

FOR LEASE

# 2010 SHATTUCK AVENUE

Berkeley, CA 94704



*Exclusively Listed by*

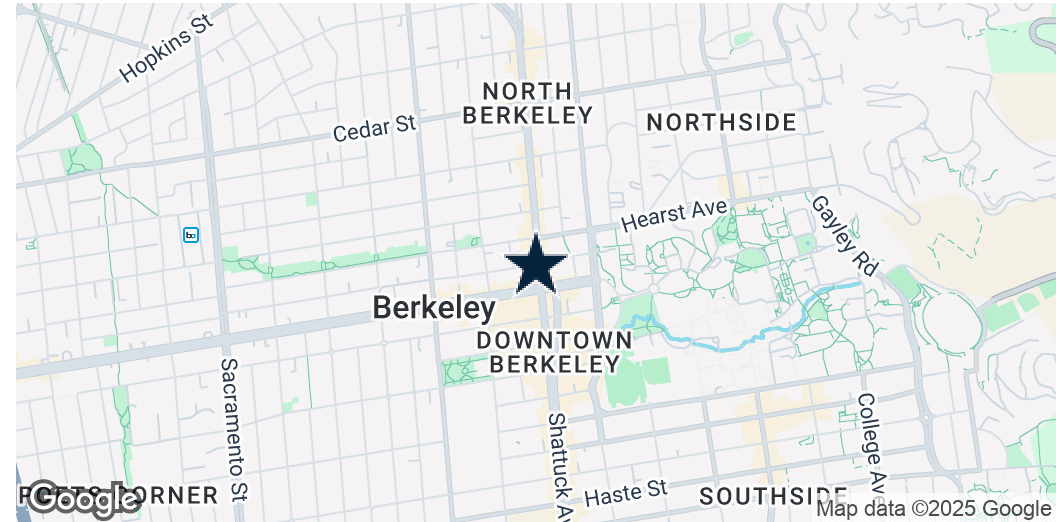
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### OFFERING SUMMARY

Lease Rate:	\$3.75 SF/month (Gross)
Building Size:	13,194 SF
Available SF:	2,215 SF

### PROPERTY OVERVIEW

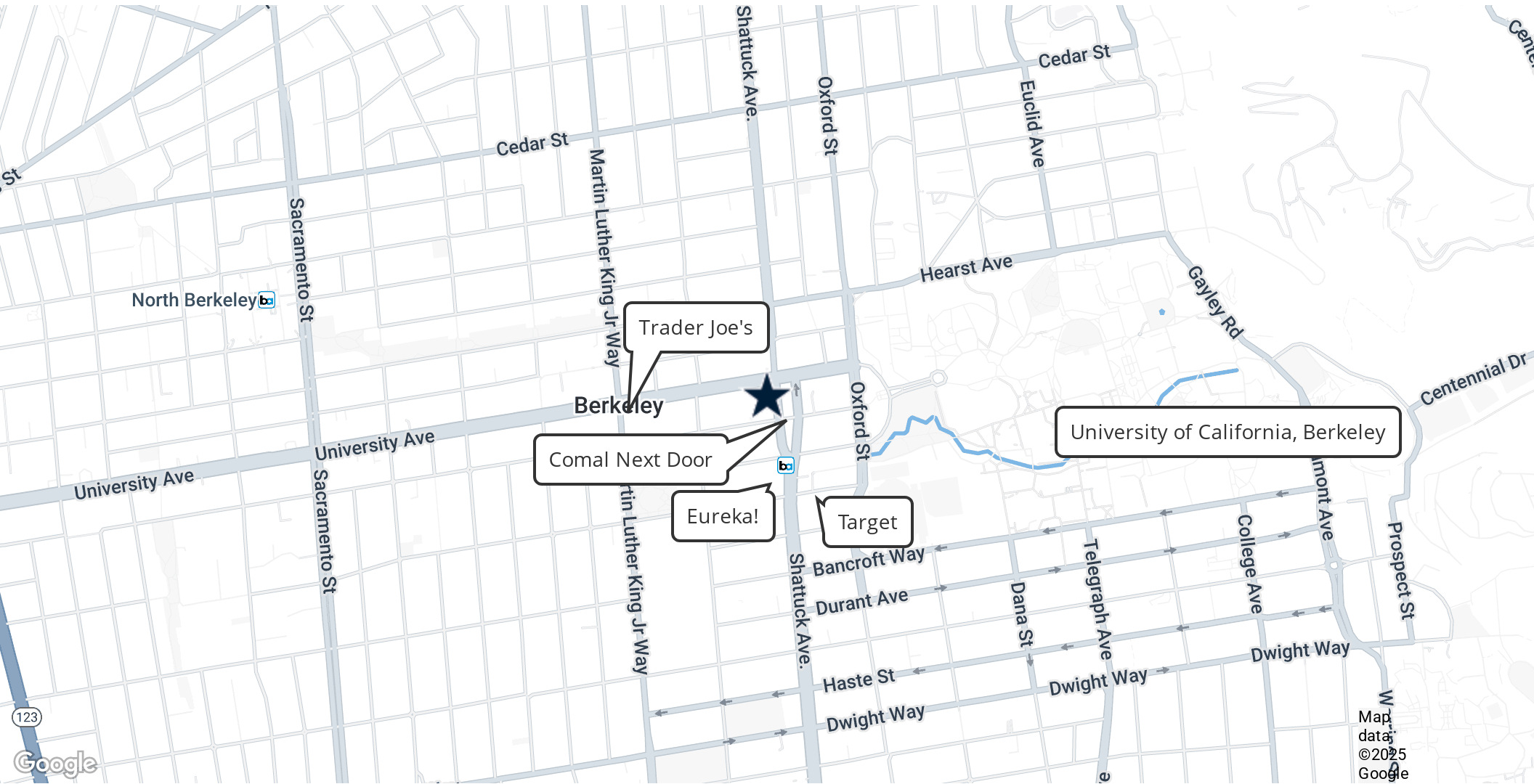
High Profile Retail Space in Downtown Berkeley near campus. Space features a security gate, large retail floor, mezzanine, access to rear trash area, high ceilings, and great signage opportunity. Ground floor is 2,215, mezzanine is 529 square feet and not included in the rentable square footage.

### PROPERTY HIGHLIGHTS

- High Profile Retail Space
- Mezzanine
- High Ceilings
- Large Retail Floor
- Security Gate



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**LCB**  
ASSOCIATES



## 2010 Shattuck Avenue Berkeley, CA 94704

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,468	14,161	58,922
Average Age	34	34	34
Average Age (Male)	33	34	34
Average Age (Female)	34	34	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,582	6,168	21,506
# of Persons per HH	2.2	2.3	2.7
Average HH Income	\$88,236	\$104,599	\$118,220
Average House Value	\$932,723	\$1,217,652	\$1,225,293

Demographics data derived from AlphaMap

