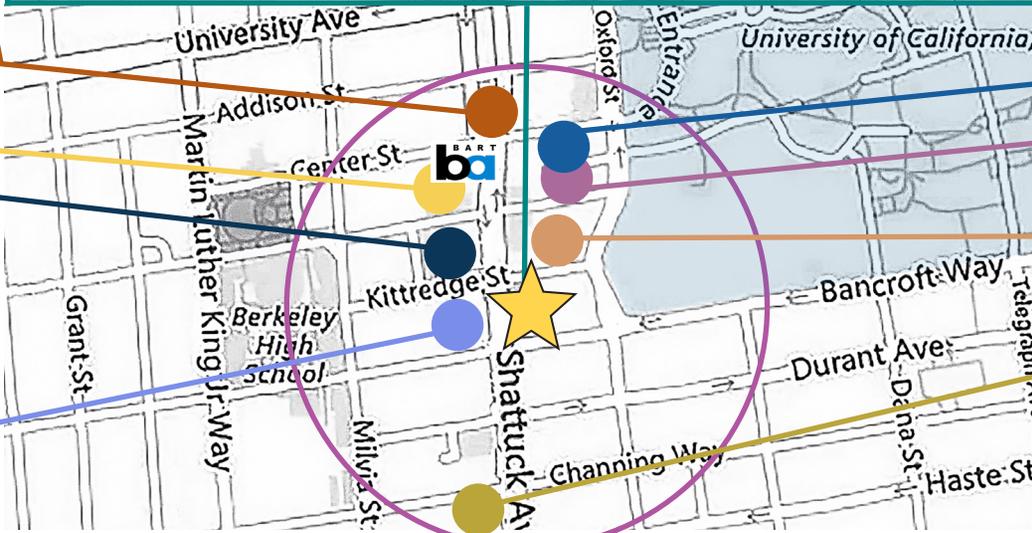


GORDON

COMMERCIAL REAL ESTATE BROKERAGE

RETAIL FOR LEASE :: 2277 SHATTUCK AVENUE, BERKELEY, CA

PRIME LOCATION - SINGLE-TENANT IDENTITY IN A MULTI-LEVEL BUILDING



SEVERAL NEW DEVELOPMENTS WITHIN 1/4 MILE RADIUS

CONTACT: KEVIN GORDON

510 898-0513 • kevin@gordoncommercial.com • DRE# 01884390

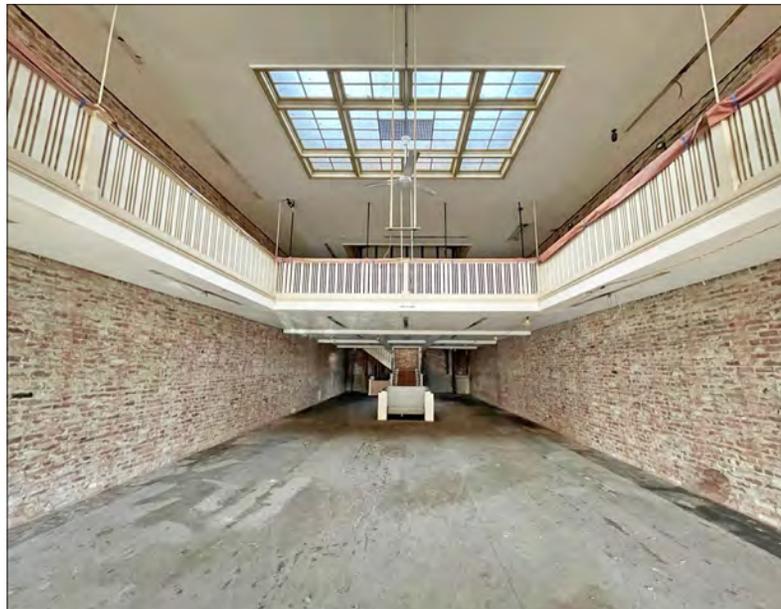
WELL-SUITED FOR MANY USES. ONE BLOCK FROM UC BERKELEY, IN HIGH-TRAFFIC CORE OF DOWNTOWN BERKELEY

