

OXFORD PLAZA

2240 OXFORD STREET - BERKELEY

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ADDRESS Oxford Plaza - 2240 Oxford St.

AVAILABLE SPACE 2240 Oxford St. - Former Yoga Studio: 2,077 SF

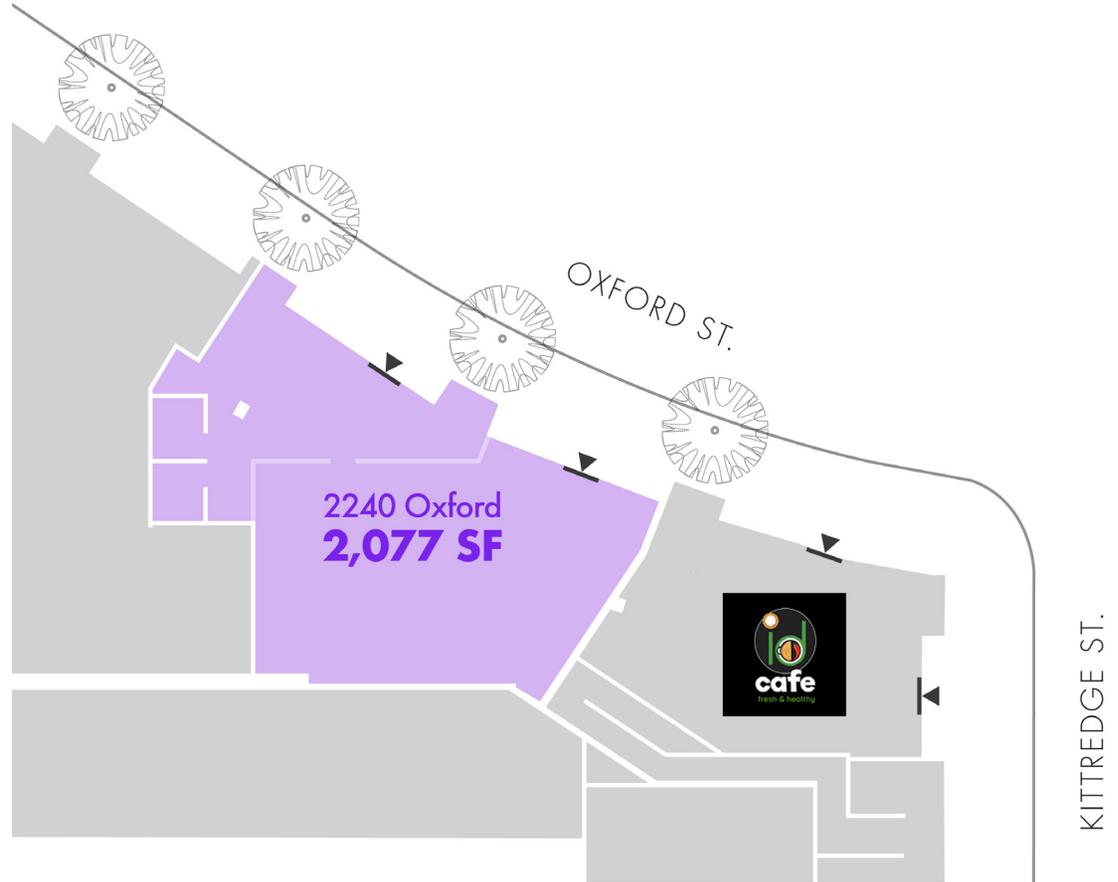
PROPERTY HIGHLIGHTS

- 2240 Oxford Street is a former Yoga Studio. Previous tenant Hella Yoga.
- Oxford Plaza is a 6-story, 97-unit mixed-use project located in Downtown Berkeley directly across from the UC Berkeley campus.
- 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.
- Two blocks from Downtown Berkeley's BART station and the 311-room Residence Inn by Marriott.
- 1,330 public parking spaces within two blocks.
- Neighborhood destinations include Berkeley Repertory Theatre, The Berkeley Art Museum and Pacific Film Archive and popular restaurants, Comal, Gather & Great China.
- 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.



