

SEVERAL NEW DEVELOPMENTS WITHIN 1/4 MILE RADIUS

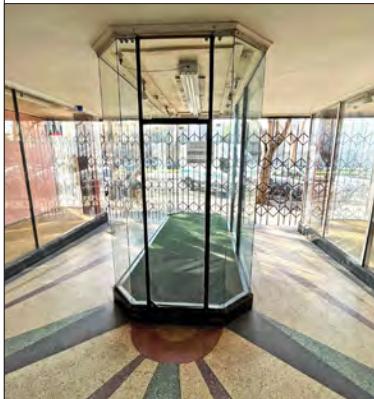
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## WELL-SUITED FOR MANY USES. ONE BLOCK FROM UC BERKELEY, IN HIGH-TRAFFIC CORE OF DOWNTOWN BERKELEY

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

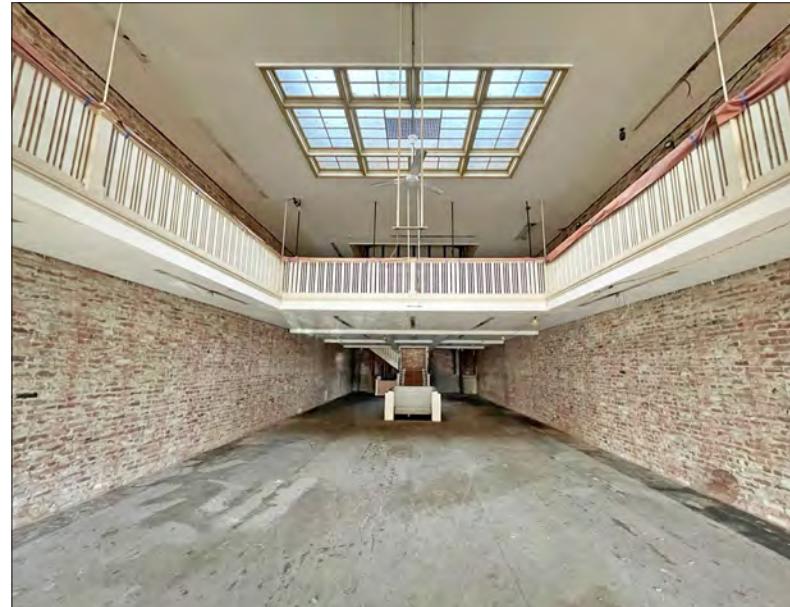
**LEASE RATE:** Call Broker



The Hezlett's Silk Store Building is a Mediterranean-style building which originally housed an early telephone exchange. In 1925, the Mason-McDuffie 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.

