

**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

**RESTAURANT SPACE FOR LEASE: DIRECTLY ACROSS FROM UC BERKELEY**

**2480 BANCROFT WAY, BERKELEY, CA**



**CONTACT: LORI ROSENTHAL**

510 524-2344 • [lori@gordoncommercial.com](mailto:lori@gordoncommercial.com) • DRE#01946676

### GROUND FLOOR OF NEW 8-STORY MIXED-USE BUILDING ON MAIN RETAIL CORRIDOR

**SIZE:** ±2,052 rsf

**PRICE:** Negotiable

**ZONING:** C-T  
(Telegraph Avenue Commercial)

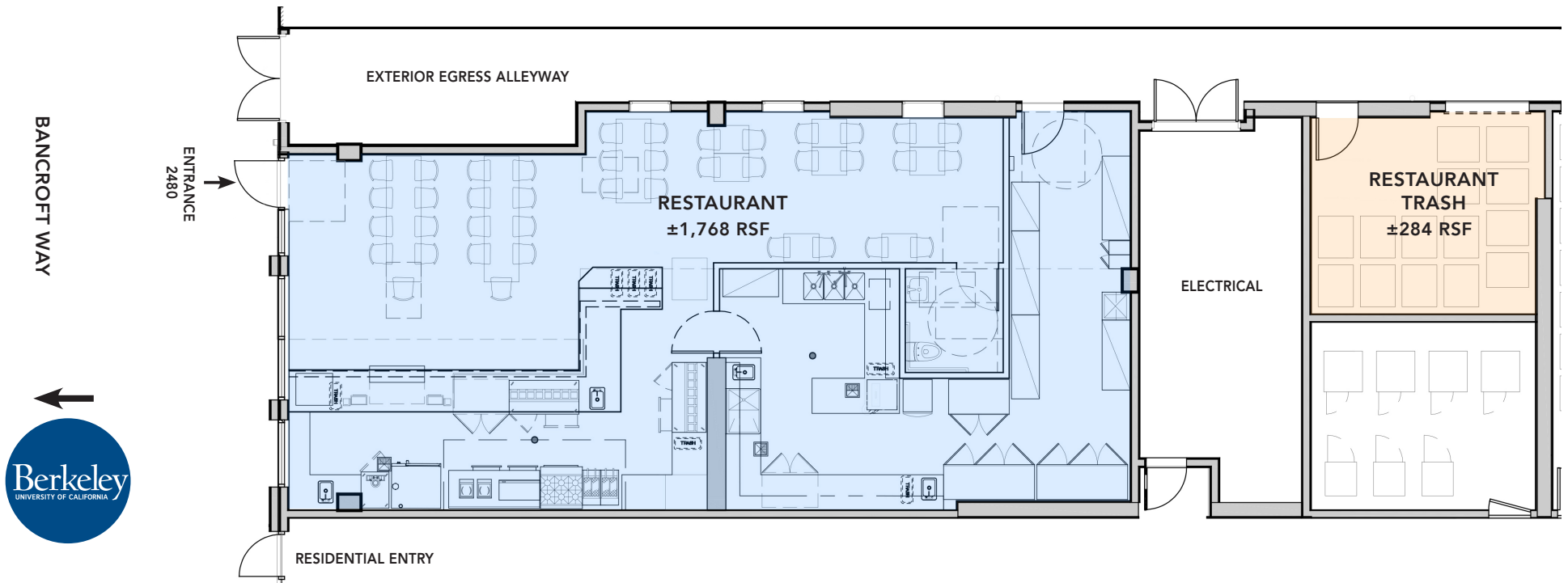
- Restaurant space in new 8-story mixed-use apartment building with 28 units
- Directly across from the UC Berkeley Student Union and Eshelman Hall, and near Telegraph Avenue
- Extremely heavy foot traffic: >2,500 pedestrian crossings per hour at the corner of Telegraph Avenue and Bancroft Way, just ½ block away
- Close to UC classrooms, administration buildings and sports facilities
- Serving over 69,700 students and UC Berkeley employees, as well as open to the public
- Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B)



- Easy walk to Downtown Berkeley, and BART
- Short walk to Telegraph-Channing public parking garage with > 400 public parking spaces
- Nearby eateries include Chipotle, Jamba Juice, Cream, Mezzo, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Kip's Bar and Grill, Bongo Burger, and Peet's Coffee
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, and Spieker Aquatics Complex

