



STONEFIRE BERKELEY

2010 MILVIA ST. - DOWNTOWN BERKELEY

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CHROMATA
RETAIL

LANDMARK
PROPERTIES



STONEFIRE BERKELEY

98 Residential Units



RETAIL

5,402 SF



SPENDING POWER

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



MEDIAN INCOME

\$97K



UC BERKELEY

169,757 Population of Students & Staff



STARTUPS

170 New and Innovative Businesses



HOTEL ROOMS

599 Rooms



RESTAURANTS

150 Restaurants



ANNUAL VISITORS

2.2M



DT EMPLOYEES

15K



BART

11K Weekly Riders



PARKING

6,174 spaces



BIKE SCORE

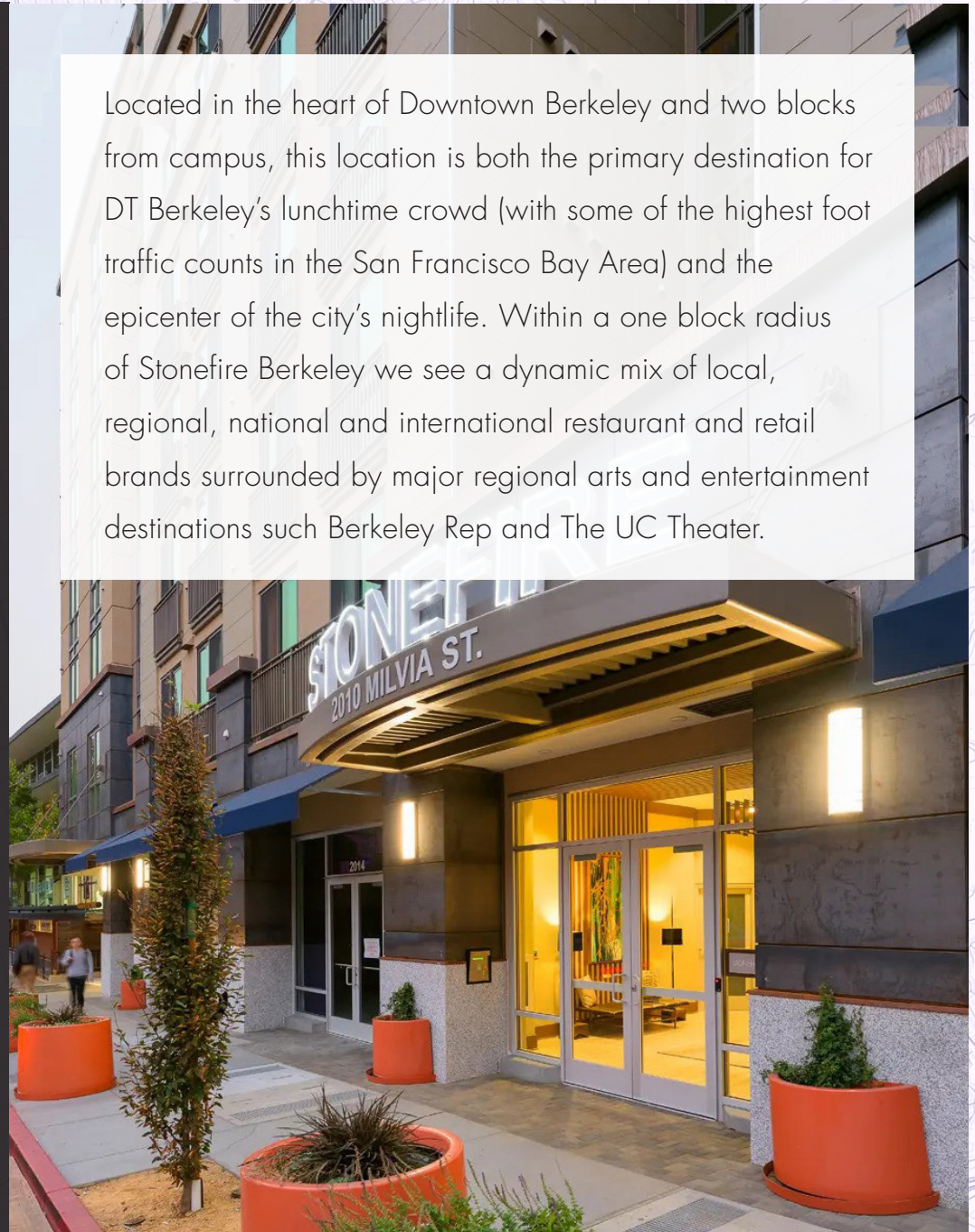
96 Biker's Paradise



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.



