

ACE BERKELEY

1951 SHATTUCK - DOWNTOWN BERKELEY

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CHROMATA
RETAIL



GROSVENOR





1951 SHATTUCK

163 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 adjacent to 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 1951 Shattuck we see a dynamic mix of local, regional, national and international restaurant and retail brands surrounded by major regional arts and entertainment destinations such as Berkeley Rep and The UC Theater.



ADDRESS

1951 Shattuck Avenue

AVAIL. SPACE

Retail 1: 2,965 square feet

Retail 2: 1,292 square feet

RENTAL RATE

Negotiable

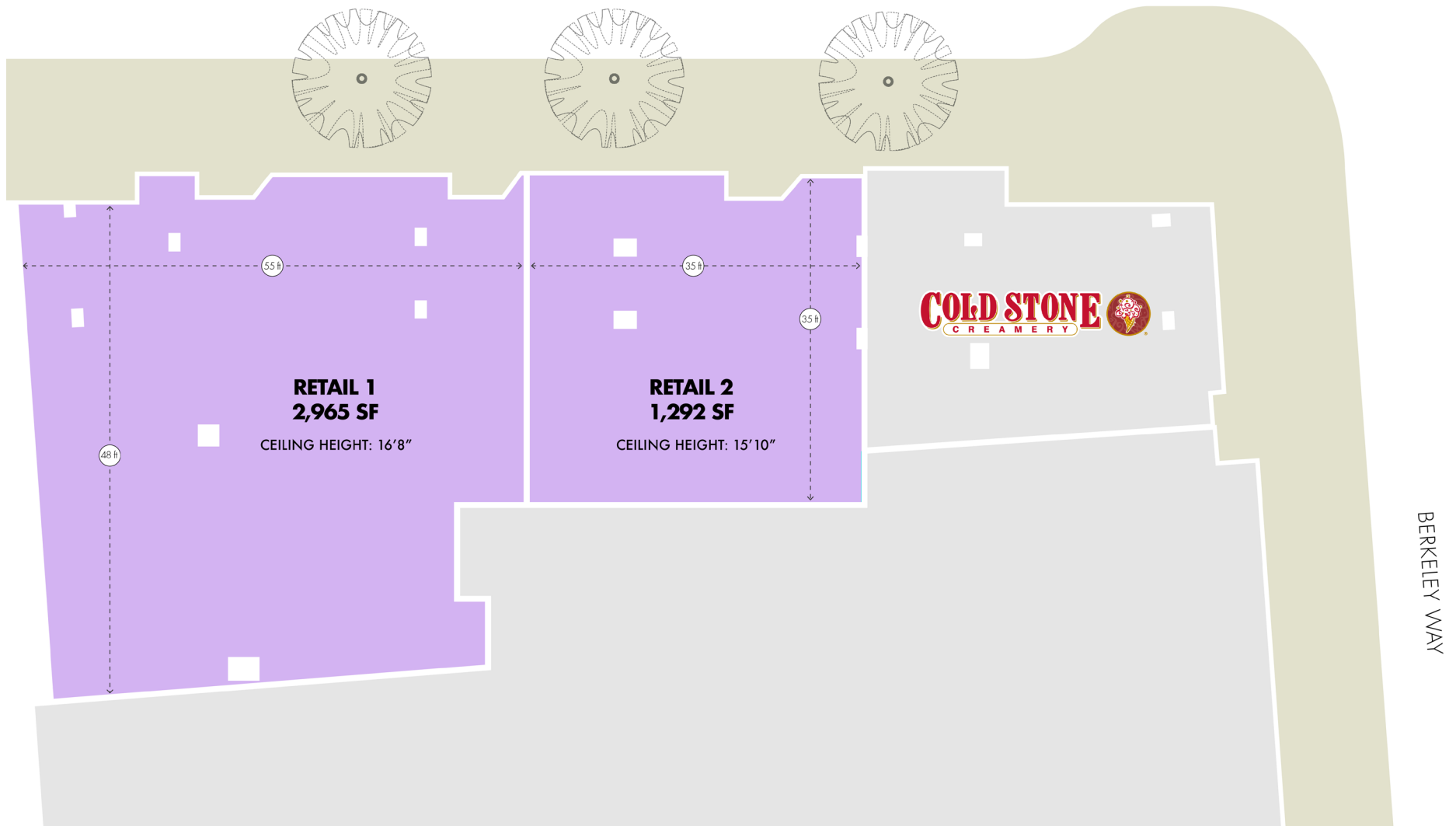
LOCATION HIGHLIGHTS

- 1951 Shattuck is a new 12-story, 163-unit mixed-use project located in the heart of Downtown Berkeley and within a mile of Alice Waters' Chez Panisse and North Berkeley's Cali-cuisine culinary hub.
- 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.
- 1 block 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, 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

SHATTUCK AVENUE



RETAIL & RESTAURANTS

Angeline's Louisiana Kitchen	Spats
Little Plearn Thai Kitchen	The Noodle
Shake Shack (coming soon)	Tsuruya
Palmetto Superfoods (coming soon)	Ippudo Ramen
Sightglass Coffee (coming soon)	Kura Sushi
Coldstone Creamery (coming soon)	Gather
Cholita Linda	Asha Tea House
Sizzling Lunch	Tender Greens
Comal Restaurant	Milkbomb Ice Cream
The Butcher's Son	Rose Pizzeria
Triple Rock Brewing	Sweetgreen
Marugame Udon	Citibank
Mendocino Farms (coming soon)	Target
Berkeley Social Club	Chipotle
Eureka!	Sliver
Jupiter Pizza & Beer	Half Price Books
Revival Bar + Kitchen	Nick the Greek
Cornerstone Craft Beer & Live Music	Teaspoon
La Note Restaurant	Ippuku
Blue Bottle Coffee	Chez Panisse
Tupper & Reed Cocktail Bar	Cheeseboard Collective
Berkeley Espresso	

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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