

1950 + 1958 Shattuck Avenue, and 2050 Berkeley Way, Berkeley, CA
FOR LEASE: 3 CORNER FOOD-SERVICE SPACES IN DOWNTOWN BERKELEY



EXCELLENT SIGNAGE OPPORTUNITY IN ONE OF BERKELEY'S HIGHEST TRAFFIC AREAS

1958 SHATTUCK

SIZE: ±1,400 RSF

\$4.00 NNN psf/month



1950 SHATTUCK

±1,400 RSF

\$4.50 NNN psf/month



2050 BERKELEY WAY

±2,360 RSF

\$3.50 NNN psf/month



ZONED

C-DMU (Downtown
Mixed-Use District)



Walk Score
95



Near Popular
Eateries



Bike Score
91

Facing the corner of Shattuck Avenue and Berkeley Way, these spaces sit on one of the highest traffic corners in Berkeley. One block from UC Berkeley and surrounded by various retail and commercial services, numerous eateries, and breweries.

1950 SHATTUCK AVENUE

- Former food-service space (no hood)
- Nicely-finished interior with built-in seating
- High ceilings with pendant lighting
- Corner location with great window frontage
- Interior restroom, and rear egress

1958 SHATTUCK AVENUE

- Former restaurant space
- Includes hood and equipment
- Interior restrooms and rear egress

2050 BERKELEY WAY

- Former restaurant space
- Includes bar, hood and equipment
- Interior restrooms and rear egress

Nearby street parking. Outstanding access to public transportation with BART, AC Transit, and Bikeshare



ONE BLOCK TO NORTH SHATTUCK'S GOURMET CORRIDOR, NEAR RESTAURANTS TOPPING NATIONWIDE "BEST OF" LISTS

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COMMERCIAL REAL ESTATE BROKERAGE

1950 SHATTUCK AVENUE, BERKELEY, CA
PHOTO TOUR







1950 SHATTUCK AVENUE

2050 BERKELEY WAY

1958 SHATTUCK AVENUE

— ENTRANCE

THIS DRAWING IS NOT TO SCALE, AND IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

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1950, 1958 SHATTUCK, AND 2050 BERKELEY WAY, BERKELEY, CA
NEARBY DESTINATIONS

DEMOGRAPHICS

WITHIN 3 MILES

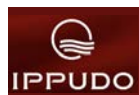
Population	212,725
Average household income	\$142,014
Daytime Employees	142,939

Source: CoStar

- Amid a variety of popular Downtown Berkeley eateries including Nick the Greek, Sweetgreen, Choluta Linda, Mixt, Eureka!, Comal, Rose Pizzeria, Ippudo, Jupiter, Sliver Pizzeria, Chipotle, Gather, Revival Bar+Kitchen, MIXT Salads, and Tender Greens,
- Quick walk to Berkeley's North Shattuck culinary district with Chez Panisse, Via del Corso, Crepevine, Cupcakin' Bake Shop, Cheeseboard, and Peet's Coffee
- Nearby street parking
- Easy walk to world-class theatre, galleries, live music, and sports venues



VICTORY POINT CAFE



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1950, 1958 SHATTUCK, AND 2050 BERKELEY WAY, 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.