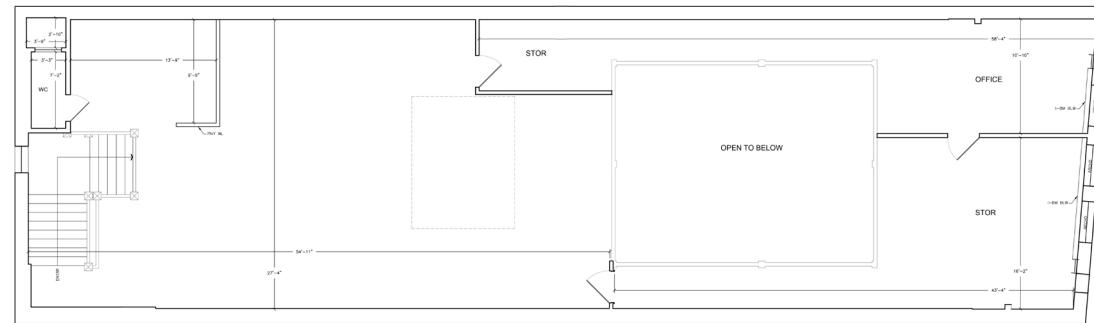
### FEATURES

- 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

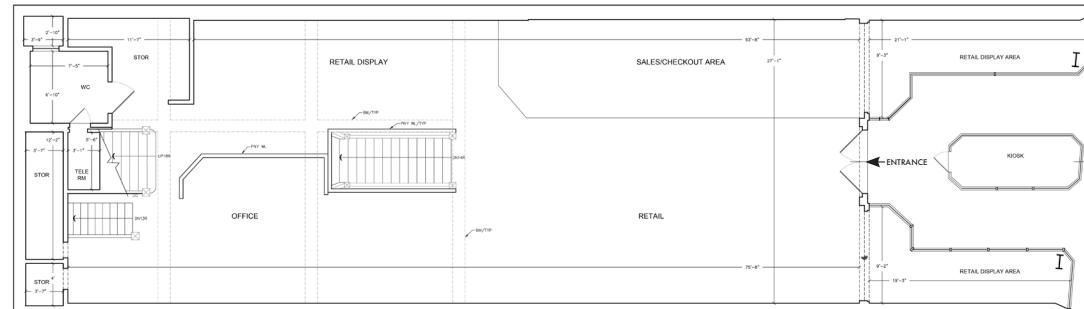


- Near Downtown Arts district, with Aurora and Berkeley Rep Theatres, and the California Jazz Conservatory
- Join other nearby retail, food, and service companies including: Target, CVS, UPS, Sliver Pizzeria, Gather, Ippudo, Pegasus Books, Comal, Jupiter, Angeline's Louisiana Kitchen, Jupiter, La Note, MIXT salads, Cholita Linda, 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





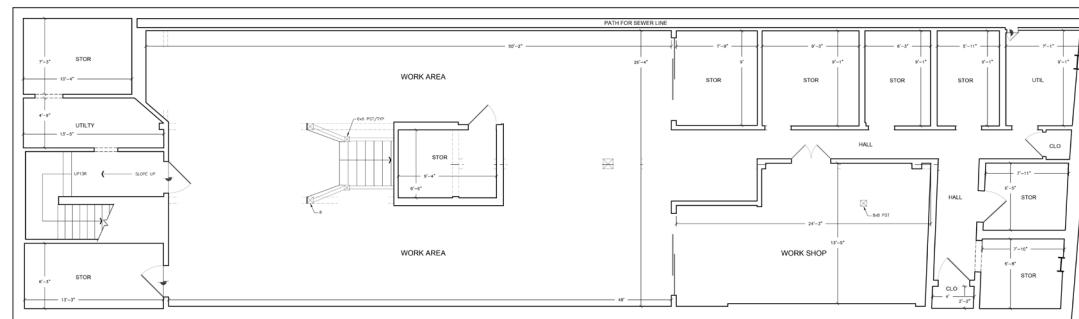
UPPER LEVEL



MAIN LEVEL

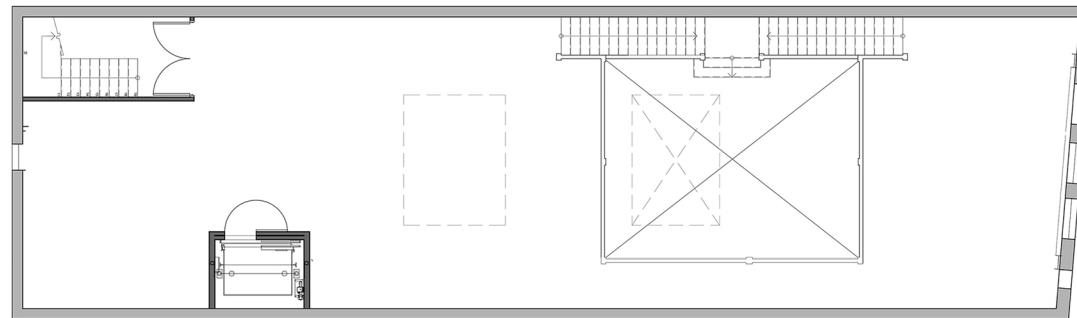
2026 SHATTUCK  
ENTRANCE

SHATTUCK AVENUE

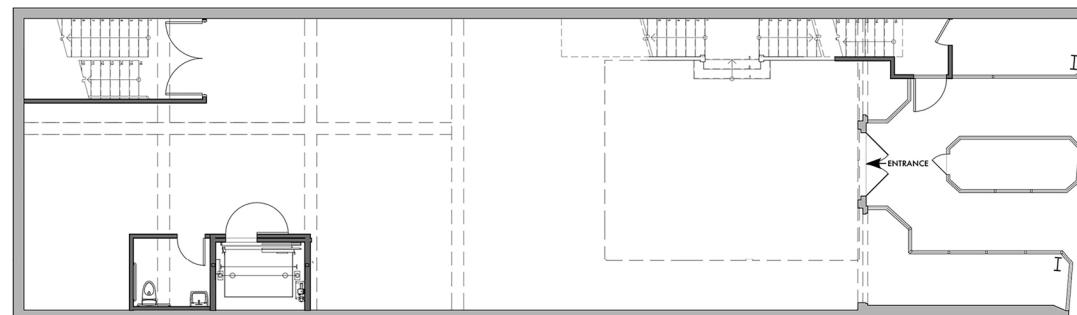


LOWER LEVEL

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.