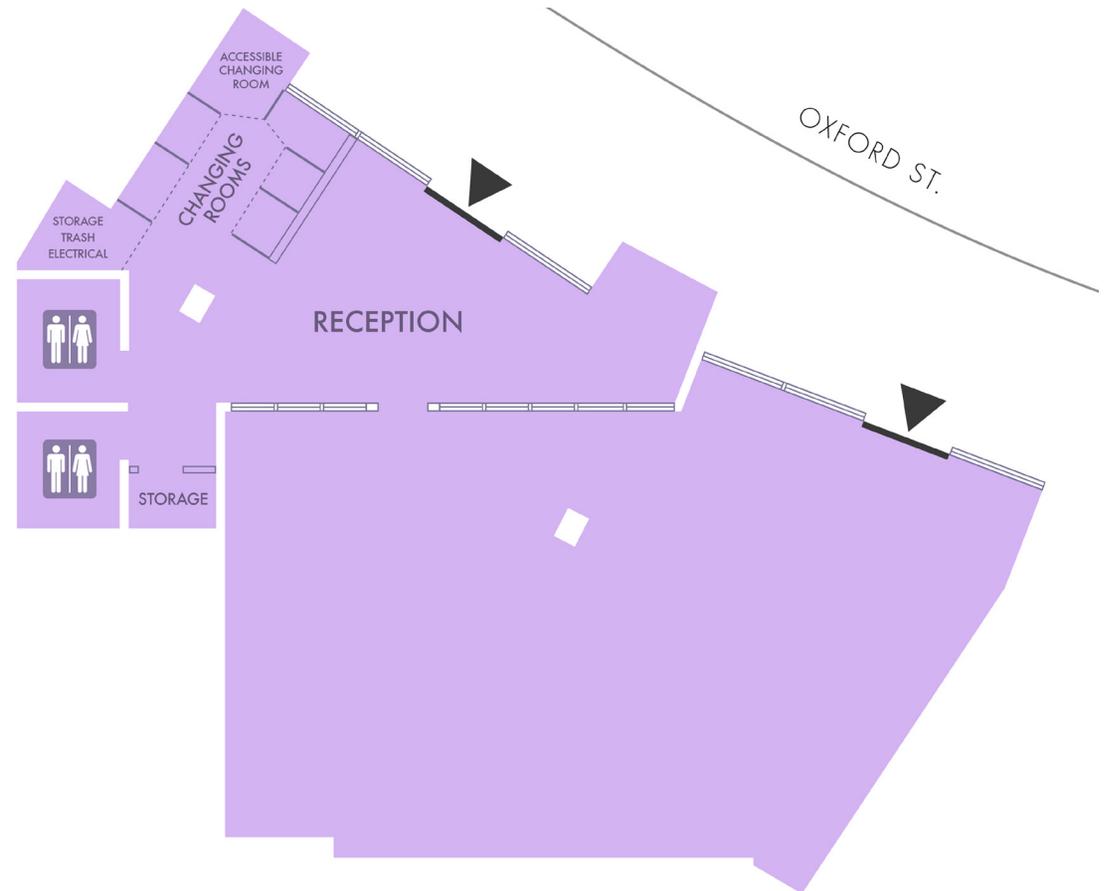
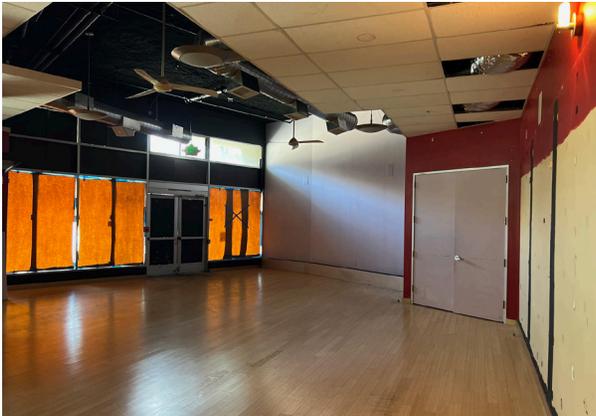


SITE PLAN



2240 OXFORD ST. - 2,077 SF

Former Yoga Studio



IN THE NEIGHBORHOOD

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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