

THE OVERTURE

1812 UNIVERSITY AVE. - BERKELEY



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CHROMATA
RETAIL



POPULATION

208,285



SPENDING POWER

\$4.5B (Palo Alto \$2.97B, Walnut Creek \$2.07B)



MEDIAN INCOME

\$104,286



MEDIAN AGE

35.9



UC BERKELEY

69,757 Population of Students & Staff



EMPLOYEES

144,135



STARTUPS

170 New and Innovative Businesses



HOTEL ROOMS

599 Rooms



RESTAURANTS

150 Restaurants



ANNUAL VISITORS

2.2M



BART

10,917 Daily Riders



PARKING

6,174 spaces



BIKE SCORE

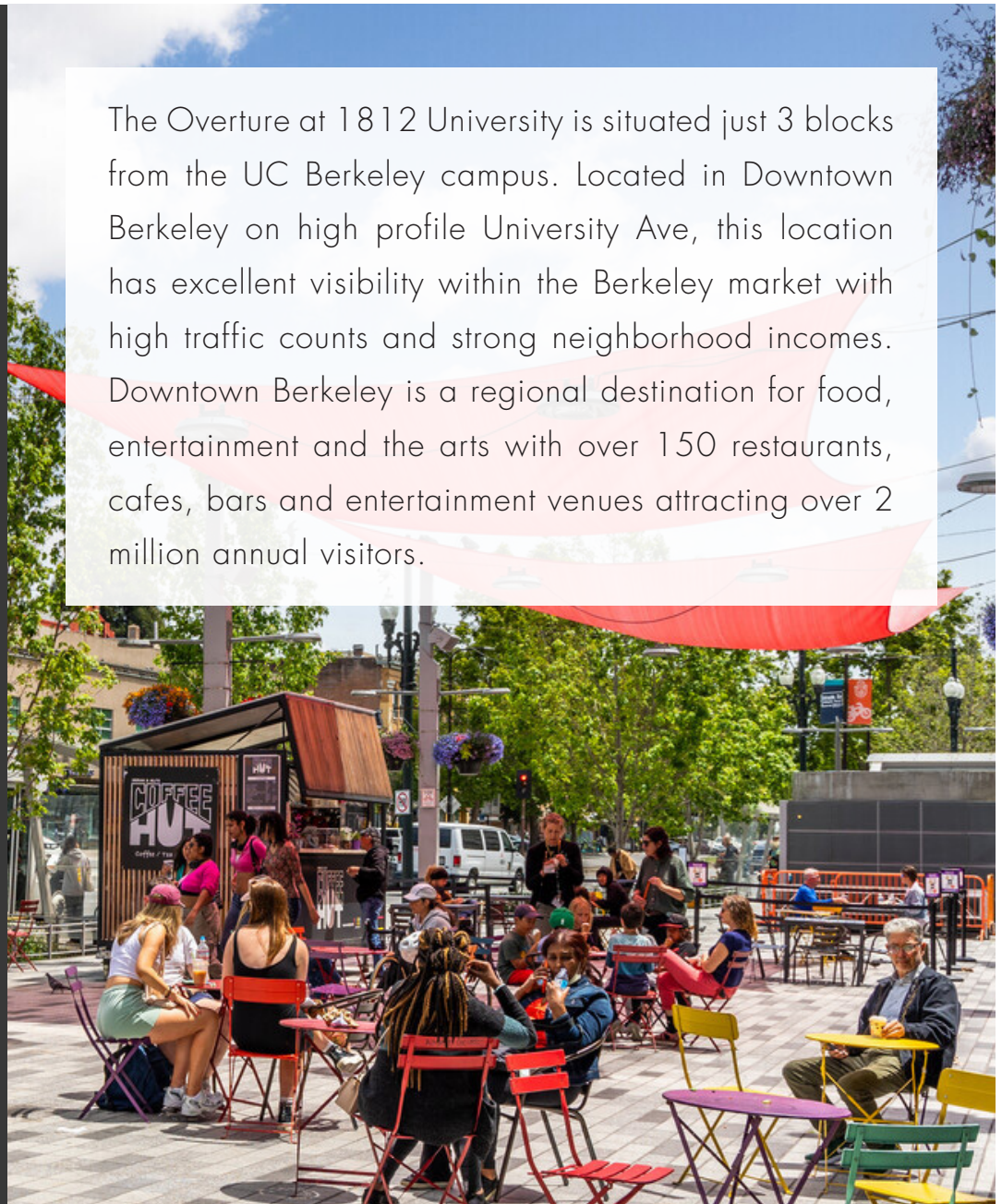
96 Biker's Paradise



WALK SCORE

97 Walkers Paradise

The Overture at 1812 University is situated just 3 blocks from the UC Berkeley campus. Located in Downtown Berkeley on high profile University Ave, this location has excellent visibility within the Berkeley market with high traffic counts and strong neighborhood incomes. Downtown Berkeley is a regional destination for food, entertainment and the arts with over 150 restaurants, cafes, bars and entertainment venues attracting over 2 million annual visitors.