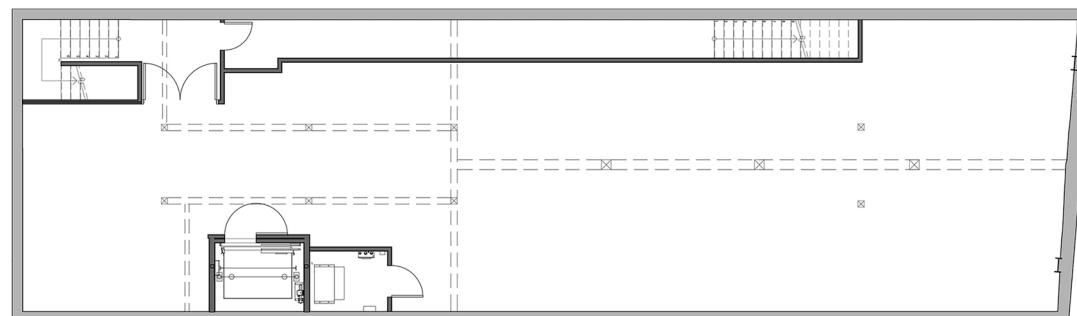
UPPER LEVEL



MAIN LEVEL

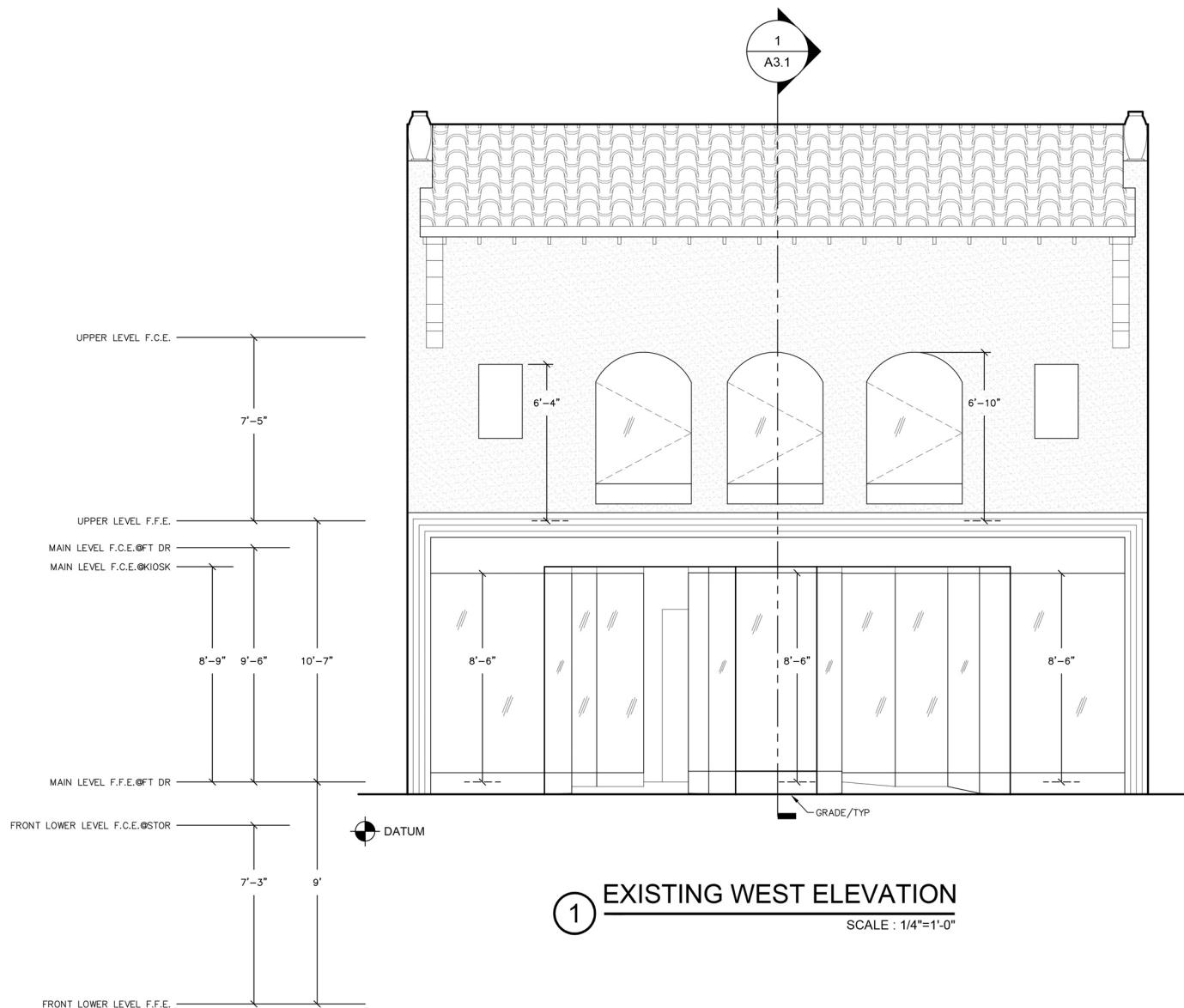
2026 SHATTUCK  
ENTRANCE

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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 69,000
- Berkeley City College has  $\pm$ 7,000 students each semester; Berkeley High School has  $\pm$ 3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has 22,812 residents within a half mile, and over 1,400 new housing units recently completed
- Easy walk to live theater, music, and sports venues
- \$4.04 billion in total spending power