**IN THE  
VIBRANT  
TELEGRAPH  
DISTRICT**





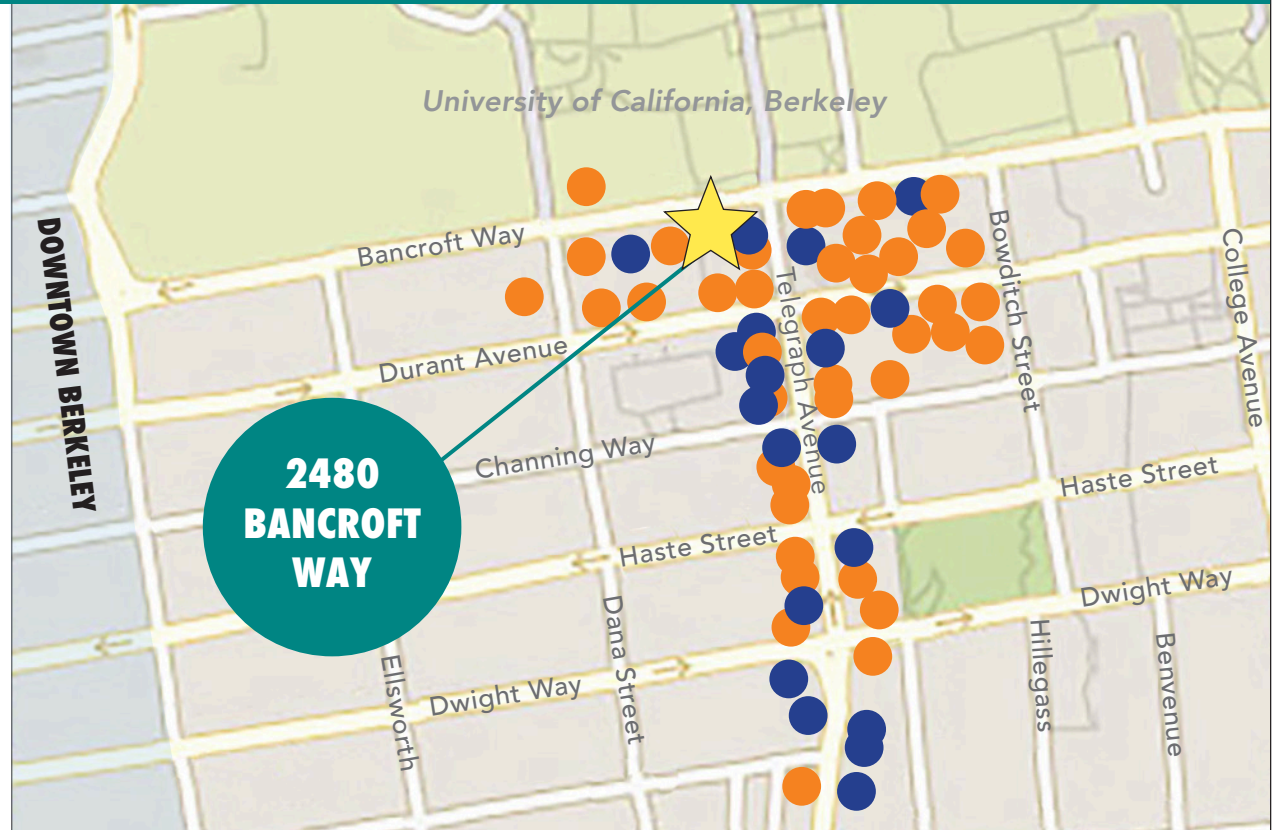
## INFRASTRUCTURE SPECS:

- Ceiling height: 12'5"
- Electrical to Premises:
  - 800 Amps, 3-phase, 208Y/120V
  - No sub-panels are installed, just the main and then conduits stubbed out to the retail space
- Venting:
  - 12" x 14" Type-I Grease Duct to the roof is provided. Power is available at the roof for an associated exhaust fan to run that duct, but the unit hasn't been provided.
  - 10" x 22" Type-II Steam Duct to the roof is provided. Power is available at the roof for an associated exhaust fan to run that duct, but the unit hasn't been provided
- Water: 2" cold water stub-out. Tenant to supply its own hot water infrastructure
- Waste lines:
  - (2) 4" waste lines provided
  - Restaurant build-out assumes above-ground Big-Dipper grease interceptor
- HVAC Specs:
  - Provision has been made for 8-Ton Split System w/Condensers on the Roof. Condenser Line sets are provided as well as condenser mounting racks. No Split System has been installed
- Louvers are provided at the front of restaurant above windows for potential intake (restaurant exhaust not allowed to public right of way)
- Louvers for Intake and Exhaust have been provided at east wall into back alley. They aren't connected to anything presently
- Gas: None

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.

