

High Profile Retail & Restaurant Spaces For Lease!



2200 Shattuck Ave,
Berkeley, CA 94704

AVAILABLE ON SHATTUCK AVE IN THE HEART OF BERKELEY

Property Under **New**
Ownership & Management!



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PROPERTY

Highlights



Up to ±18,600 SF of space available for lease



Seeking Unique Food/Beverage, Fitness, Retail, and Personal Services Tenants



Highly visible space with all units fronting Shattuck Ave



±11,430 SF basement space available for lease (creative uses welcome)



Spaces are currently demised with shell improvements planned



Downtown Berkeley BART Station accounts for more than 5,300 daily weekday exits



Hotel Shattuck Plaza welcomes approximately 79.1K visitors each year



Situated directly across the street, the Allston Way Garage provides approximately 610 parking stalls

DEMOGRAPHICS (2025)

	1 Mile	3 miles	5 Miles
Daytime Population	99,446	264,879	472,809
Avg. Household Income	\$129,314	\$178,231	\$176,806
Total Population	64,868	221,876	406,966
Population by Educational Attainment	34,064	152,389	298,050

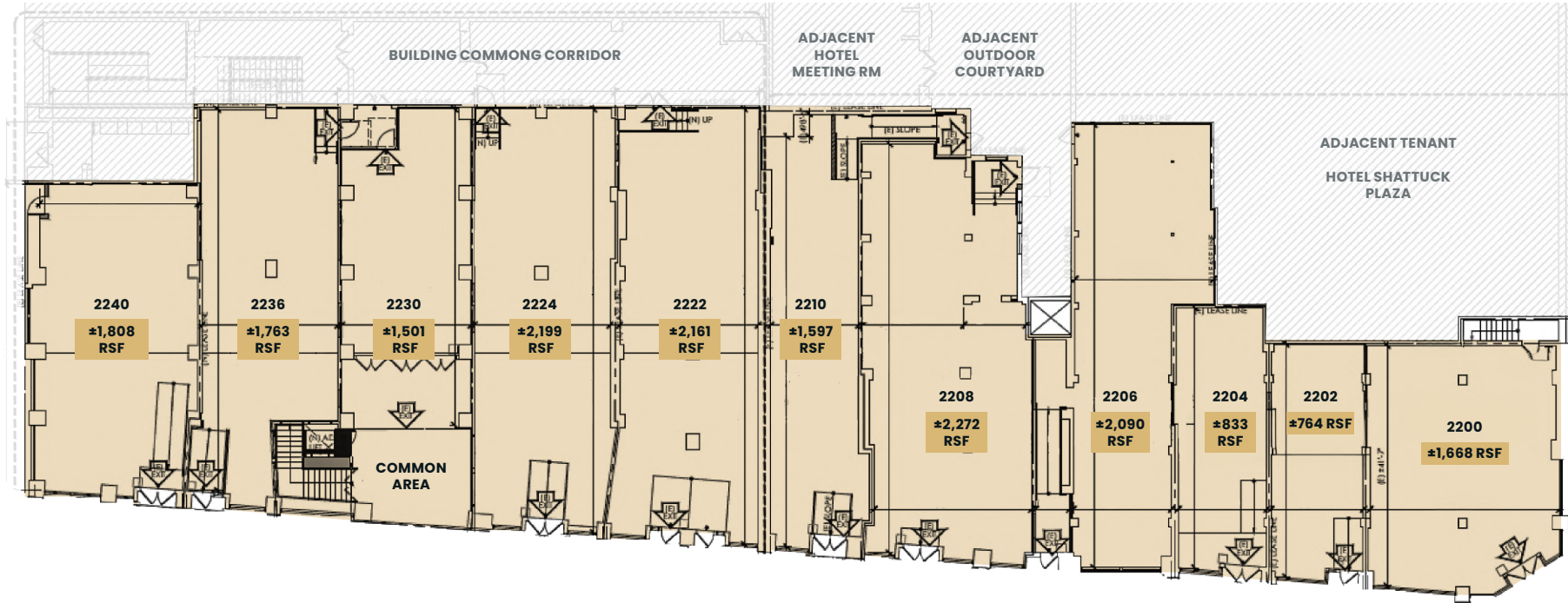
TRAFFIC COUNTS

Source: Esri

Shattuck Avenue	49,826 ADT
Oxford Street	21,960 ADT
University Avenue	37,245 ADT
Martin Luther King Jr Way	26,880 ADT

PROPERTY

Site Plan



AVAILABLE

Available Retail and
Restaurant Spaces

CLOSE-UP
Aerial



Eureka!

CHASE

AT&T

BART

TARGET

elaiichi co.

