

AQUATIC

FOURTH STREET, BERKELEY



John Polyzoides

510-495-4018

john@chromataRE.com

DRE Lic # 01942201

CHROMATA
RETAIL

ADDRESS 2015 Fourth Street

AVAILABLE SPACE 2,492 SF

RENTAL RATE Negotiable

NEIGHBORHOOD HIGHLIGHTS

- Fourth Street Berkeley is one of the Bay Area's premier retail neighborhoods. An upscale, vibrant and eclectic mix of one-of-a kind entrepreneurs and best-in-class regional and national brands, including Apple, Sephora, CB2, Warby Parker, Anthropologie & Lululemon.
- The Aquatic represents the continuation of Fourth Street's organic growth south of University Ave, co-tenancy with Great Notion Brewing, SOL Physical Therapy & IVX Health. Across from Rims & Goggles, Keter Salon, Roberts Hot Tubs, and more.
- 76 on-site retail parking spaces with ample public parking in the neighborhood.
- 258 residential units onsite with an additional 370 units within one block.
- Adjacent to the Berkeley Commons and The Lab, two new life sciences campus developments totalling 820,000 sf.
- Excellent exposure and accessibility from I-880 and University Avenue ramp
Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B).
- Close proximity to major employers such as Pixar, Bayer & UC Berkeley.



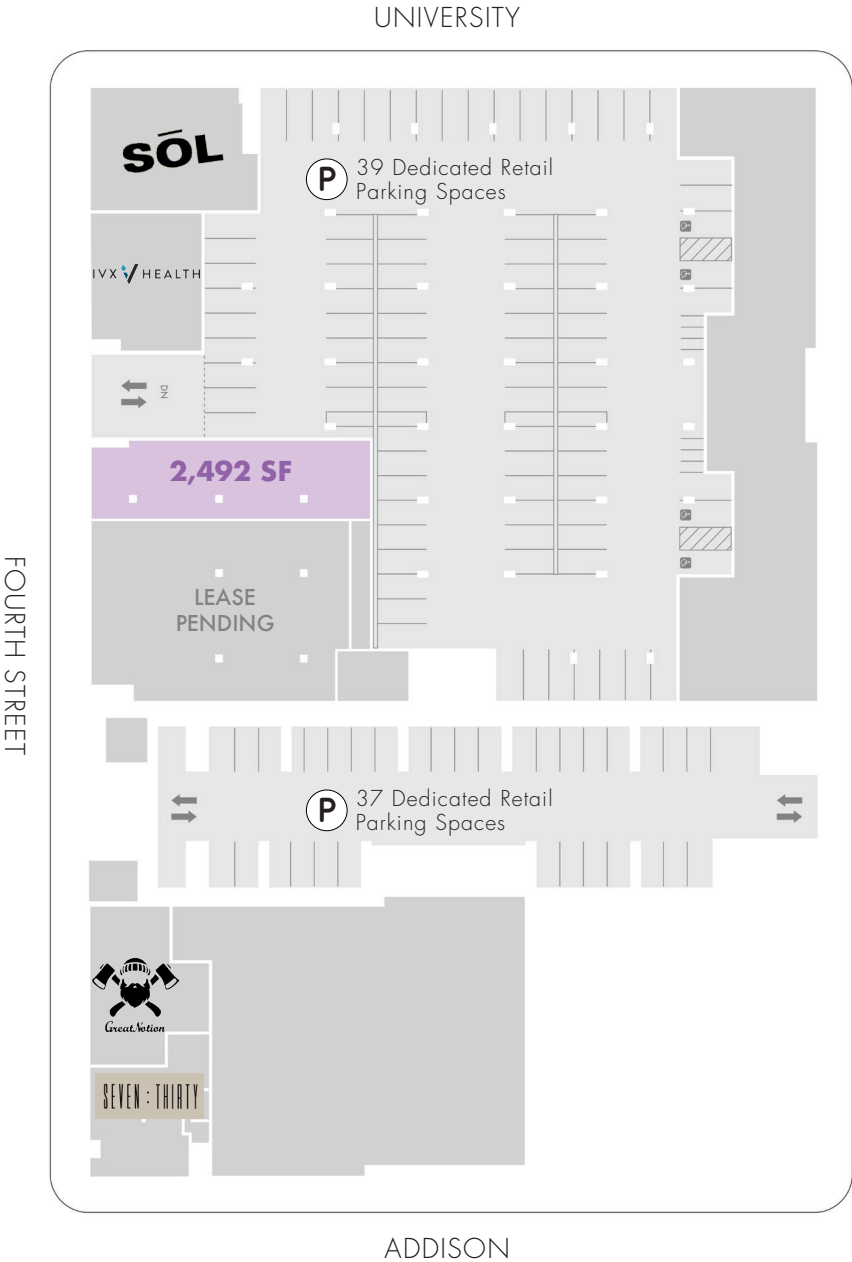


Berkeley
Commons

Just a five minute walk from the Aquatic, two major life sciences campuses are under construction that will bring a new vitality & workforce community to the area. With a combined 820,000 square feet of new lab and office space, these developments will house thousands of jobs and revive greenspace and bike and pedestrian pathways.

