

STONEFIRE BERKELEY 2010 MILVIA ST. - DOWNTOWN BERKELEY

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STONEFIRE BERKELEY 98 Residential Units



RETAIL 5,402 SF

SPENDING POWER \$4.5B (Palo Alto \$2.97B, Walnut Creek \$2.07B)



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MEDIAN INCOME \$97K

UC BERKELEY 169,757 Population of Students & Staff



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STARTUPS 170 New and Innovative Businesses



HOTEL ROOMS 599 Rooms



RESTAURANTS 150 Restaurants

ANNUAL VISITORS



DT EMPLOYEES



BART 11K Weekly Riders



PARKING 6,174 spaces



BIKE SCORE 96 Biker's Paradise

WALK SCORE 97 Walkers Paradise Located in the heart of Downtown Berkeley and two blocks from campus, this location is both the primary destination for DT Berkeley's lunchtime crowd (with some of the highest foot traffic counts in the San Francisco Bay Area) and the epicenter of the city's nightlife. Within a one block radius of Stonefire Berkeley we see a dynamic mix of local, regional, national and international restaurant and retail brands surrounded by major regional arts and entertainment destinations such Berkeley Rep and The UC Theater.

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ADDRESS 2010 Miliva Street

AVAILABLE SPACE Suite 101: 1,170 SF Suite 103: 1,527 SF Suite 106: 1,520 SF

RENTAL RATE Negotiable

LOCATION HIGHLIGHTS

• Stonefire Berkeley located on the corner of University Ave & Milvia St is a newer 8-story, 98-unit mixed-use project located in the heart of Downtown Berkeley and within a block of a number of Berkeley's most popular restaurants and entertainment venues

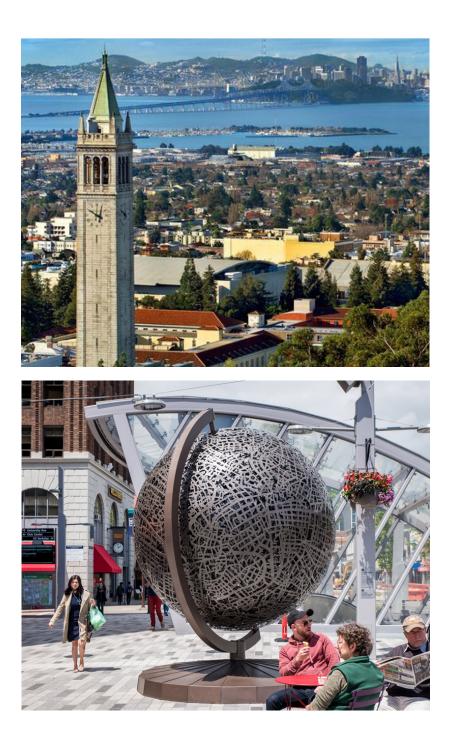
• Downtown Berkeley is a regional destination for food, entertainment and the arts with over 150 restaurants, cafes, bars and entertainment venues with over 2 million annual theater and cinema patrons.

• 2 blocks from the UC Berkeley campus and the new 311-room Residence Inn by Marriott. Two blocks from 720 parking spaces at the new Center Street Garage & DT Berkeley's BART station.

• Neighborhood destinations include Berkeley Repertory Theatre, Freight & Salvage, UC Theatre, Rose Pizzeria, The Butcher's Son Vegan Delicatessen and Comal, all within one block.

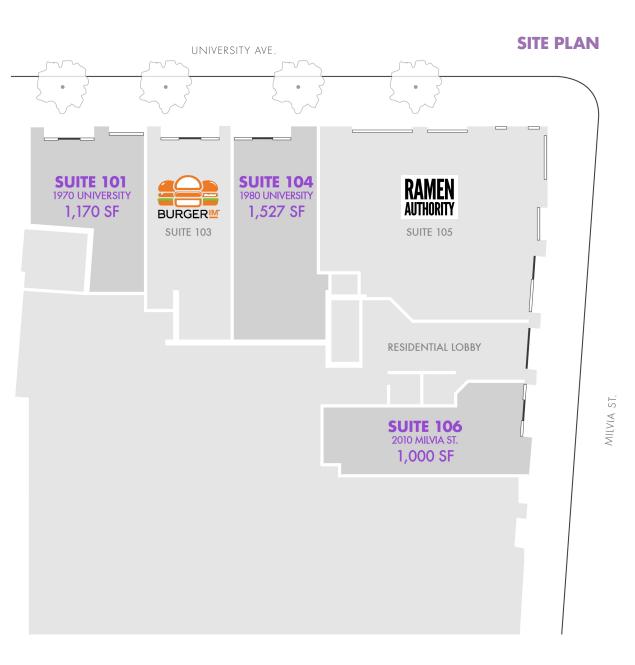
• Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B).