SIZE: ± 2,800 rsf
(with ±2,538 rsf mezzanine
and ±2,997 rsf basement)

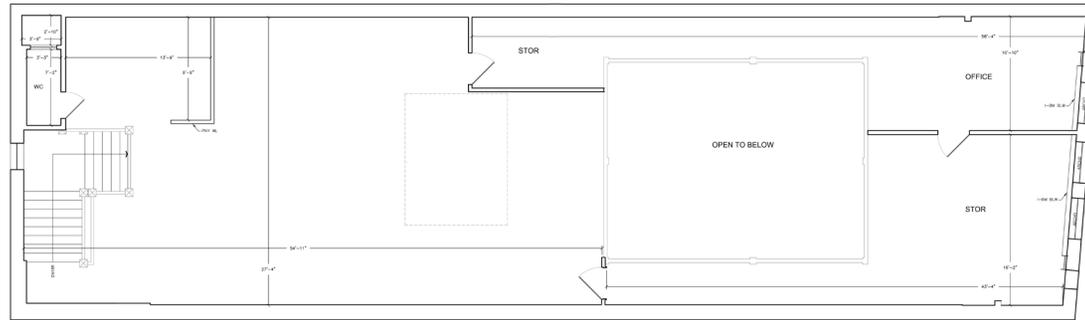
LEASE RATE: Call Broker

FEATURES

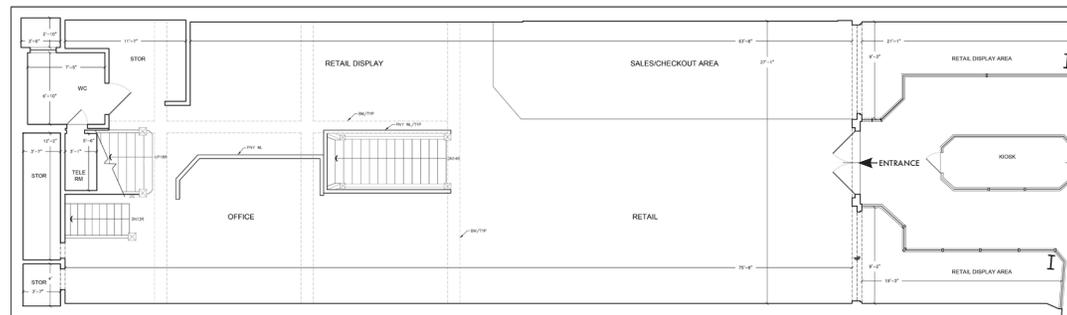
- Designated a Landmark by City of Berkeley in 2008
- Street frontage adorned with tile work surrounding 3 mezzanine level windows and beautiful Terrazzo floor at interior entrance
- Existing restroom on main level, plus non-compliant restroom on mezzanine level
- Ceiling heights vary by floor. Ground floor is ±10 feet height; mezzanine and basement ceiling heights are approximately 7+ feet
- High foot traffic every day
- 3 blocks to Trader Joe's
- Near Downtown Arts district, with Aurora and Berkeley Rep Theatres, and the California Jazz Conservatory
- Join other nearby retail, food, and service companies including: Target, CVS, UPS, Sliver Pizzeria, Gather, Ippudo, Half Price Books, Pegasus Books, Comal, Jupiter, Angeline's Louisiana Kitchen, Peet's Coffee, and Eureka!
- A short walk to North Shattuck's destination culinary scene, with restaurants and bakeries such as: The Cheese Board, Via Del Corso, Chez Panisse, Crepevine, Cupcakin' Bake Shop, and Grégoire Restaurant
- Downtown Berkeley has 22,812 residents within a half mile, and over 1,400 new housing units recently completed



