

iniBurger!

COMING SOON!

4,740 SF

2151 Shattuck Ave.

(Former Bank of America)

1,815 SF

2165 Shattuck Ave.

(Next to College Wear store)

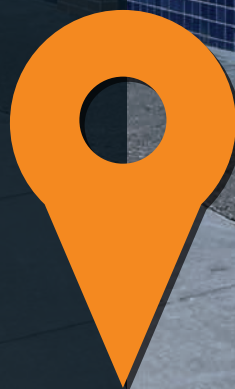
retailwest

AJ Schrader | 925-683-4929 | AJ@retailwestinc.com

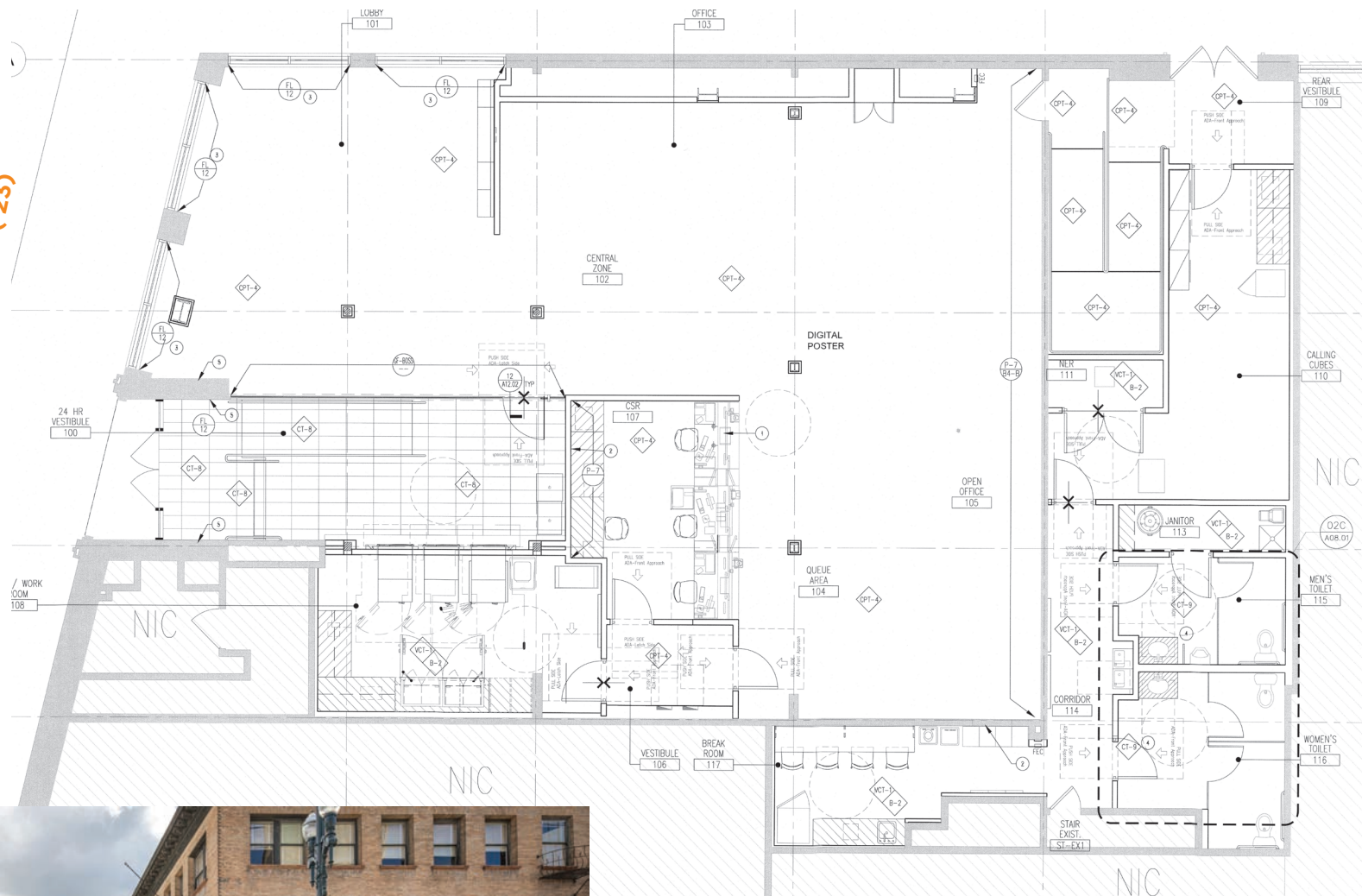
Hilary Parker | 925-324-2579 | hparker@retailwestinc.com