• 69,757 UC Berkeley population of students & staff projected to grow.



SPECS

- Cold shell delivery with competitive tenant improvement allowance
- Venting available for Suite 101 Suites 103 & 106: Non-vented
- Ceiling heights: 15'
- Electrical: 200 Amp, 480/277V 3 phase
- Gas: One separately metered gas line with a total capacity of 1000 MBH
- Water: One 1 1/2" domestic water line stubbed to Premise, tenant responsible for water meter.
- Sewer: 4" Sanitary sewer drain





RETAIL & RESTAURANTS

Cafe de Casa (coming soon) Palmetto Superfoods (coming soon) Cholita Linda Sizzling Lunch Comal Restaurant The Butcher's Son Triple Rock Brewing Marugame Udon Berkeley Social Club Eureka! Jupiter Pizza & Beer Revival Bar + Kitchen Blue Bottle Coffee Tane Vegan Izakaya Milkbomb Ice Cream Charles Schwab Fidelity UC Berkeley Extension Masa Ramen Bistro Udupi Palace Rojbas Mediterranean Grill Ippuku

Ippudo Ramen Oasis Grill Asha Tea House Tender Greens Chocolaterie Rose Pizzeria Sweetgreen Citibank Target Chipotle Peet's Sliver Nick the Greek Teaspoon Anja's Trader loes CvcleBar BurgerIM Ramen Authority Kinda Izakaya Desert & Spice

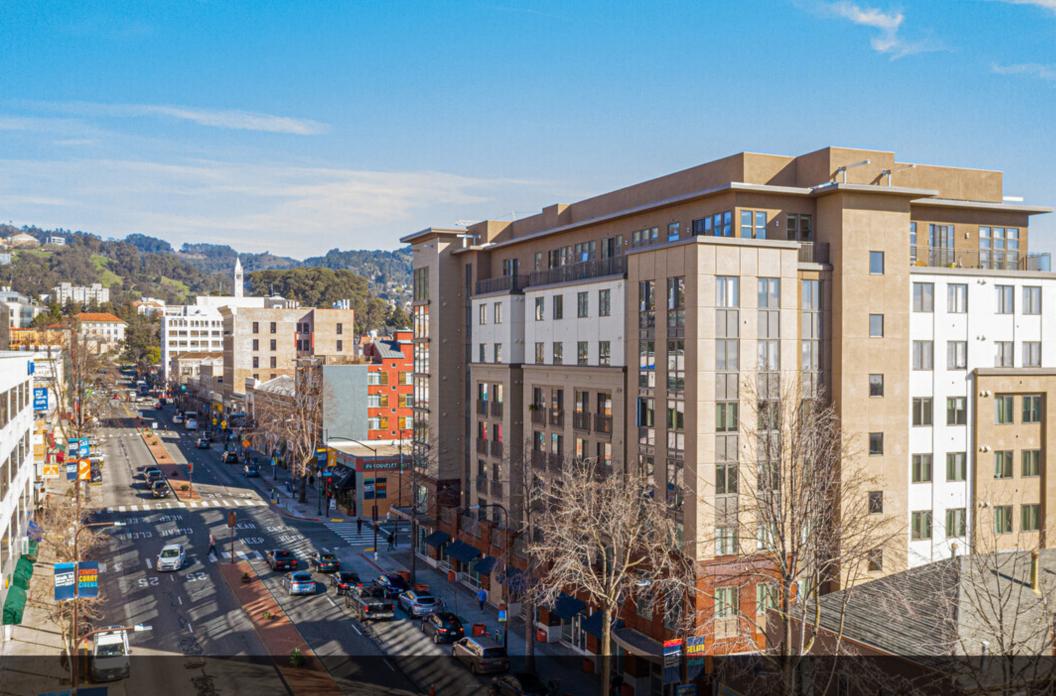
ENTERTAINMENT

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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PROPERTIES