ADDRESS 2010 Miliva Street

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

RENTAL RATE Negotiable

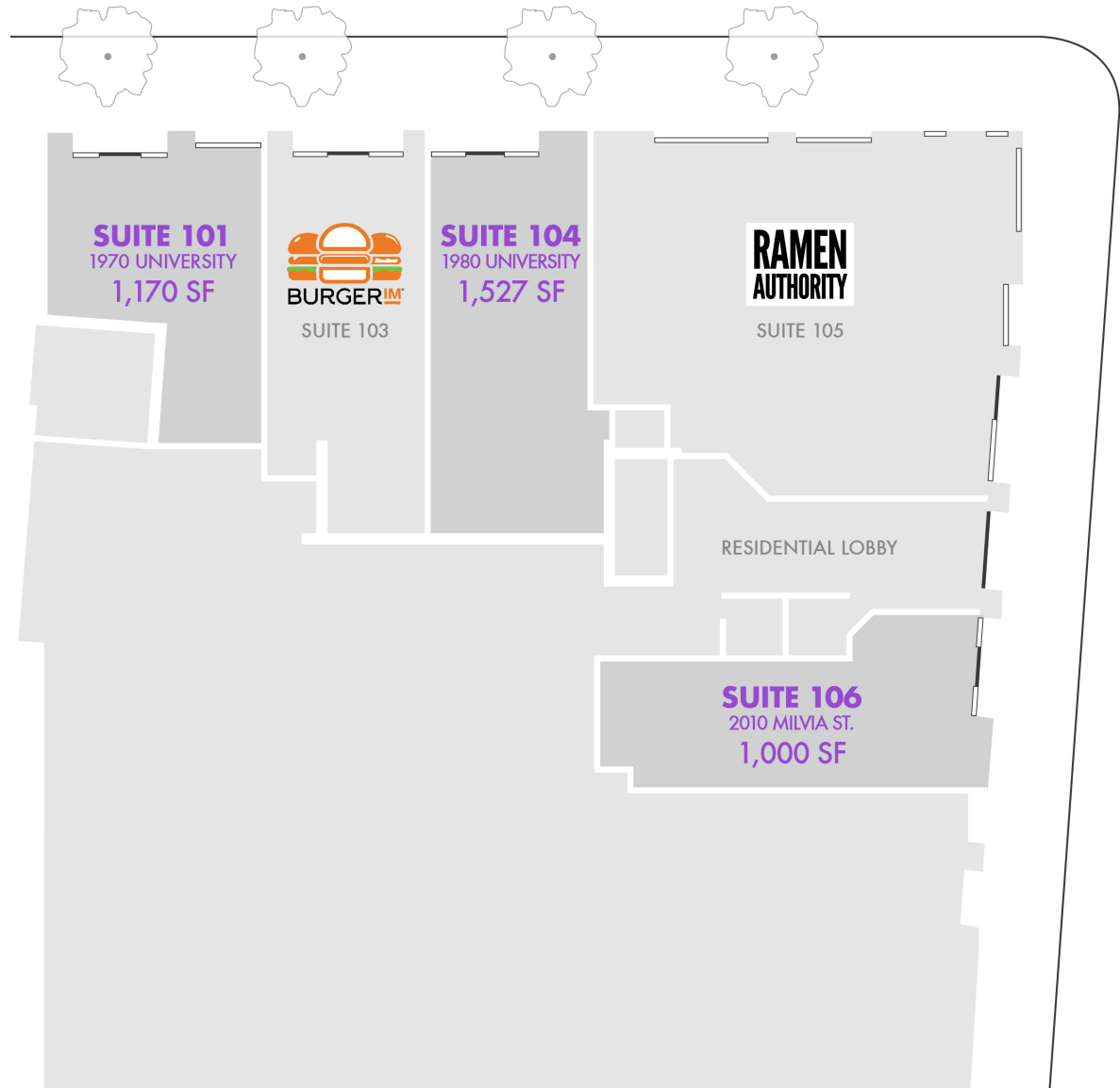
LOCATION HIGHLIGHTS

- 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.



SITE PLAN

UNIVERSITY AVE.



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



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