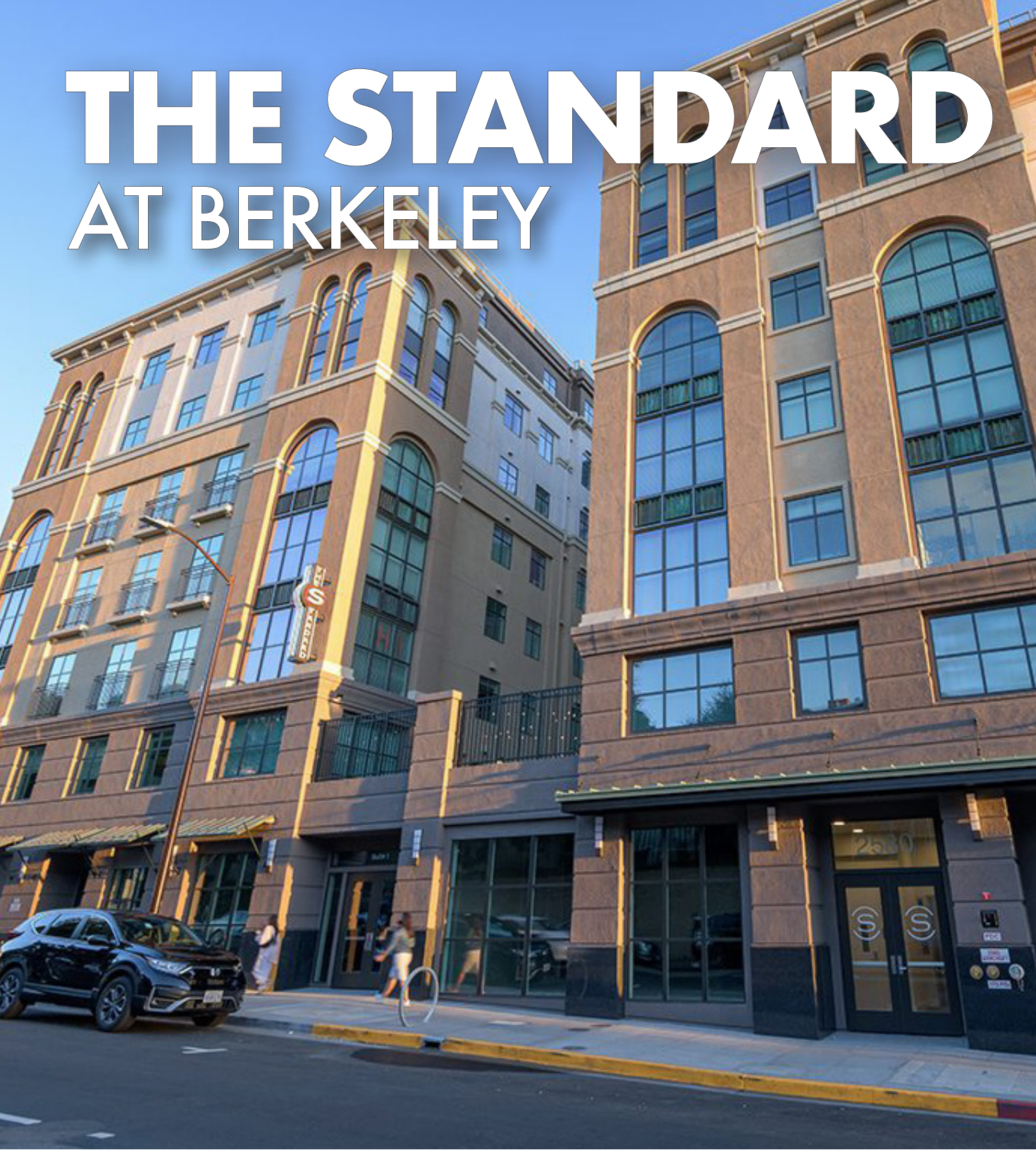


THE STANDARD AT BERKELEY



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LANDMARK
PROPERTIES

CHROMATA
RETAIL

ADDRESS 2580 Bancroft Way

AVAILABLE SPACE Retail 2 - 1,470 SF 2nd Gen Cafe/Restaurant
Retail 3 - 3,402 SF

RENTAL RATE Negotiable

NEIGHBORHOOD HIGHLIGHTS

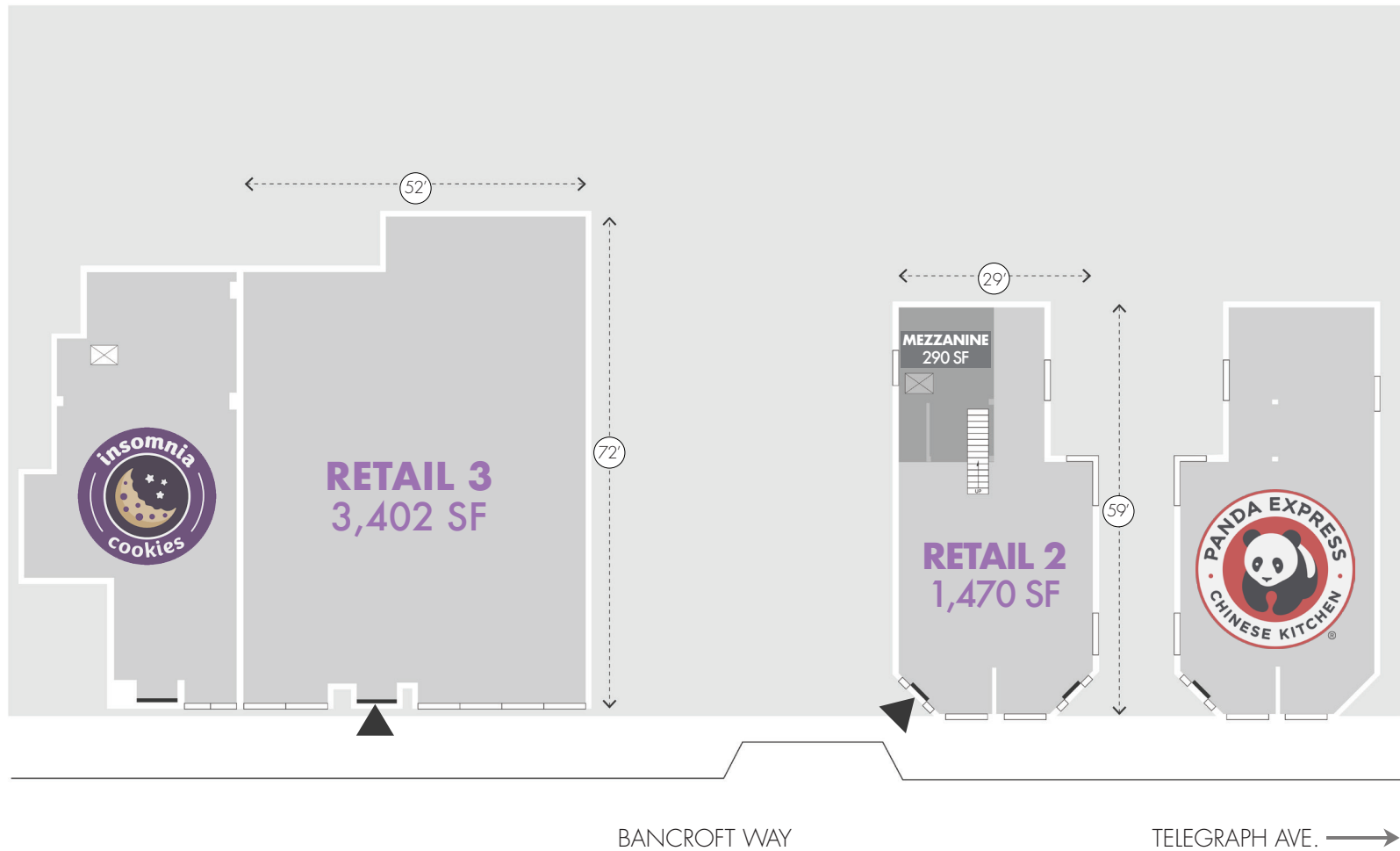
- Newer 8-story, 407-bed luxury student housing project directly across from UC Berkeley campus.
- Foot Traffic Counts: +/-2,500 pedestrians per hour half a block from project at Bancroft Way & Telegraph Ave.

(Source: City of Berkeley)

- Daily +/-57,637 Student & UC Berkeley employee customer base. Campus headcount of students, faculty and staff projected to grow to 62,090 by 2023 School Year.
- 436 Public parking spaces within one block (Telegraph Channing Garage).