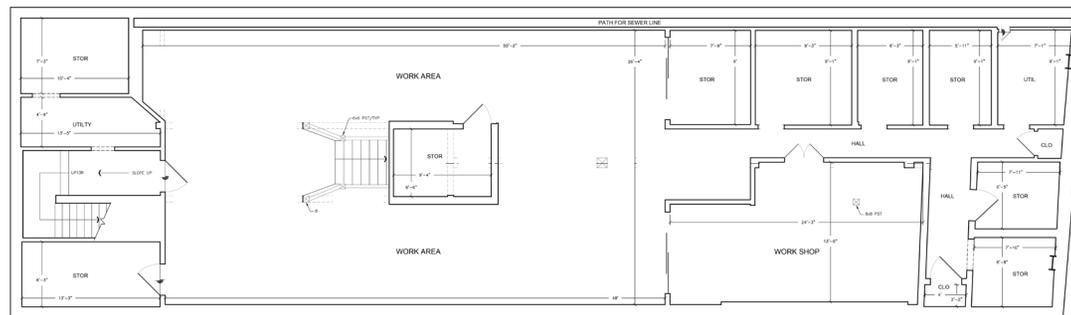
The Hezlett's Silk Store Building is a Mediterranean-style building which originally housed an early telephone exchange. In 1925, the Mason-Mc-Duffie Company (along with Masten & Hurd) redesigned it as a one-story building with mezzanine and basement. The first tenant, Hezlett Silk Store, remained for 35 years. In 1960, the Tupper & Reed music store moved in and remained until 2005. Located next door, at 2271 Shattuck Avenue, is the storybook-style Tupper & Reed building