Berkeley Commons

SITE PLAN



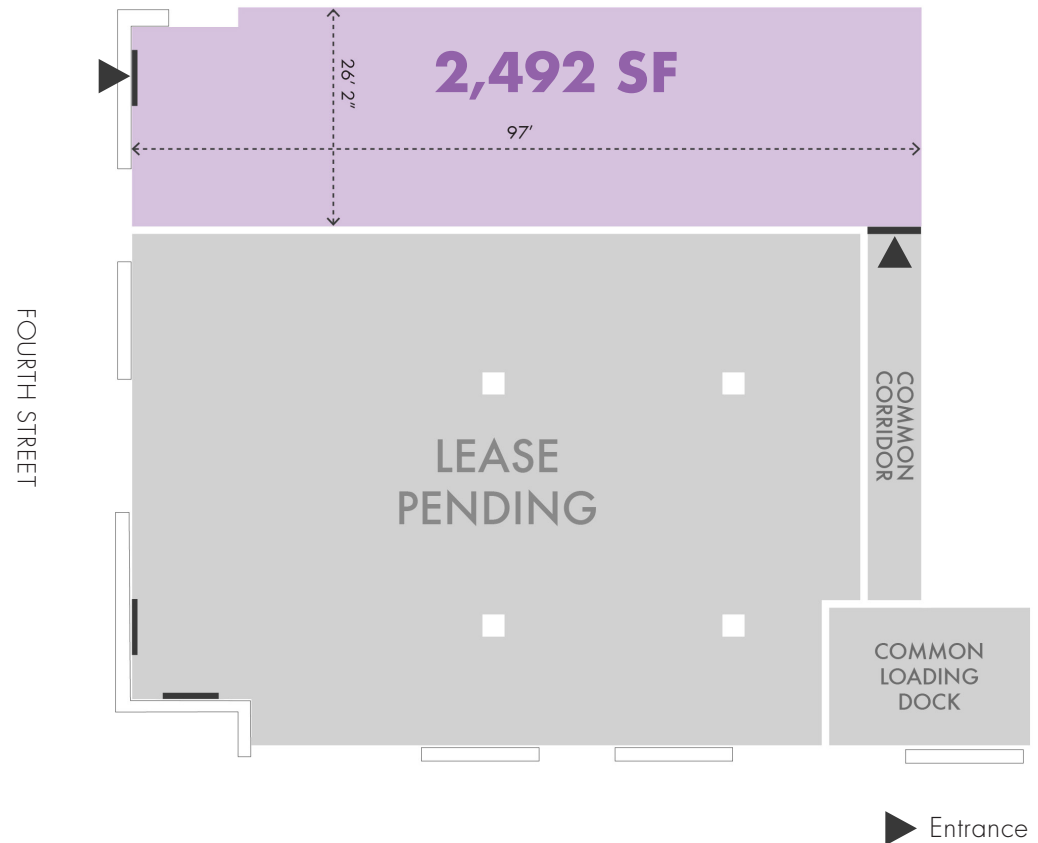


ADDRESS 2015 Fourth Street

AVAILABLE SPACE 2,492 SF

SPECS

- Power - 400 amp service, 120/208v, 3 phase
- Gas - 2" with 2.6 mill BTU capacity
- Water - 2" water main
- Sewer - 4" grease waste & 6" non-grease waste with 7.98' invert
- HVAC - 1 ton per 275 SF
- Grease Interceptor - gravity fed unit in surface parking lot, 1,200 gallon capacity
- Venting plenums - two (2) locations: 1 – 63" x 15" and 1 – 55" x 12"
- Ceiling height - 16 feet



RETAIL & RESTAURANTS

Anthropologie	Viks Chaat
Apple	Zut!
Athleta	Tacubaya
Oceanview Diner	Dumpling Time
CB2	Le Labo
Lululemon	Nike
Sol Physical Therapy	Vans
TopDrawer	Modern Animal
Warby Parker	Jo Malone London
Takara Sake USA	IVX Health
Cotopaxi	American Giant
Roark	Aveda
Madewell	Design Within Reach
Vuori	

+ RESIDENTIAL

Aquatic Fourth Street - 258 Units
Avalon - 93 Units
Fourth & U - 171 Units





John Polyzoides
510-495-4018
john@chromataRE.com
DRE Lic # 01942201

CHROMATA
RETAIL