

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

DOWNTOWN ARTS DISTRICT RETAIL SPACE FOR LEASE

∴ STEPS TO BART PLAZA – NEAR UC BERKELEY CAMPUS ∴

2026 SHATTUCK AVENUE

BERKELEY, CALIFORNIA



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LOCATED IN DOWNTOWN BERKELEY'S CORE - GROUND FLOOR RETAIL OR RESTAURANT SPACE WITH ±34' FRONTAGE ON SHATTUCK

SIZE AVAILABLE

± 2,750 rsf

LEASE RATE

Call Broker

PROPERTY OVERVIEW

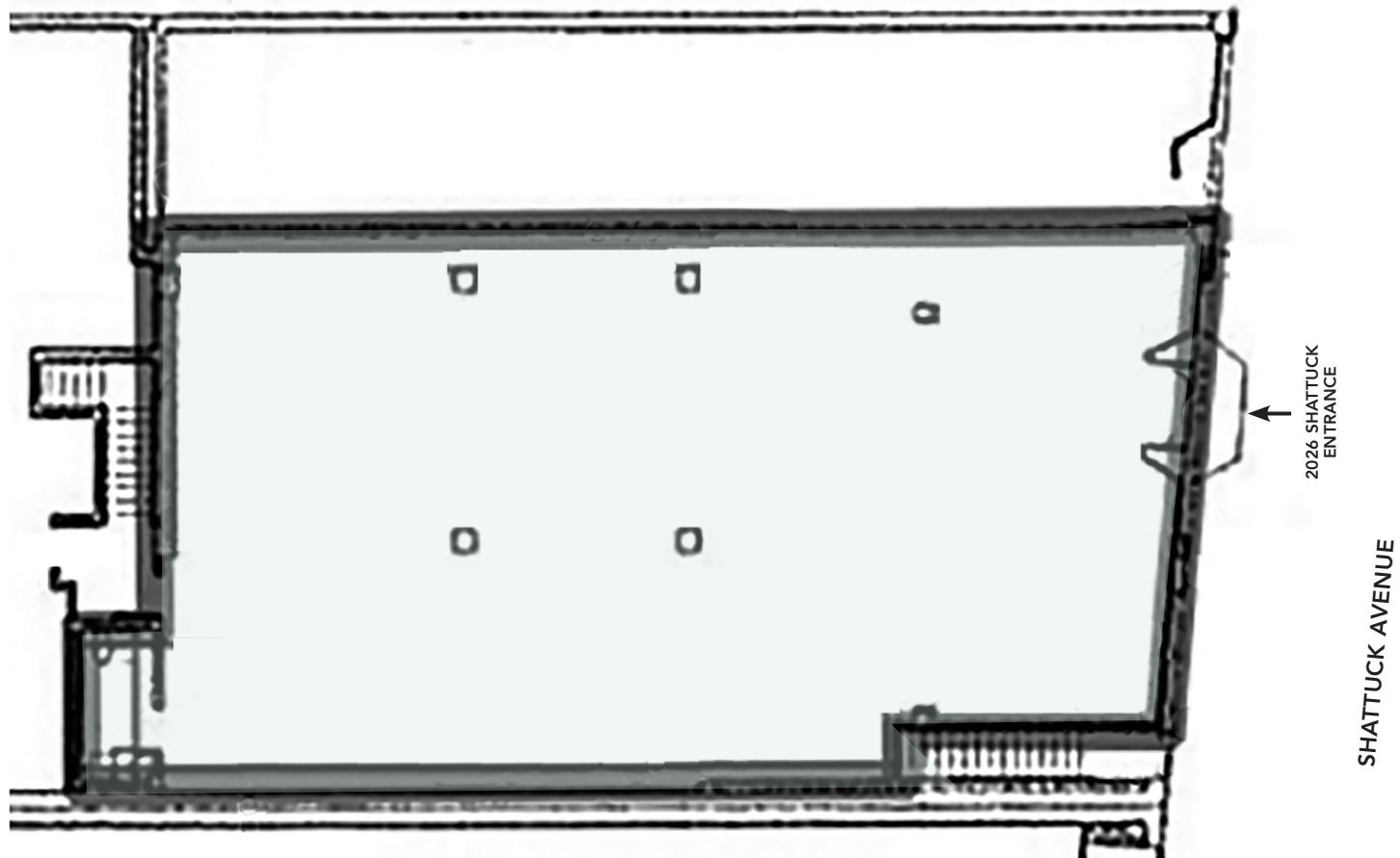
- Sprinklered building with high ceilings
- 2 means of egress
- 400 AMPs 3-Phase power
- Renovated storefront with clerestory windows
- Exposed brick wall, maple wood floors (partial)
- Beautiful natural light, with clean aesthetics
- 1/2 block from the new Center Street Garage, and close to several parking garages/lots
- Amidst all downtown amenities



- Steps to BART Plaza and 1 block to UC Berkeley
- Excellent public transportation network
- New streetscape and traffic pattern



FLOOR PLAN



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.

