby eateries include Mezzo, Chipotle, Cupcakin' Bake Shop, Sliver Pizzeria, Mezzo, Super Duper, Tacos Sinaloa, Cream, Gypsy's Trattoria, and Bongo Burger
- Near Telegraph-Channing 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





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





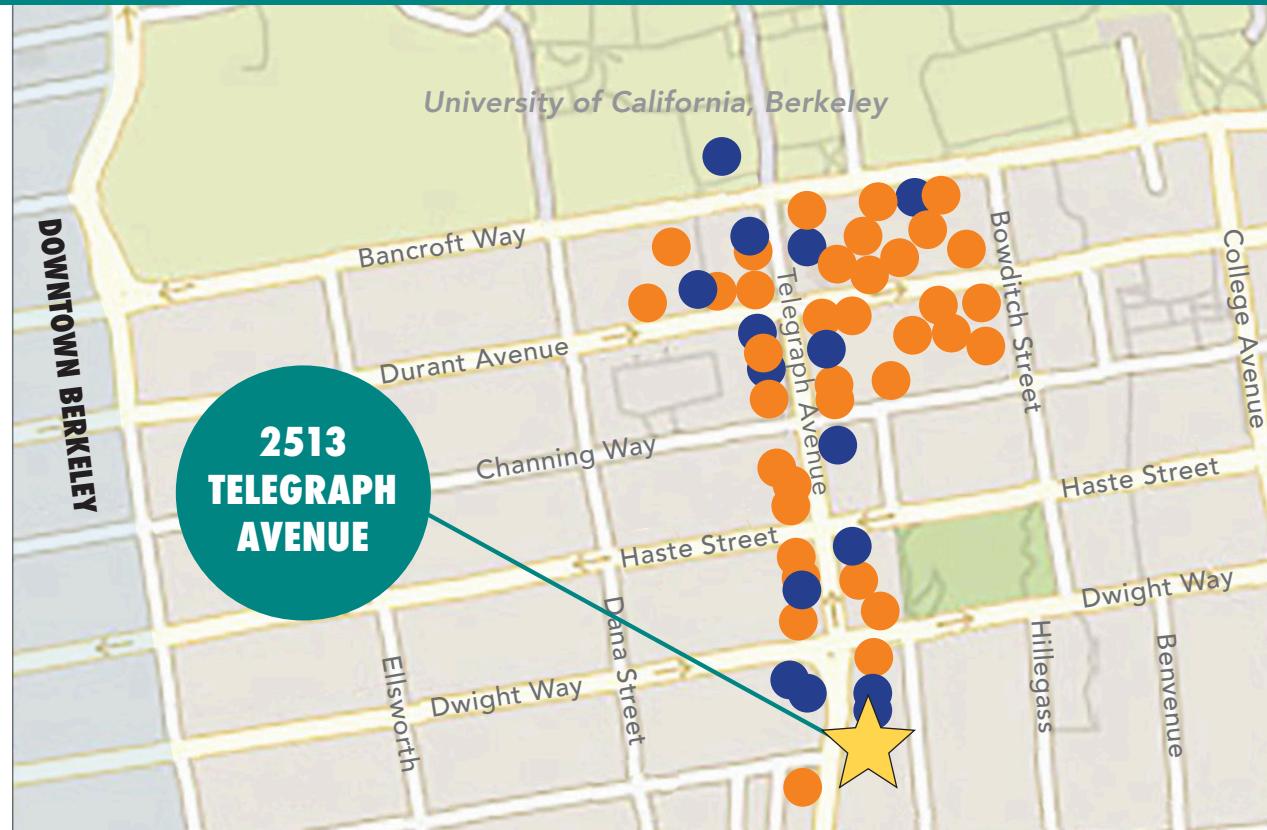
This drawing is intended to be used as an aid in planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

## RESTAURANTS, BARS AND CAFÉS

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

## RETAIL

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





### 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 KITTRIDGE

- 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 KITTRIDGE

- 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 KITTRIDGE

- 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



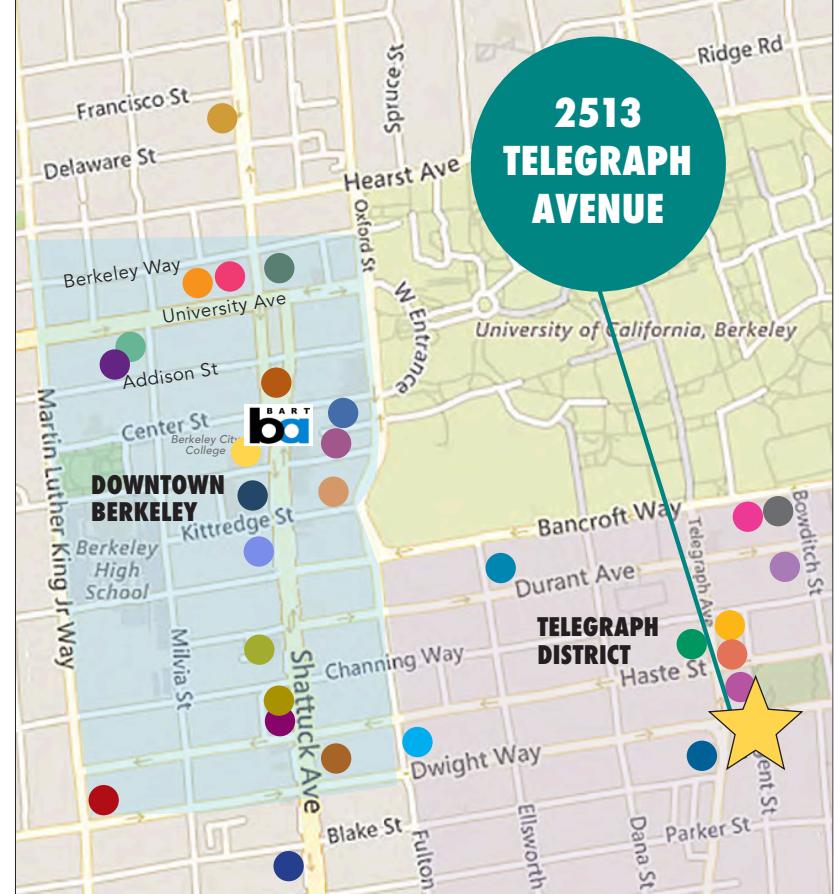
### 1752 SHATTUCK

- 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.