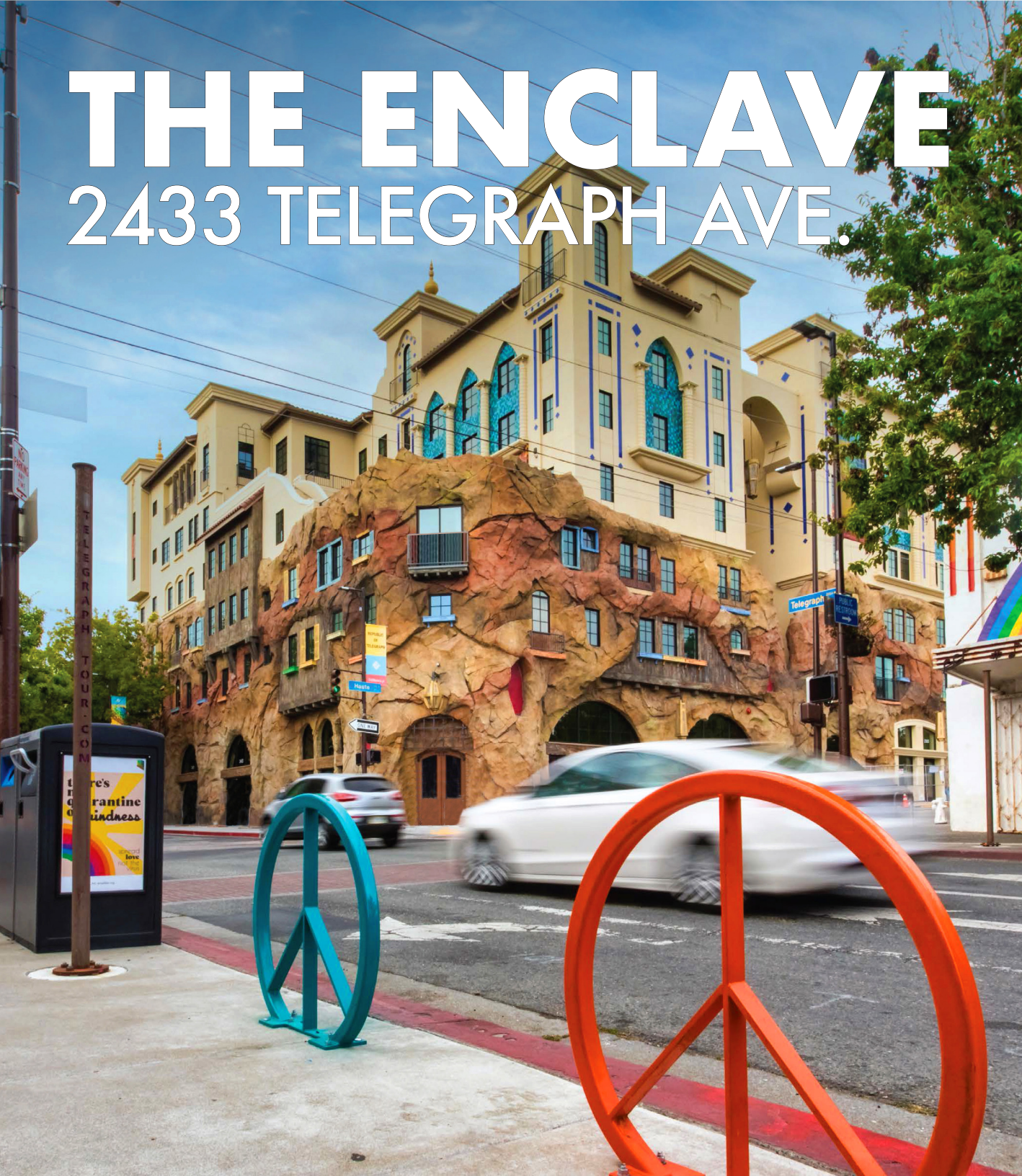


# THE ENCLAVE

2433 TELEGRAPH AVE.



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**CHROMATA**  
RETAIL



**ADDRESS** 2433 Telegraph Avenue

**AVAILABLE SPACE** 1,981 - 3,372 RSF

**RENTAL RATE** Negotiable

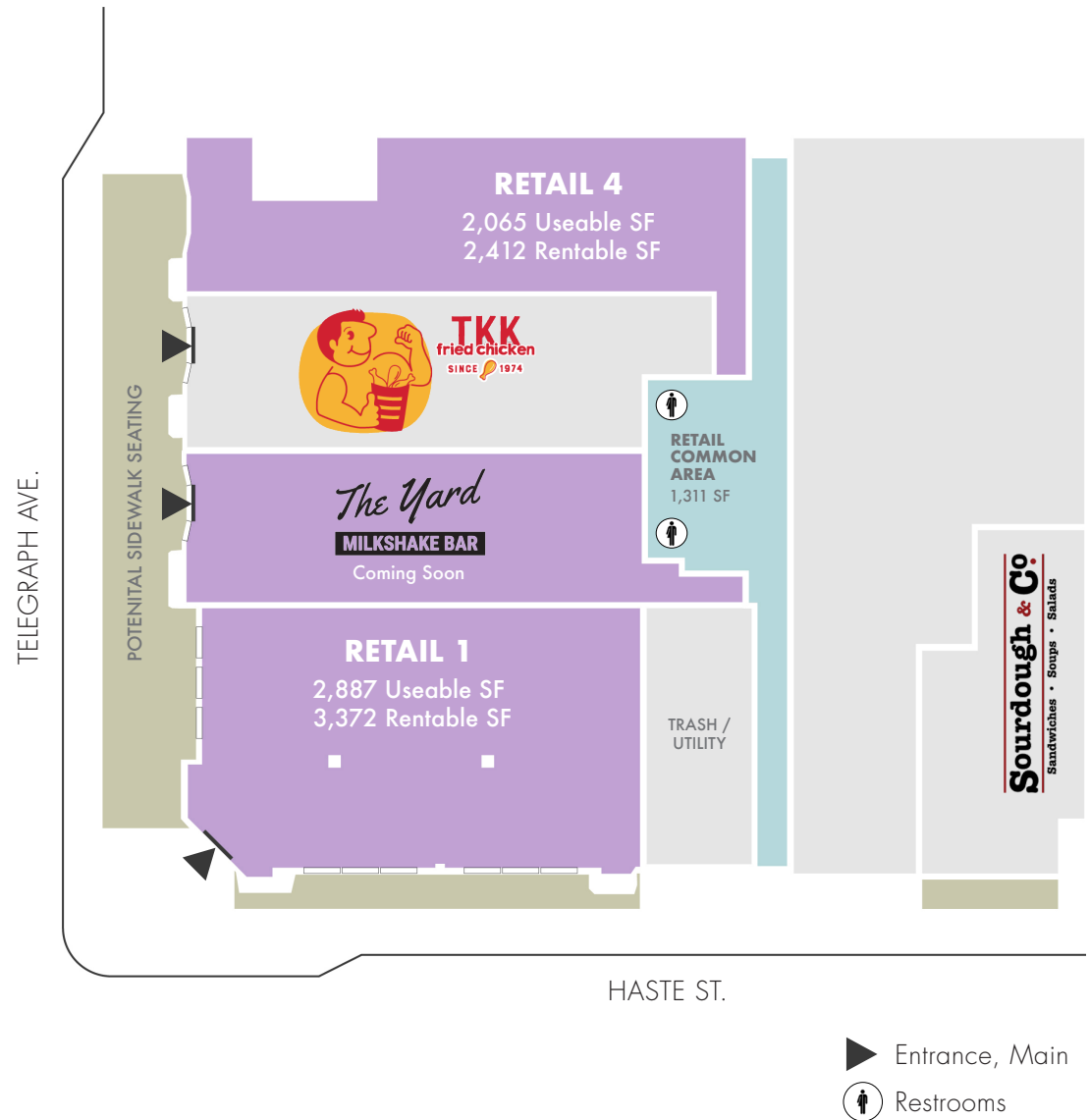
### NEIGHBORHOOD HIGHLIGHTS

- The Enclave Dormitory is a new 7-story, 55 unit mixed-use student housing project in the heart of Berkeley's Telegraph Avenue Retail District. The project houses 254 UC Berkeley students and includes 5 retail spaces.
- Heavy Telegraph Ave Foot Traffic Counts: +/-2,500 pedestrians per hour (Source: City of Berkeley).
- Daily +/-57,637 Student & UC Berkeley Employee Customer Base. Campus Headcount of Students, Faculty and Staff Projected to Grow to 62,090 by 2025 School Year.
- 436 Public Parking Spaces within One Block (Telegraph Channing Garage).



## SITE PLAN

- Retail 1 & 4 Available Now. Retail 1 is a high profile corner space with lots of light.
- Join TTK Fried Chicken, The Yard Milkshake Bar and Sourdough & Co.