## DEMOGRAPHICS

WITHIN 3 MILES
Population <b>212,725</b>
Average household income <b>\$188,859</b>
Daytime Employees <b>142,939</b>

Source: CoStar



## COMAL



## tendergreens



## BAMPFA



## EQUINOX

## Jupiter

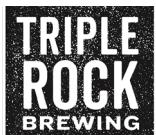
## CROSSROADS



## Eureka!



## TRADER JOE'S





**BERKELEY CITY CLUB**  
2315 Durant Avenue – .4 mile



**GRADUATE BERKELEY**  
2600 Durant Avenue – .7 mile



**RESIDENCE INN BY MARRIOT**  
2129 Shattuck Avenue – .2 mile



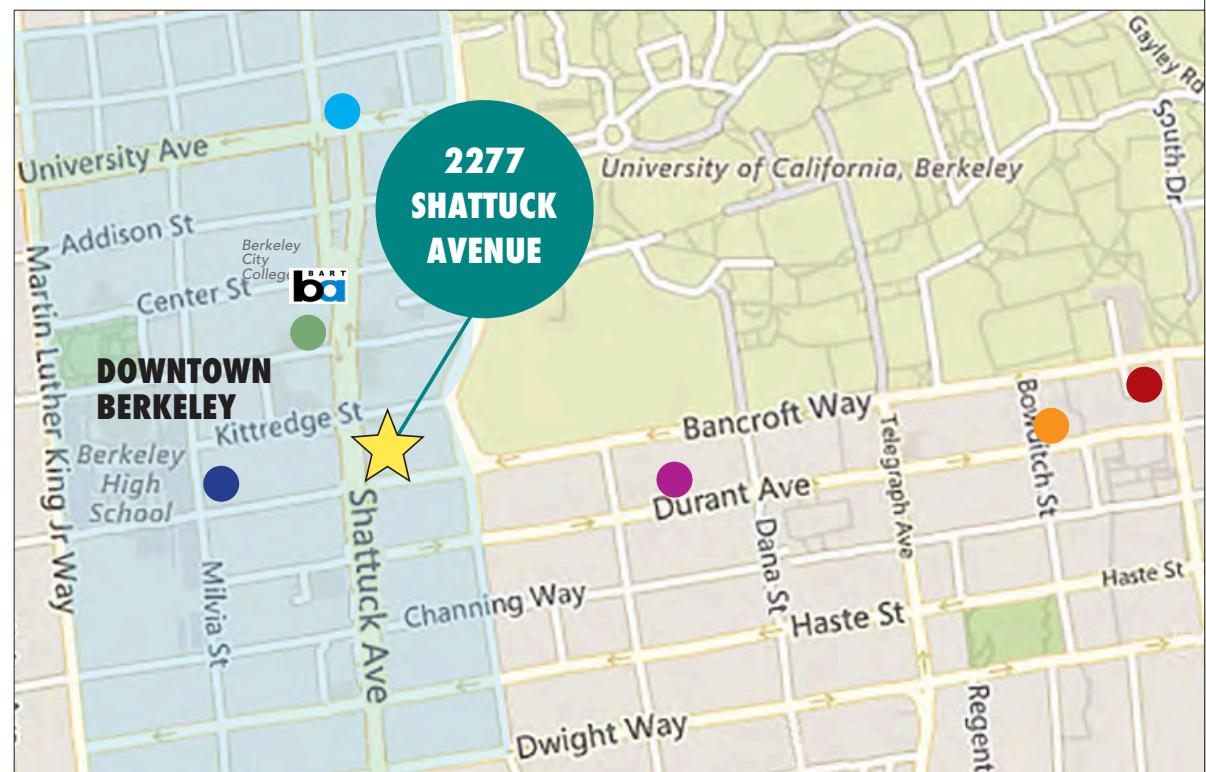
**BANCROFT HOTEL**  
2680 Bancroft Way – .7 mile