LOCATION OVERVIEW

- Adjacent to Comal and Half Price Books; around corner from the Aurora and Berkeley Rep Theatres, and the California Jazz Conservatory
- According to Sperling's Best Places, Berkeley's future job growth over the next 6 years is estimated to be 41.43% (US is 37.98%)
- Amid popular eateries including Comal, Ippudo, Sliver Pizzeria, Eureka!, Jupiter, Tender Greens, Berkeley Social Club and Blue Bottle Coffee
- 1 block to UC Berkeley campus
- 3 blocks to Trader Joe's
- Near fitness/gyms including Pure Barre, CorePower Yoga, Yoga Kula, Berkeley YMCA, and CycleBar
- A short walk to North Shattuck's destination culinary scene, with restaurants and bakeries such as: The Cheese Board, Via del Corso, Grégoire Restaurant, Crepevine, and Chez Panisse



NEARBY NEW HOUSING DEVELOPMENTS



STONEFIRE

- 98 residential units
- Opened 2017



PARKER PLACE

- 155 residential units
- Opened 2017



TOWERS

- 155 residential units
- Proposed



THE PANORAMIC

- 69 residential units
- Opened 2019



METROPOLITAN

- 45 residential units
- Opened 2017



THE DEN

- 40 residential units
- Under Construction



SEQUOIA

- 42 residential units
- Opened 2017



THE VARSITY

- 96 residential units
- Opened 2017



THE DWIGHT

- 99 residential units
- Opened 2017



2556 TELEGRAPH

- 22 residential units
- Under Construction



STRANDA HOUSE

- 21 residential units
- Opened 2017



ACHESON COMMONS

- 205 residential units
- Opened 2022



THE ENCLAVE

- 254 residential units
- Opened 2020



GARDEN VILLAGE

- 84 residential units
- Opened 2017



THE LAIR

- 40 residential units
- Proposed



1752 SHATTUCK

- 68 residential units
- Proposed



1598 UNIVERSITY

- 210 residential units
- Proposed



2067 UNIVERSITY

- 50 residential units
- Under Construction



NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

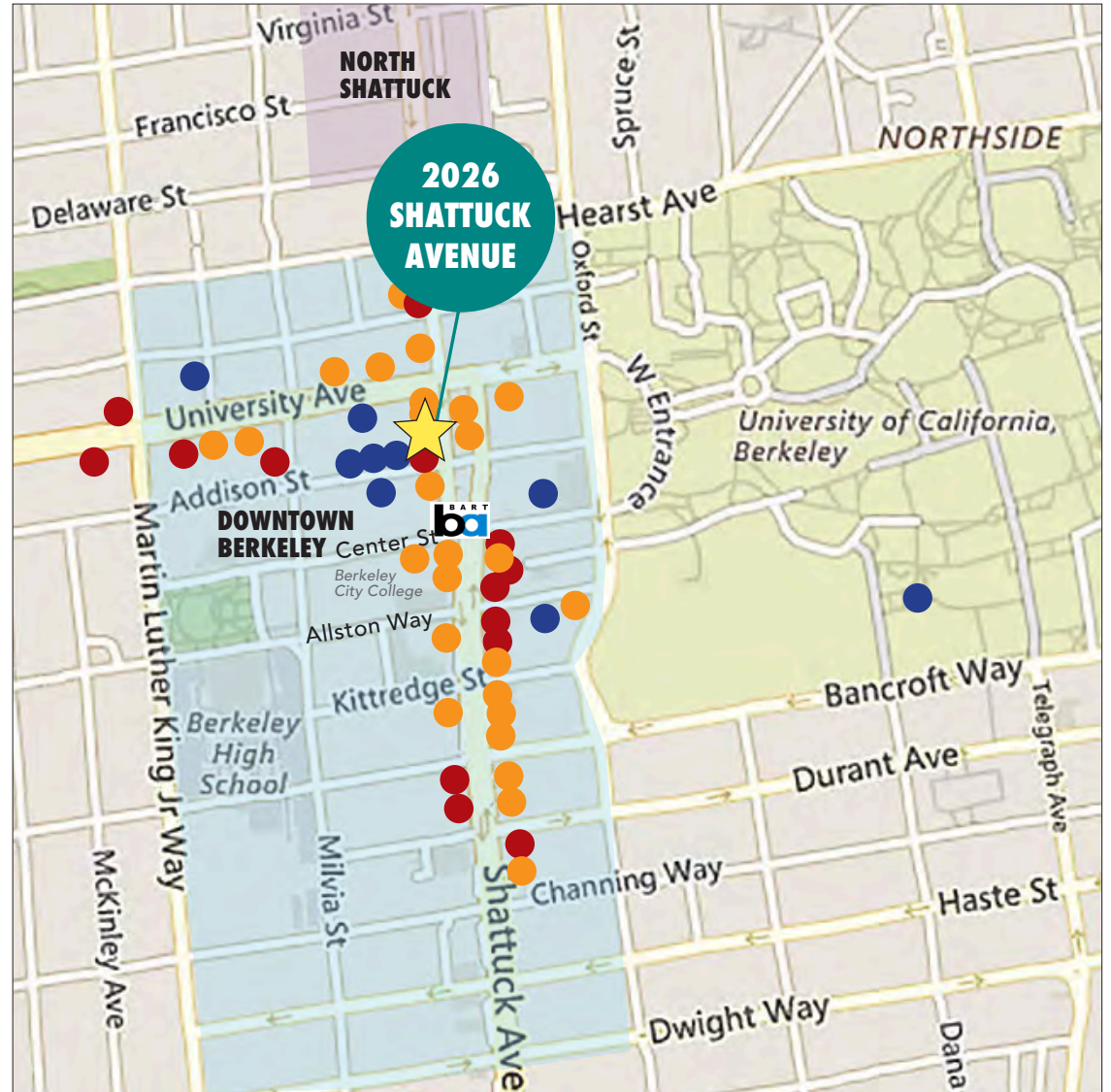
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|----------------------------|----------------------------|
| Comal Restaurant | Blue Bottle Coffee |
| Lucia's Italian Restaurant | Spats Berkeley |
| Tender Greens | Starbucks |
| The Butcher's Son | Gadani |
| Rose Pizzeria | Milkbomb Ice Cream |
| Peet's Coffee | Triple Rock |
| Sliver Pizzeria | Happy Lemon Berkeley |
| Ike's Sandwiches | Tupper & Reed Cocktail Bar |
| Eureka! | |
| Jupiter Pizza & Beer | |