GATHER

Allston Way Garage
±610 Parking Stalls

HOTEL
Shattuck
PLAZA

verizon

CHIPOTLE
MEXICAN GRILL

Regan's
Organic Kitchen

University
of California
Berkeley

±46,000 STUDENTS

SUBJECT

ALLSTON WAY

SHATTUCK AVE: 54,184 ADT

OXFORD ST: 21,952 ADT

FULTON ST: 21,960 ADT

KITTREDGE STREET

Binge Coffee
House

許留山
HUI LAU SHAN

DAISLEY
VINTAGE

T-Mobile
Angeline's
LOUISIANA KITCHEN
Penelope's
COFFEE & TEA

HEROIC
ITALIAN

TOS
MOBILE BAR

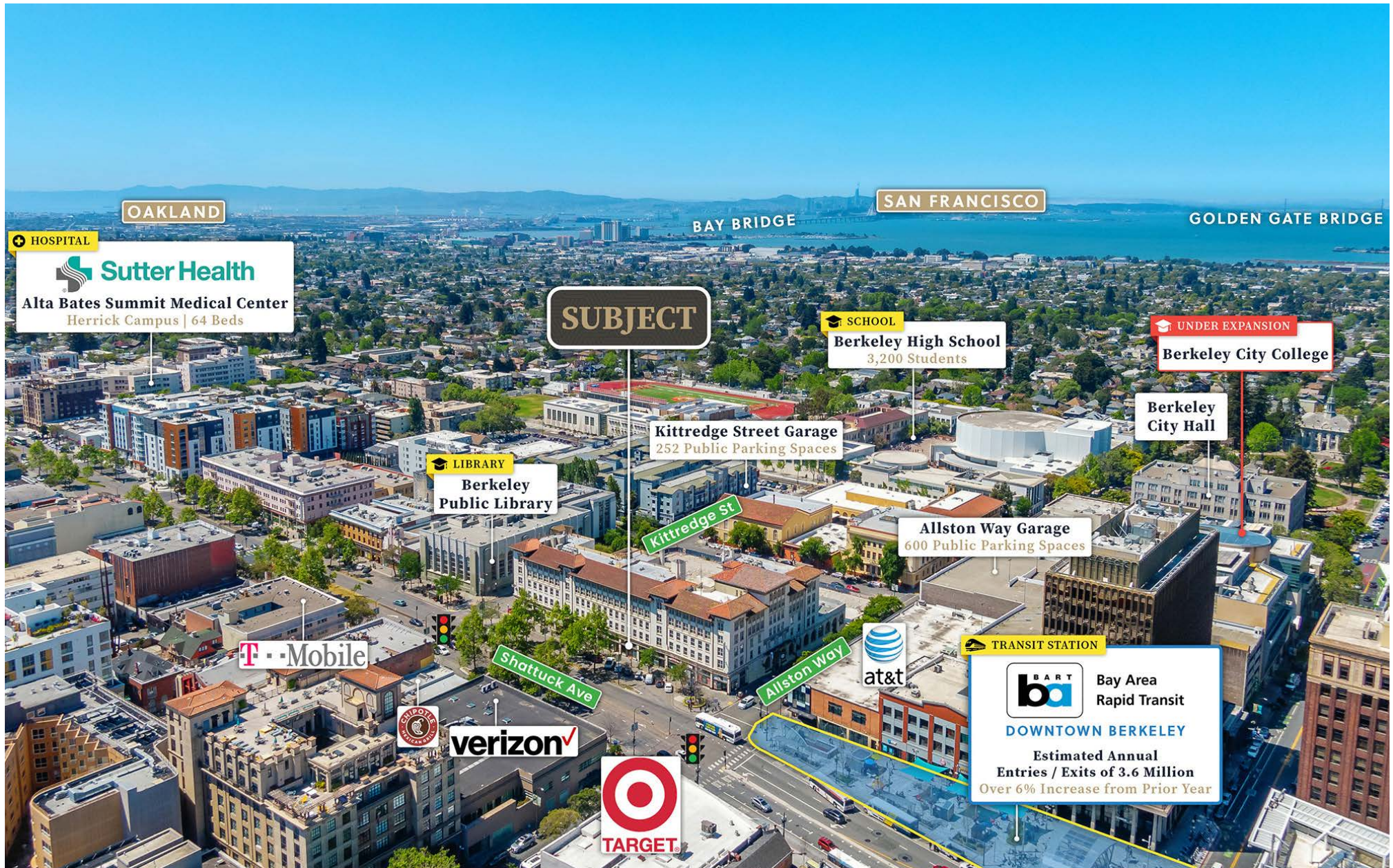
UC Berkeley
Swimming Pool

DOWNTOWN Berkeley

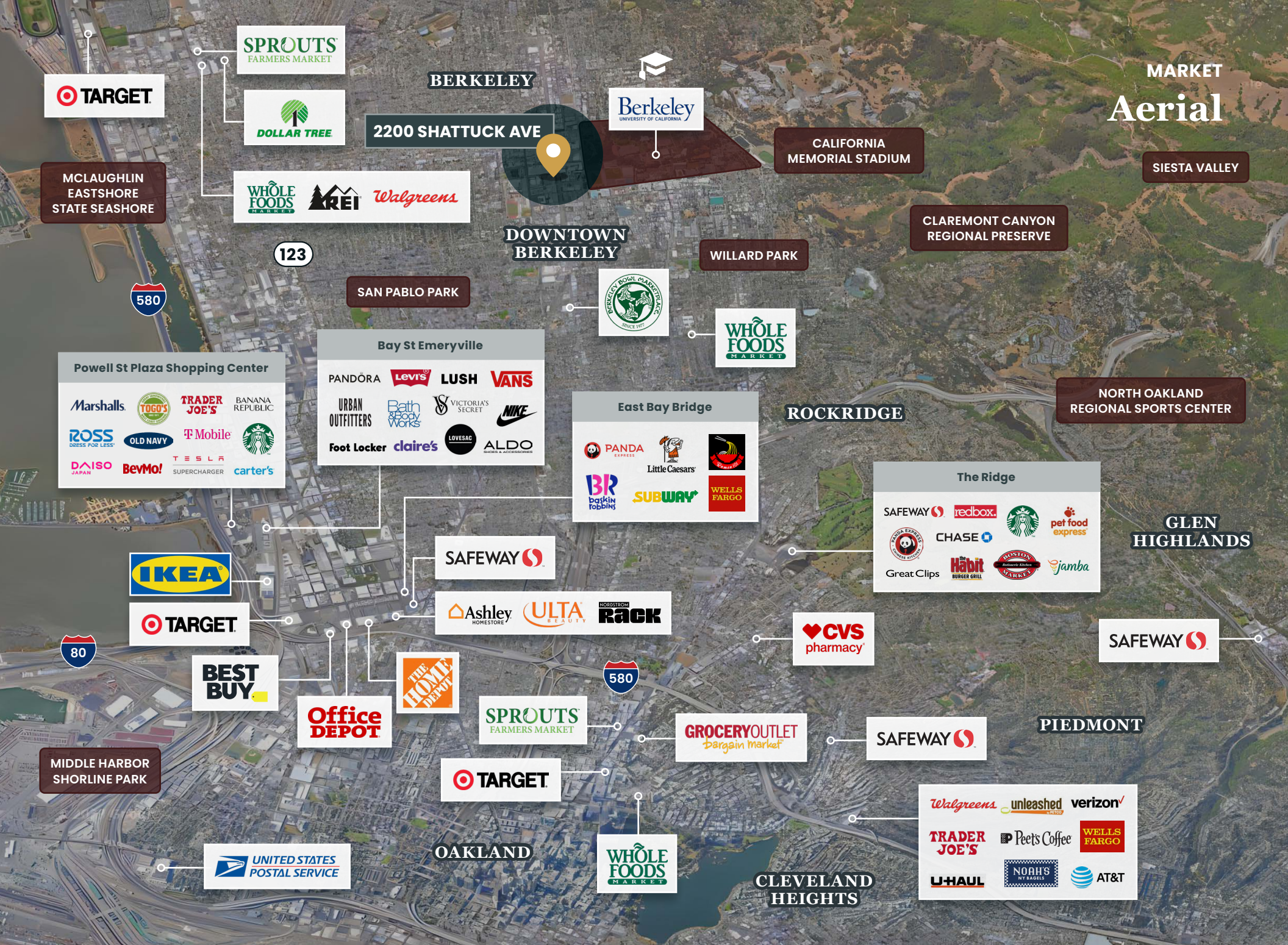


IMMEDIATE

Trade Area



MARKET Aerial



2200 SHATTUCK AVE

BERKELEY

Berkeley
UNIVERSITY OF CALIFORNIA

DOWNTOWN
BERKELEY

CALIFORNIA
MEMORIAL STADIUM

SIESTA VALLEY

CLAREMONT CANYON
REGIONAL PRESERVE

WILLARD PARK

SAN PABLO PARK

123

580

Powell St Plaza Shopping Center

Marshalls, Togo's, Trader Joe's, Banana Republic, Ross Dress For Less, Old Navy, T Mobile, Starbucks, Daiso Japan, BevMo!, Tesla Supercharger, Carter's