**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 KITTRIDGE

- 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 KITTRIDGE

- 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



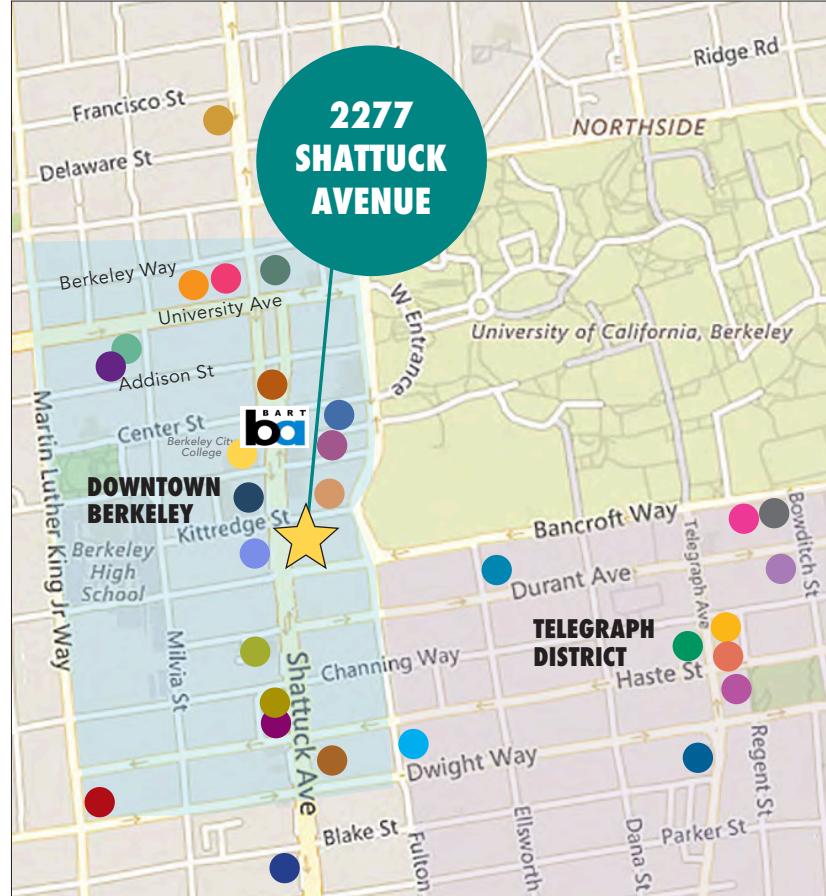
### 1752 SHATTUCK

- 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

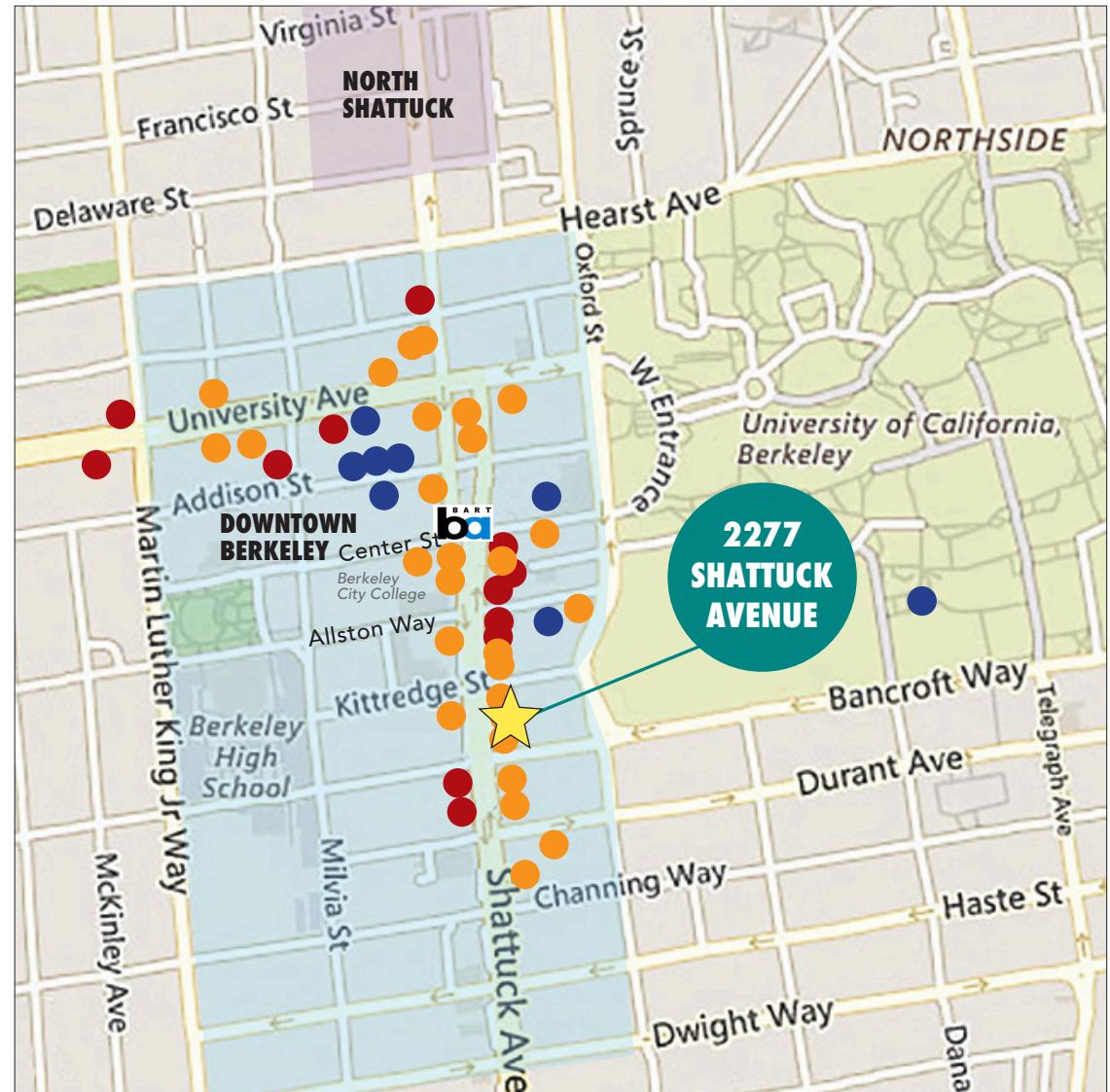
- Comal Restaurant
- Ippudo
- Lucia's Italian Restaurant
- Blue Bottle Coffee
- Tender Greens
- Spats Berkeley
- The Butcher's Son
- Starbucks
- Oori Triangles
- Gadani
- Sliver Pizzeria
- Happy Lemon Berkeley
- Ike's Sandwiches
- Tupper & Reed Cocktail Bar
- Eureka!
- Jupiter Pizza & Beer
- Cholita Linda
- Crave Subs
- Angeline's Louisiana Kitchen
- Dessert N Spice
- Sandwich Zone
- Chipotle Mexican Grill
- Freight & Salvage
- Revival Bar + Kitchen
- The Back Room
- The Marsh Arts Center
- Namaste Madras Cuisine
- Cal Performances/Zellerbach Hall
- Gather
- UC Theatre
- Freight & Salvage
- La Note Restauran
- UC Theatre
- Berkeley Repertory Theatre
- California Jazz Conservatory
- The Back Room
- The Marsh Arts Center
- Cal Performances/Zellerbach Hall
- BAMPFA

## ENTERTAINMENT

- UC Theatre
- Berkeley Repertory Theatre
- 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





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.