ENTERTAINMENT

- | | |
|------------------------------|----------------------------------|
| Crave Subs | UC Theatre |
| Chipotle | Berkeley Repertory Theatre |
| Bongo Burger | Aurora Theatre Company |
| Angeline's Louisiana Kitchen | California Jazz Conservatory |
| Sandwich Zone | Freight & Salvage |
| Revival Bar + Kitchen | The Back Room |
| Namaste Madras Cuisine | The Marsh Arts Center |
| Gather | Cal Performances/Zellerbach Hall |
| La Note Restaurant | BAMPFA |
| Ippudo | |

RETAIL

- | | |
|--------------|---------------------------|
| Trader Joe's | Berkeley Ace Hardware |
| CVS | Lhasa Karnak Herb Company |
| UPS Store | Pegasus Books |
| FedEx | Lulu's Cyclery |
| Verizon | Shop College Wear |
| Stone Room 2 | Crossroads Trading |
| Target | Mike's Bikes of Berkeley |



DOWNTOWN BERKELEY BY THE NUMBERS

Berkeley is densely populated with a highly educated, high income population. It's a central hub of public transportation with its Downtown BART Plaza (± 27,000 daily ridership entries and exits) and AC Transit, allowing access to the entire San Francisco Bay Area in minutes.

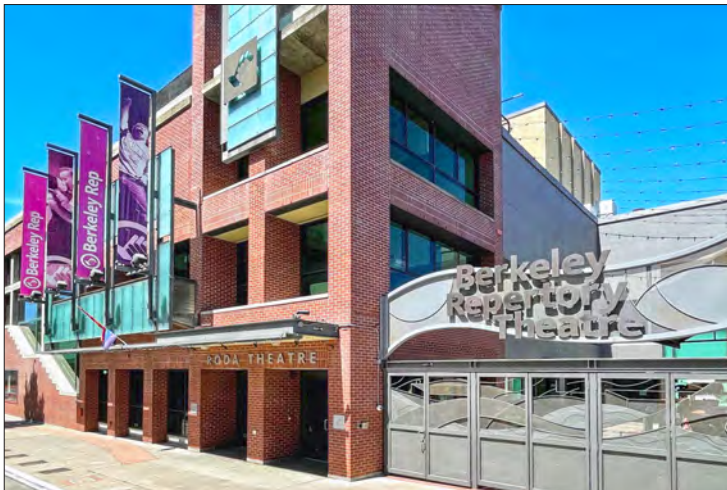
- High foot traffic every day; working population is 72,000
- Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley's daily headcount is over 62,000
- Berkeley City College has ± 7,000 students each semester; Berkeley High School has ± 3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Walking distance to over 119,100 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



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.