Bay St Emeryville

PANDORA, Levi's, LUSH, VANS, URBAN OUTFITTERS, Bath & Body Works, Victoria's Secret, Nike, Foot Locker, Claire's, Lovesac, Aldo

East Bay Bridge

PANDA EXPRESS, Little Caesars, Baskin Robbins, Subway, Wells Fargo

ROCKRIDGE

NORTH OAKLAND
REGIONAL SPORTS CENTER

The Ridge

SAFeway, Redbox, Starbucks, Pet Food Express, Panda Express, Chase, Great Clips, The Habit Burger Grill, Firehouse Subs, Jamba

GLEN
HIGHLANDS

SAFeway

CVS
pharmacy

SAFeway

Ashley HOMESTORE, ULTA BEAUTY, NOBLESSE RACK

IKEA

TARGET

BEST
BUY

Office
DEPOT

THE
HOME
DEPOT

SPROUTS
FARMERS MARKET

GROCERYOUTLET
bargain market

SAFeway

PIEDMONT

Walgreens, unleashed, verizon, TRADER JOE'S, Peet's Coffee, WELLS FARGO, U-HAUL, NOAH'S, AT&T

CLEVELAND
HEIGHTS

WHOLE
FOODS
MARKET

OAKLAND

TARGET

UNITED STATES
POSTAL SERVICE

MIDDLE HARBOR
SHORLINE PARK

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