## RESTAURANTS, BARS AND CAFÉS

- |                            |                            |
|----------------------------|----------------------------|
| Super Duper Burgers        | Cupcakin' Bake Shop        |
| Chipotle Mexican Grill     | Boba Ninja                 |
| Mezzo                      | Bears Ramen House          |
| Yogurt Park                | Gypsy's Trattoria Italiana |
| Bao Dim To Go              | L'Gusto Mex Fusio          |
| Kip's Bar & Grill          | Cal Gyros Mediterranean    |
| Tacos Sinaloa              | Katsumi Sushi              |
| Pappy's Grill & Sports Bar | House of Curries           |
| Cream Berkeley             | Sourdough & Co             |
| Sliver Pizzeria            | Muracci's                  |
| Poke Parlor                | Ladle & Leaf               |
| Bongo Burger               | House of Curries           |
| Raleigh's Pub              | Punjabi Dhaba              |
| RareTea Berkeley           | Dumpling Express           |
| Seniore's Pizza            | La Burrita                 |
| Tap Haus                   | Crumb! - Berkeley          |
| Little Gem Belgian Waffles | Top Dog                    |
| Peet's Coffee              | Artichoke Basille's Pizza  |
| Kingpin Donuts             | Papa Johns Pizza           |



## RETAIL

- |                           |                      |
|---------------------------|----------------------|
| Bancroft Clothing Company | 510 Skateboarding    |
| Walgreens                 | Sleepy Cat Books     |
| The Student Store         | Bows and Arrows      |
| Bear Basics Clothing      | 2nd Street Telegraph |
| Moe's Books               | Beck's Shoes         |
| Games of Berkeley         | Berkeley Hat Company |
| Ink Stone Art Supply      | Rasputin Music       |
| Anastasia Clothing        | Amoeba Music         |





### 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 KITTREDGE

- 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 KITTREDGE

- 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



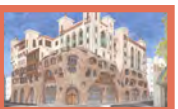
### 2274 SHATTUCK

- 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
- Under Construction



### 1935 ADDISON

- 69 residential units
- Open



### 2420 SHATTUCK

- 132 residential units
- Proposed



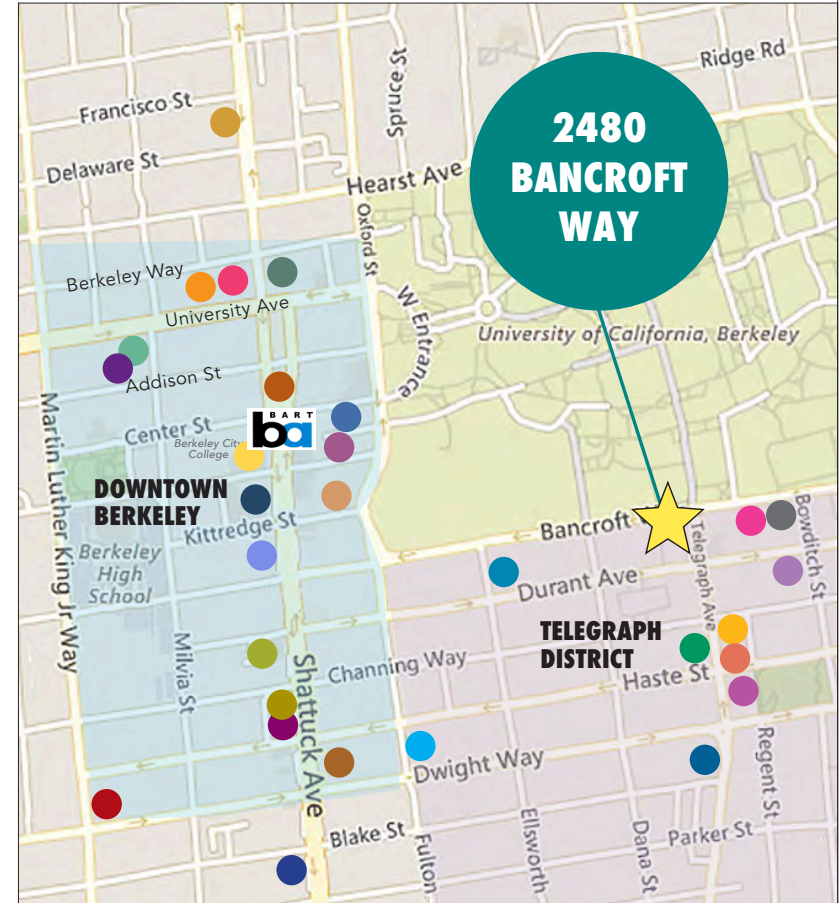
### THE STANDARD

- 330 Beds
- Open



### THE CROFT

- 87 residential units
- Under Construction



# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2480 BANCROFT WAY, BERKELEY, CA  
NEIGHBORHOOD

- Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors
- Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings
- Leading directly to UC Berkeley campus, Telegraph is home to street fairs, annual music festivals
- Situated amidst TONS of student housing, including UC and private dorms. Several new housing development projects are in the works
- Close to numerous world-class theatre, arts, live music and sports venues
- Many hourly parking lots are in the area, **Visit [www.douglasparking.com](http://www.douglasparking.com)**
- The [Telegraph Business Improvement District](#) works to build a dynamic and inclusive community

## DEMOGRAPHICS

	1 MILE	3 MILE
Population	55,162	225,363
Households	20,383	95,927
Average HH Income	\$181,837	\$131,686
Average Home Value	\$1,067,155	\$1,057,489

(Source: CoStar)



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.