ADDRESS 1812 University Ave.

AVAILABLE SPACE 1,230 SF

RENTAL RATE Negotiable

PROPERTY HIGHLIGHTS

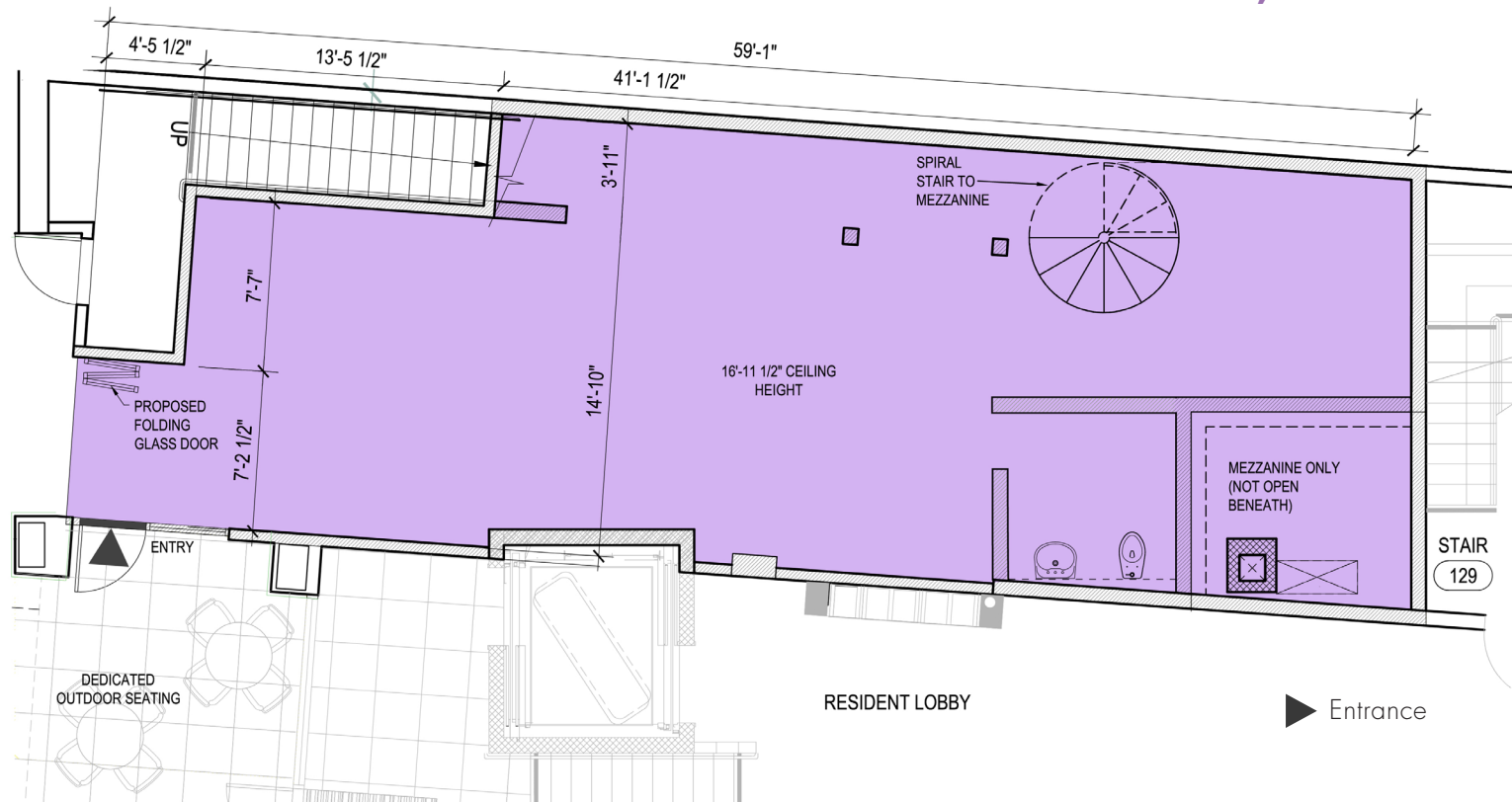
- 2nd generation, turnkey kitchen space ideal for a strong pick-up & delivery operation. The space includes a 2nd floor office / storage space.
- Opportunity for limited seating indoor and outdoor.
- The Overture at 1812 University is located on high traffic University Ave is a newer 46 unit mixed-use project located in the Downtown Berkeley and within two block of Berkeley's most popular restaurant and entertainment venues.
- Downtown Berkeley is a regional destination for food, entertainment & the arts with over 150 restaurants, cafes, bars and entertainment venues with over 2 million annual visitors.
- Neighborhood destinations include Trader Joes, UC Theatre, Rose Pizzeria, Sobo Ramen, The Butcher's Son Vegan Delicatessen and Comal, all within a couple of blocks.
- Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B).
- 69,757 UC Berkeley population of students, faculty & staff projected to grow.



SITE PLAN



RETAIL 1 - 1,230 SF





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
 Udupi 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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