

The U at California

1598 UNIVERSITY AVE. - BERKELEY

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CHROMATA
RETAIL

ADDRESS 1598 University Avenue

AVAILABLE SPACE

Suite 160: 701 SF	Suite 163: 658 SF
Suite 161: 1,067 SF	Suite 164: 993 SF
Suite 162: 669 SF	

RENTAL RATE Negotiable

PROPERTY HIGHLIGHTS

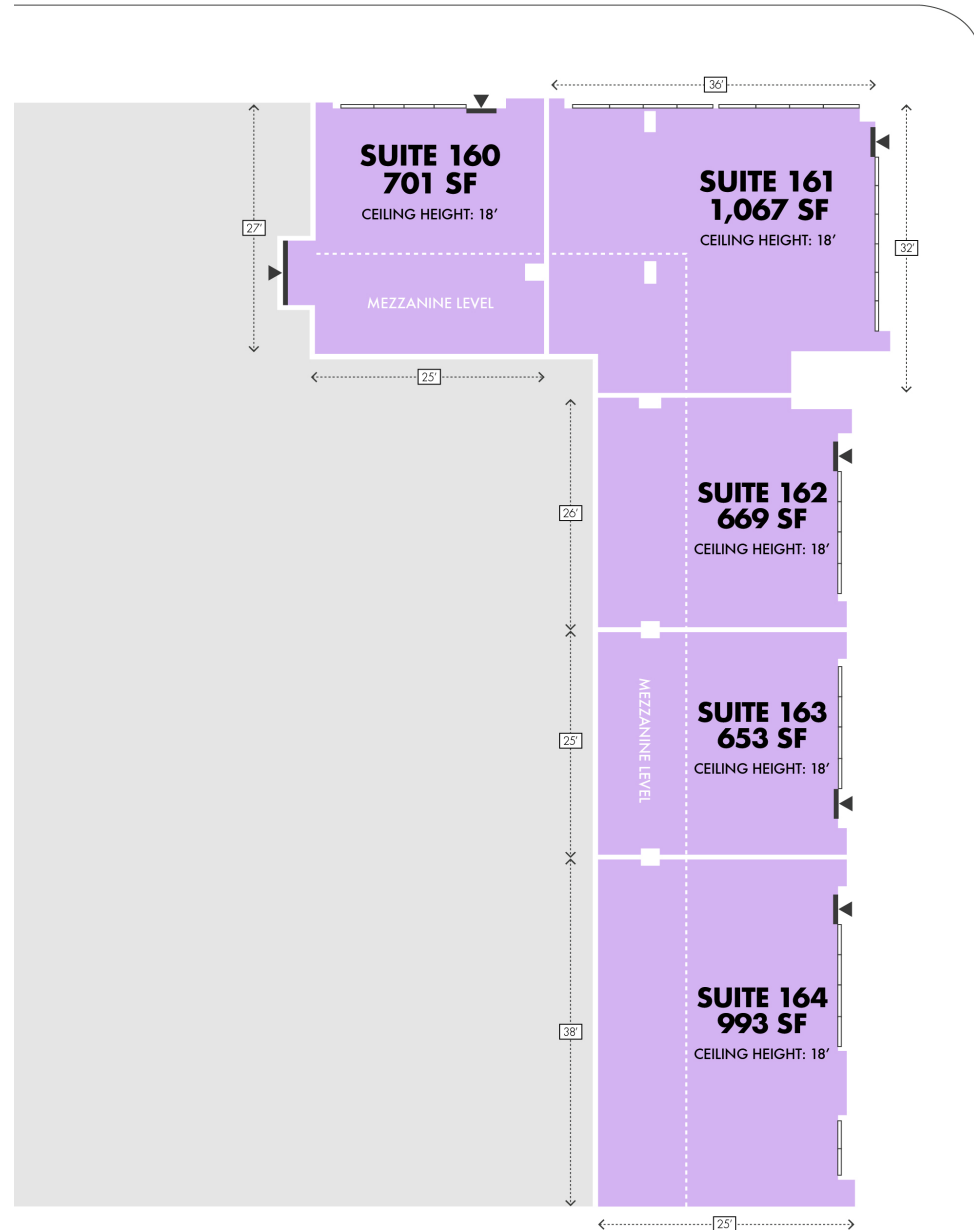
- The U at California is a new 8-story, 207 unit mixed-use project on the corner of University Ave & California St.
- 5 Retail spaces available, from 916 SF - 1,379 SF. All spaces include a mezzanine for office / storage.
- High-visibility retail located 0.8 miles from the UC Berkeley campus and just a few blocks from Downtown Berkeley.
- High-traffic and transit heavy University Ave is Berkeley's main thoroughfare to Downtown & the UC Berkeley campus.
- Excellent co-tenancy with BodyRok, Bageltopia, Three Stone Hearth, Target, Trader Joe's, Mike's Bikes & Nation's Giant Hamburgers all within 3 blocks.
- 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.
- Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B).



SITE PLAN



UNIVERSITY AVE.



CALIFORNIA ST.



RETAIL & RESTAURANTS

Angeline's Louisiana Kitchen
 Shake Shack (coming soon)
 Palmetto Superfoods (coming soon)
 Sightglass Coffee (coming soon)
 Coldstone Creamery (coming soon)
 Cholita Linda
 Sizzling Lunch
 Comal Restaurant
 The Butcher's Son
 Triple Rock Brewing
 Marugame Udon
 Mendocino Farms (coming soon)
 Berkeley Social Club

Blue Bottle Coffee
 Milkbomb Ice Cream
 Charles Schwab
 Fidelity
 UC Berkeley Extension
 Masa Ramen Bistro
 Udipi Palace
 Rojbas Mediterranean Grill
 Target
 Ledger's Liquor
 Aiden by Best Western
 Three Stone Hearth
 Ben Ben Hot Pot

Out of the Closet
 Berkeley Pole + Dance
 The Monkey House
 BODYROK
 Jaffa Coffee Roasters
 Nation's Giant Hamburgers & Great Pies
 Mike's Bikes
 Aikido of Berkeley
 7 Eleven
 Bageltopia
 Noor Indian Fusion Kitchen
 Fellini Coffeebar

Spats
 The Noodle
 Tsuruya
 Ippudo Ramen
 Kura Sushi
 Gather
 Asha Tea House
 Tender Greens
 Milkbomb Ice Cream
 Rose Pizzeria
 Sweetgreen

Citibank
 Target
 Half Price Books
 Nick the Greek
 Teaspoon
 Anja's
 Trader Joes
 CycleBar
 BurgerIM
 Sobo Ramen
 Kinda Izakaya
 Desert & Spice

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