UPPER LEVEL



MAIN LEVEL

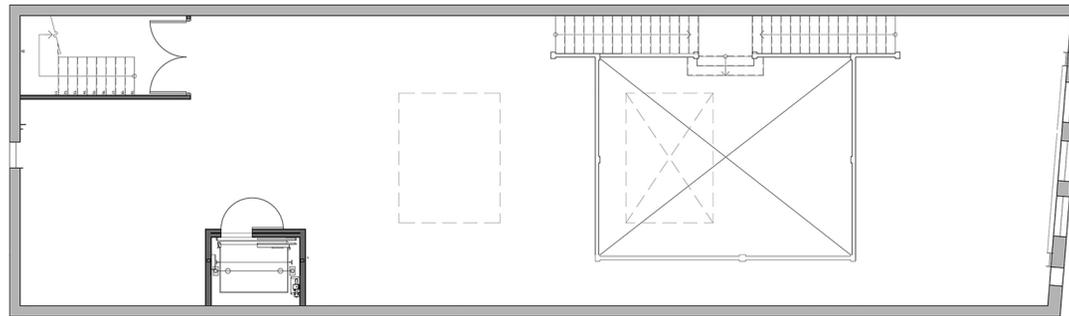


LOWER LEVEL

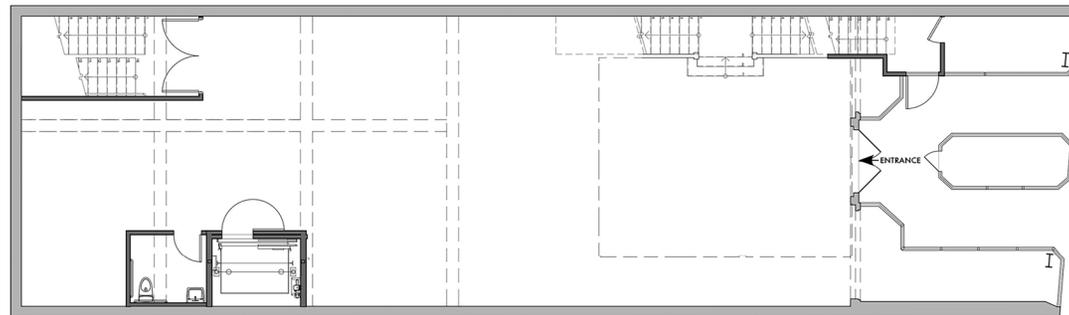
2026 SHATTUCK
ENTRANCE

SHATTUCK AVENUE

This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



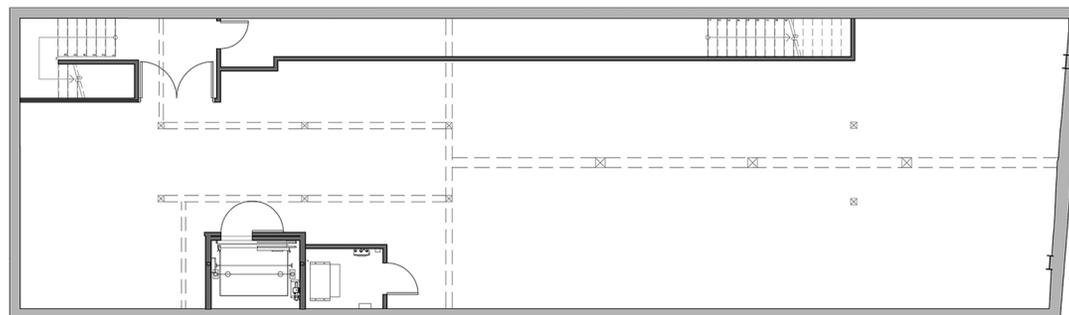
UPPER LEVEL



MAIN LEVEL

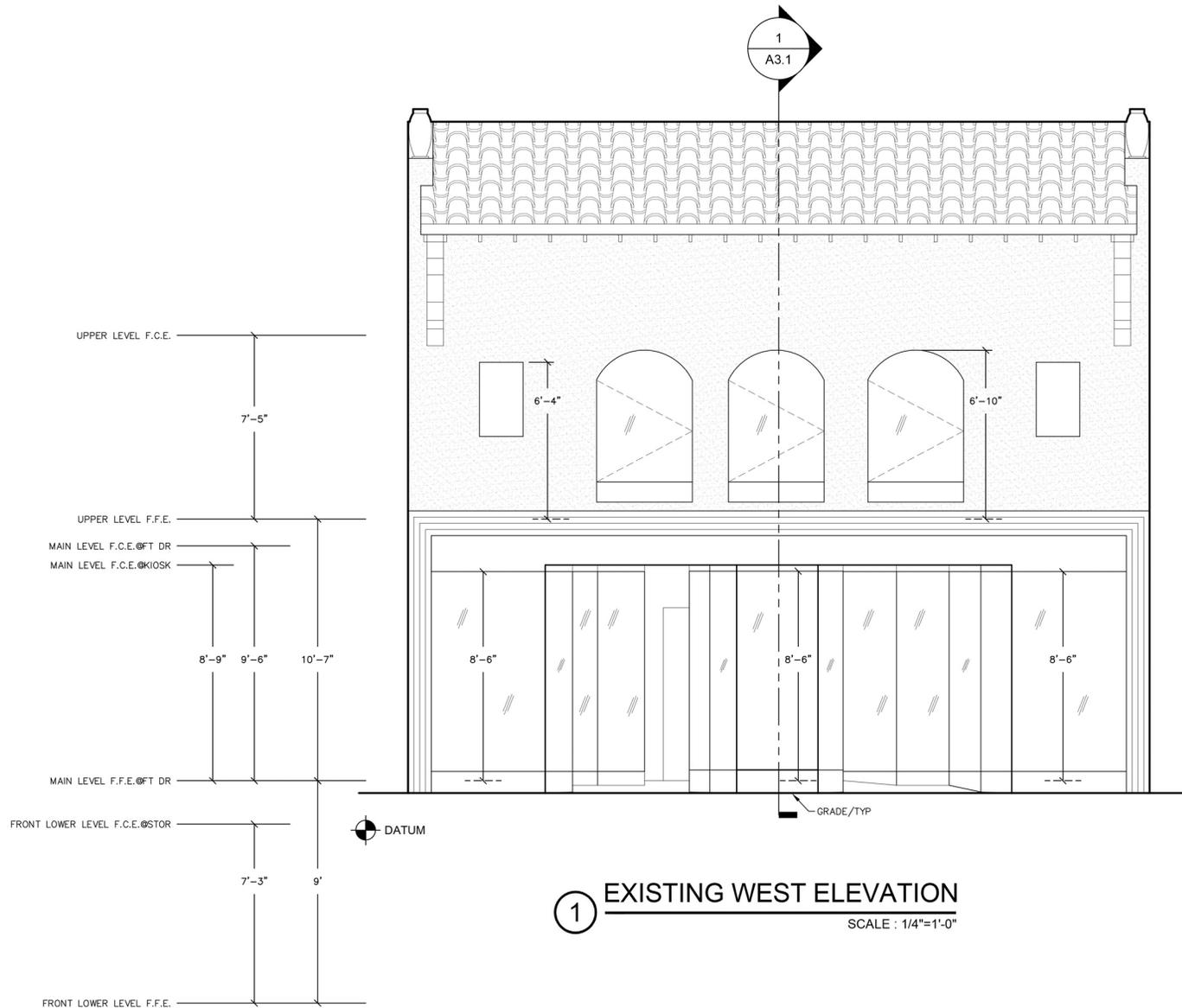
←
2026 SHATTUCK
ENTRANCE

SHATTUCK AVENUE



LOWER LEVEL

This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

Berkeley is densely populated with a highly educated, high income population. A