- Potential for outdoor seating
- High Ceiling - 20 feet
- Power – 400 amp service 120V/208V, 3-phase
- Venting - Shaft to the roof for Type 1 restaurant
- Gas - 2" (7-10" WC @ 800 MBH capacity)
- Water - 1" water stub
- Sewer - 4" grease waste & 4" sanitary waste
- Grease Interceptor - Shared grease Trap capacity: 1,500 gallons



### RETAIL & RESTAURANTS

Apothecarium  
 Chipotle  
 Super Duper Burgers  
 Chase Bank  
 CREAM  
 Nippon Curry  
 Sliver Pizza  
 Caffè Strada  
 Bear's Lair Tavern  
 Raleigh's Pub  
 Poke Bar  
 Yi Fang  
 Sheng Kee  
 Bancroft Clothing  
 Koja Kitchen  
 Peets Coffee  
 Mezzo  
 Romeo's Coffee  
 Amoeba  
 Moe's Books  
 Insomnia Cookies  
 EveryTable  
 The Alley Boba  
 Curry Pizza House  
 TTK Fried Kitchen  
 The Yard Milkshake Bar (coming soon)  
 Bank of America  
 2nd STREET  
 Gargo Coffee  
 Rasputin Music  
 Wow Wow Lemonade Stand  
 Mosaic Boulders  
 Cali's Sports Bar & Kitchen  
 Champions Curry Noodle Dynasty  
 Bagel Street Cafe







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