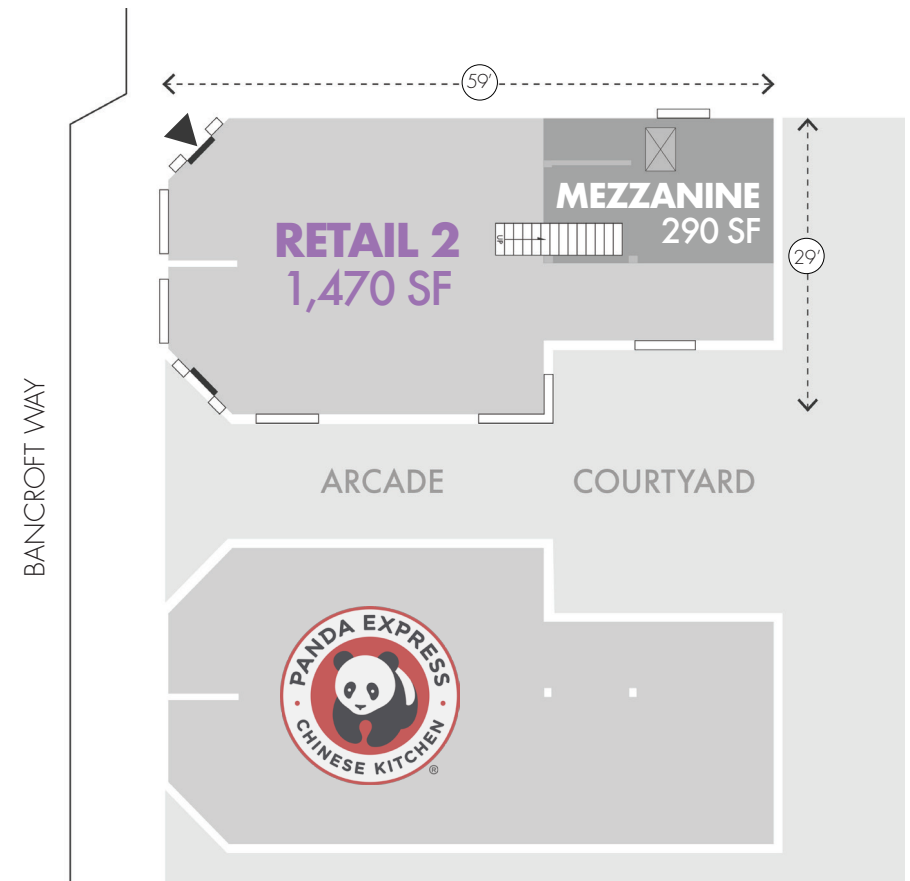


SITE PLAN



RETAIL 2

- 1,470 SF + 290 SF 2nd floor Mezzanine
- High Ceiling - 18 feet
- Power – 400 amp service 120V/208V, 3-phase
- Venting Available for Type 1 hood
- Gas - 3" gas line at low pressure of 1,799 CFH
- Water - 1" water line stub
- Sewer - One (1) 4" sanitary waste line stub



- ▶ Entrance, Main
- ⊠ Grease Duct

RETAIL 3

- 3,402 SF
- Ceiling Height - 10 ft-11 in.
- Power – 600 amp service 120V/208V, 3-phase
- Venting Available for Type 1 hood
- Gas - 2.5" gas line at low pressure of 1,799 CFH
- Water - 1.5" water line stub
- Sewer - One (1) 4" sanitary waste line stub
- Grease Interceptor - Location for 1,500-gallon grease interceptor by Tenant



RETAIL & RESTAURANTS

- Apothecarium
- Chipotle
- Super Duper Burgers
- Chase Bank
- CREAM
- Nippon Curry
- Sliver Pizza
- Caffe Strada
- Raleigh's Pub
- Poke Bar
- Yi Fang
- Sheng Kee
- Bancroft Clothing
- Koja Kitchen
- Peets Coffee
- Mezzo
- Romeo's Coffee
- Amoeba
- Moe's Books
- Insomnia Cookies
- EveryTable
- Curry Pizza House
- TKK Fried Kitchen
- Bank of America
- Chicha San Chen
- Qargo Coffee
- Rasputin Music
- Wow Wow Lemonade Stand
- Mosaic Boulders
- Cali's Sports Bar & Kitchen
- Champions Curry
- Noodle Dynasty
- Bagel Street Cafe





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