central hub of public transportation with its Downtown BART Plaza and AC Transit, allowing access to the entire San Francisco Bay Area in minutes.

- High foot traffic every day; working population is 72,000
- Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley's daily headcount is over 62,000
- Berkeley City College has ±7,000 students each semester; Berkeley High School has ±3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has 22,812 residents iwithin a half mile, and over 1,400 new housing units recently completed
- Walking distance to over 119,000 live theater, music, and sports venue seats
- \$4.04 billion in total spending power



DEMOGRAPHICS

WITHIN 3 MILES

Population	212,725
Average household income	\$142,014
Daytime Employees	142,939

Source: CoStar





BERKELEY CITY CLUB
2315 Durant Avenue – .4 mile



GRADUATE BERKELEY
2600 Durant Avenue – .7 mile



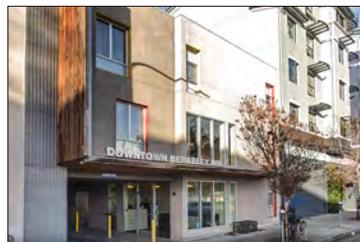
RESIDENCE INN BY MARRIOTT
2129 Shattuck Avenue – .2 mile



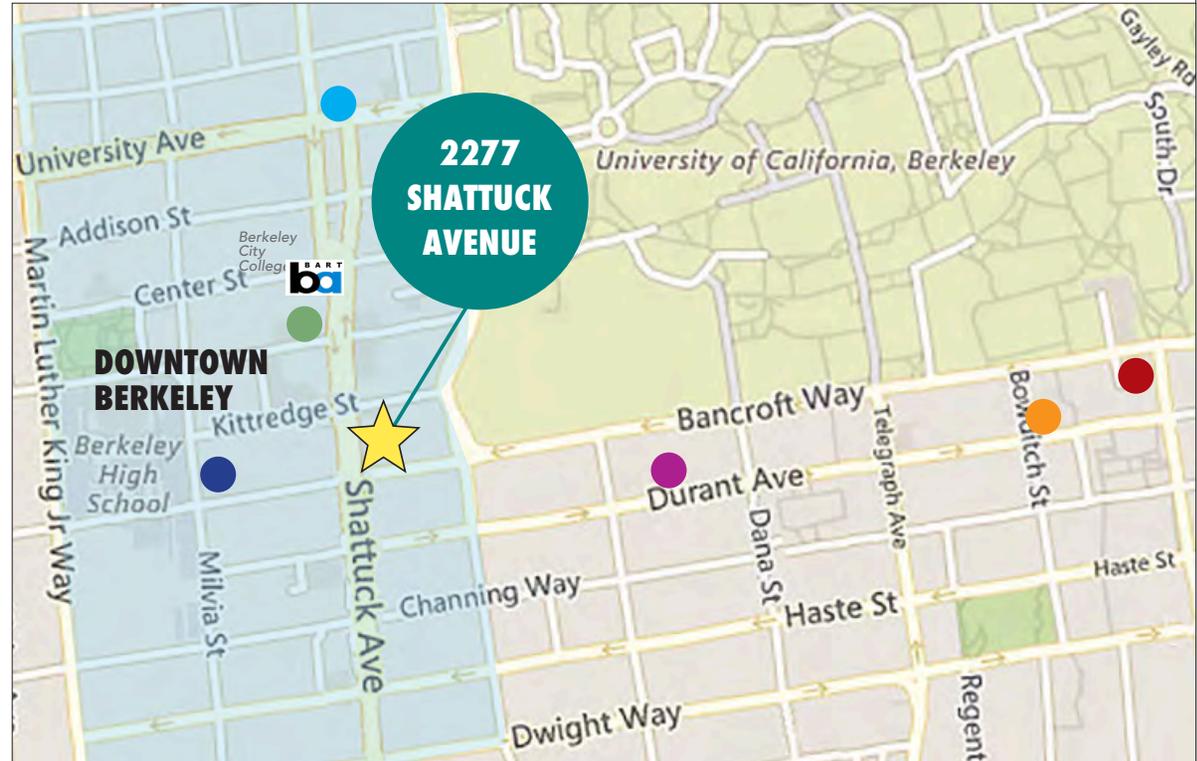
BANCROFT HOTEL
2680 Bancroft Way – .7 mile