downtown BERKELEY

- Located in "Main & Main" downtown
- 1 block from the entrance to CAL
- Surrounded by students
 - *CAL: 66,000 students and faculty*
 - *Berkeley City College: 8,000 students*
 - *Berkeley High: 3,400 students*
- Located in front of Berkeley downtown BART (14,000 exits per day)
- Across from the recently built 331 room Marriott Residence INN
- In the heart of Berkeley's downtown retail and restaurant scene
- Adjacent to the proposed 485 Unit 26 HUB Berkeley Project
- 3 min walk from the two largest downtown parking garages (1330 spaces)



SHATTUCK AVE - ADT 16,053 ('23)



4,740 SF
2151 Shattuck Ave.
(former renovated Bank of America)



Existing Interior

recent RENOVATION



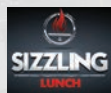
Existing Restrooms



 DATU

prime LOCATION

one medical citibank



TEASPOON

Krishna
copy center Est. 1974



SHAKE SHACK



Cal STUDENT STORE

sweetgreen

TRADER JOE'S

UNIVERSITY AVE - ADT 28,385 (222)



BERKELEY
SOCIAL
CLUB



COMAL

CHOLITA
LINDA

NOW OPEN!

KURA

REVOLVING SUSHI BAR

COMING SOON



BLUE BOTTLE
COFFEE

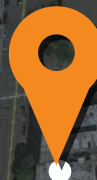
Berkeley
Art Museum



14,000 weekly exits

Eureka!

BERKELEY
CITY COLLEGE
6,283 (students + staff)



Gather

iniBurger!

COMING SOON!



Peet's
COFFEE

SHATTUCK AVE - ADT 16,053 (23)

Grinnell Pathway
Frank Schlessinger Way



UC BERKELEY
+66,000
(students + staff)

BERKELEY
HIGH SCHOOL
3,597 (students)

+OTHER
INSTITUTIONS
3,489

convinient PARKING

CENTER STREET
PARKING GARAGE
720 stalls

0.1 miles / 3 min walk

CENTER ST.

7 stalls

ALLSTON WAY
PARKING GARAGE
610 stalls

9 stalls

0.1 miles / 3 min walk

SHATTUCK AVE.

SITE

5 stalls

17 stalls

15 stalls

15 stalls

17 stalls

OXFORD
PARKING GARAGE
99 stalls

berkeley VIBE

ARTS DISTRICT

COMEDY NIGHTS, THEATRE, MUSIC VENUES
AND CULTURAL EVENTS EVERY NIGHT



6,175
PARKING SPACES
DOWNTOWN

+170
STARTUPS/INCUBATORS
WITHIN DOWNTOWN BERKELEY

98
BIKE SCORE
BIKER'S PARADISE

99
WALK SCORE
WALK ANYWHERE

33,372
DAYTIME EMPLOYEES
WITHIN 1 MILE

1 BLOCK
FROM UC BERKELEY
+66,000 - STUDENTS + FACULTY

21,894
HOUSEHOLDS
WITHIN 1 MILE

LIVE,
WORK,
CREATE.



1951 Shattuck Ave.
12-story, 163 units
(under construction)

Acheson Commons
6-story, 205 units
(completed)

UC Berkeley Anchor House
455K SF, 14-story, 245 units
(completed)

UC Berkeley Innovation Zone
11-story, 310k lab 154k garage
(proposed)

Hub Berkeley
26-story, 485 units
(proposed)

Marriott
new 17-story Marriott
331-rooms (completed)

Berkeley Way West
8-story, office
(completed)

1998 Shattuck Ave.
28-story, 599 units
(proposed)

SITE


The Landmark Shattuck
25-story, 326 units
(proposed)

new DEVELOPMENTS





retailwest

www.retailwestinc.com

AJ Schrader | 925-683-4929 | AJ@retailwestinc.com | DRE #01733584

Hilary Parker | 925-324-2579 | hparker@retailwestinc.com | DRE #01760862

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