HOTEL SHATTUCK PLAZA
2086 Allston Way – 1.5 blocks



DOWNTOWN BERKELEY INN
2001 Bancroft Way – 1 block





STONEFIRE

- 98 residential units
- Opened 2017



PARKER PLACE

- 155 residential units
- Opened 2017



130-134 BERKELEY SQ

- 50 residential units
- Proposed



2190 SHATTUCK

- 326 residential units
- Approved



2113 KITTREDGE

- 214 residential units
- Proposed



THE PANORAMIC

- 69 residential units
- Opened 2019



METROPOLITAN

- 45 residential units
- Opened 2017



THE DEN

- 40 residential units
- Opened 2022



2065 KITTREDGE

- 189 residential units
- Proposed



2132 CENTER

- 283 residential units
- Proposed



SEQUOIA

- 42 residential units
- Opened 2017



THE VARSITY

- 96 residential units
- Opened 2017



THE DWIGHT

- 99 residential units
- Opened 2017



2067 UNIVERSITY

- 50 residential units
- Under Construction



2176 Kittredge

- 165 residential units
- Under Construction



2556 TELEGRAPH

- 22 residential units
- Opened 2023



STRANDA HOUSE

- 21 residential units
- Opened 2017



ACHESON COMMONS

- 205 residential units
- Opened 2022



2274 SHATTUCK

- 239 residential units
- Proposed



2538-2542 DURANT

- 32 residential units
- Approved



THE ENCLAVE

- 254 residential units
- Opened 2020



GARDEN VILLAGE

- 84 residential units
- Opened 2017



THE LAIR

- 40 residential units
- Under Construction



1752 SHATTUCK

- 68 residential units
- Proposed



1935 ADDISON

- 69 residential units
- Open



2420 SHATTUCK

- 132 residential units
- Proposed



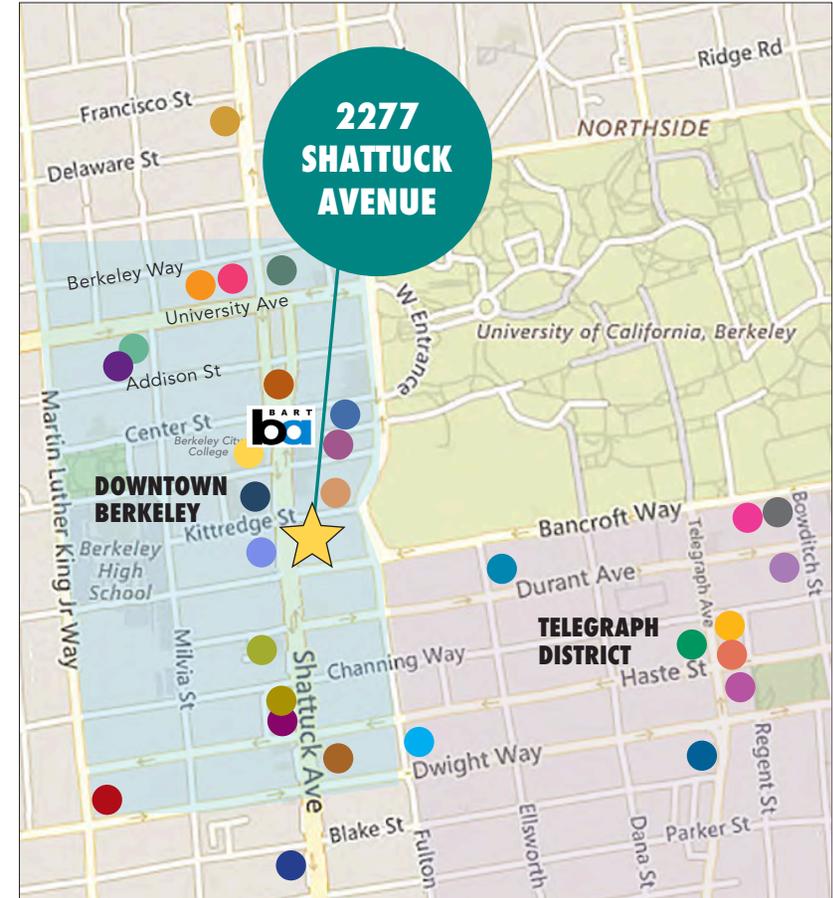
THE STANDARD

- 330 Beds
- Open



THE CROFT

- 87 residential units
- Under Construction



RESTAURANTS, BARS AND CAFÉS

- | | |
|----------------------------|----------------------------|
| Comal Restaurant | Ippudo |
| Lucia's Italian Restaurant | Blue Bottle Coffee |
| Tender Greens | Spats Berkeley |
| The Butcher's Son | Starbucks |
| Oori Triangles | Gadani |
| Sliver Pizzeria | Happy Lemon Berkeley |
| Ike's Sandwiches | Tupper & Reed Cocktail Bar |
| Eureka! | |

- Jupiter Pizza & Beer
- Cholita Linda

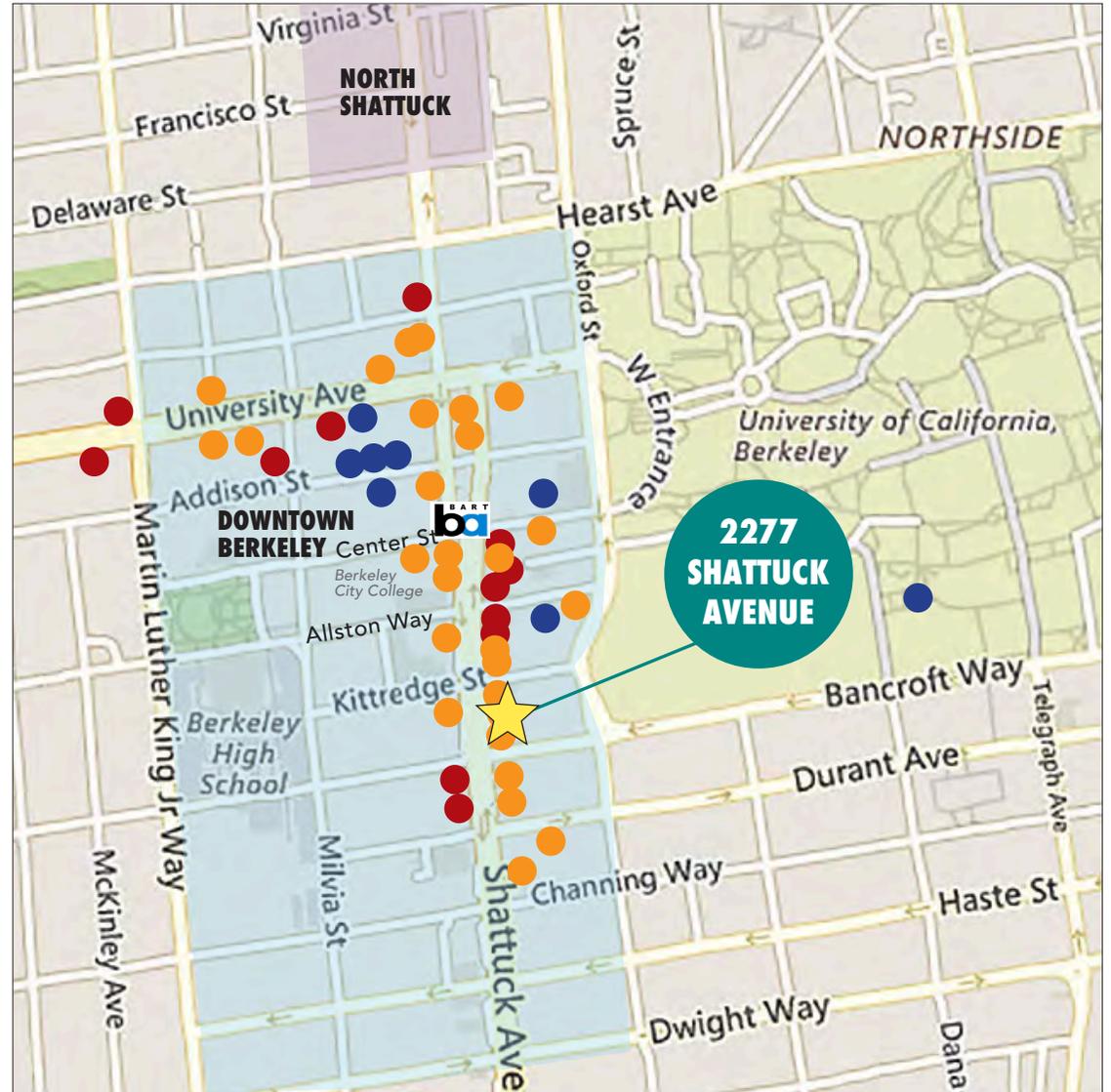
ENTERTAINMENT

- Crave Subs
- Angeline's Louisiana Kitchen
- Dessert N Spice
- Sandwich Zone
- Chipotle Mexican Grill
- Revival Bar + Kitchen
- Namaste Madras Cuisine
- Gather
- La Note Restauran

- UC Theatre
- Berkeley Repertory Theatre
- Aurora Theatre Company
- California Jazz Conservatory
- Freight & Salvage
- The Back Room
- The Marsh Arts Center
- Cal Performances/Zellerbach Hall
- BAMPFA

RETAIL

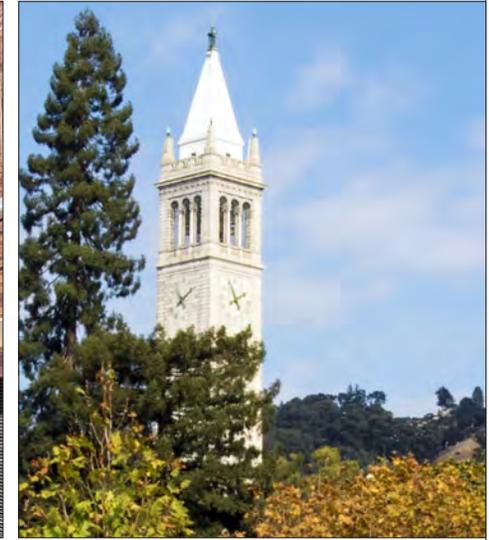
- | | |
|-----------------------|---------------------------|
| Trader Joe's | Target |
| CVS | Lhasa Karnak Herb Company |
| UPS Store | Stone Room2 |
| FedEx | Shop College Wear |
| Verizon | Crossroads Trading |
| Berkeley Ace Hardware | Mike's Bikes of Berkeley |



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2277 SHATTUCK AVENUE, BERKELEY, CA
NEIGHBORHOOD



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.