

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE** :: 2450 SHATTUCK AVENUE, BERKELEY, CA  
PRIME DOWNTOWN BERKELEY CORNER RETAIL SPACE

**±60 FEET OF FRONTAGE**



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## ON MAIN CORRIDOR, SURROUNDED BY DENSE HOUSING, RESTAURANTS, AND FITNESS

**SIZE:**  
±7,500 rsf

**ASKING LEASE RATE:**  
\$3.00 psf/month NNN

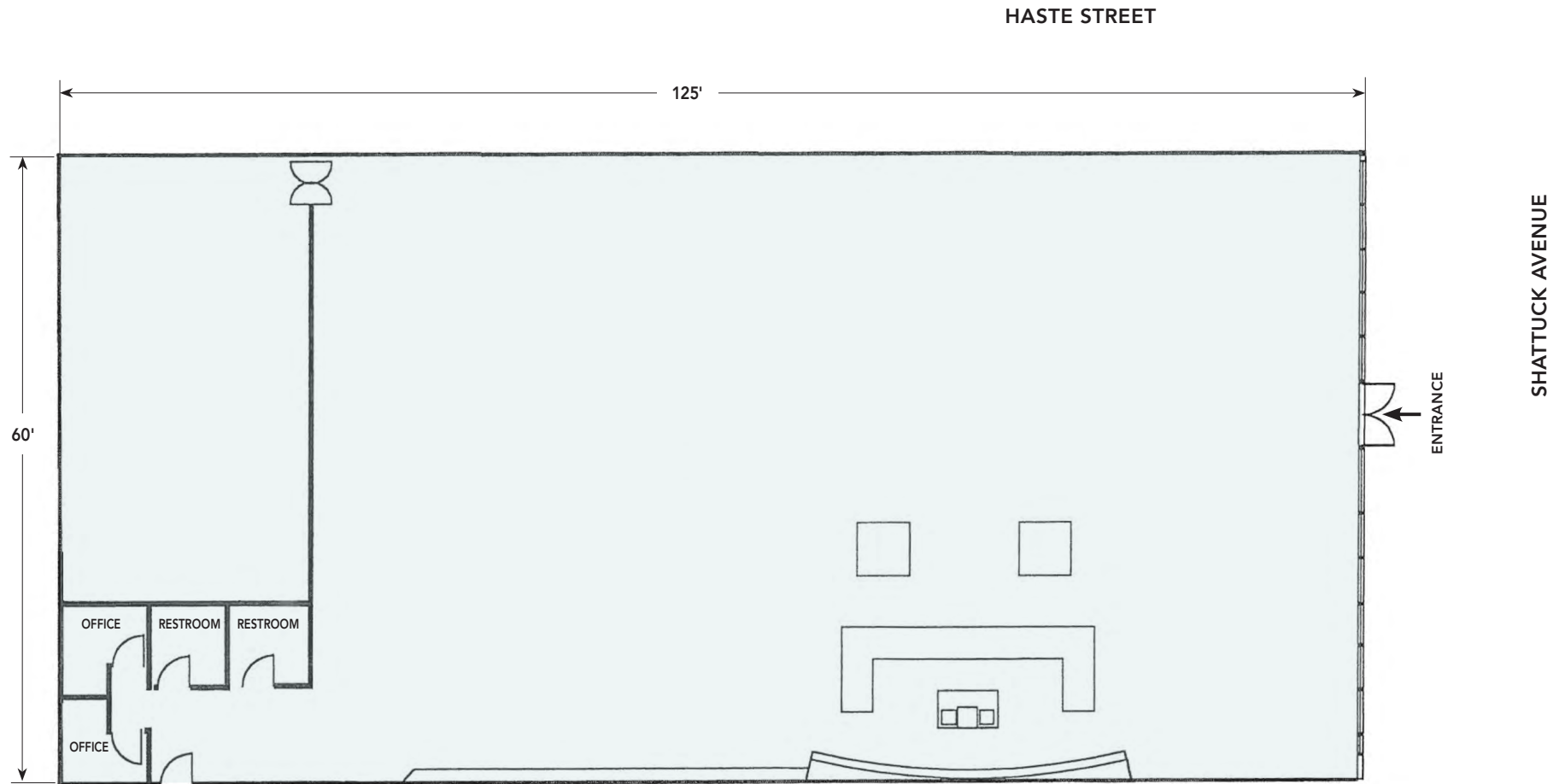


### FEATURES

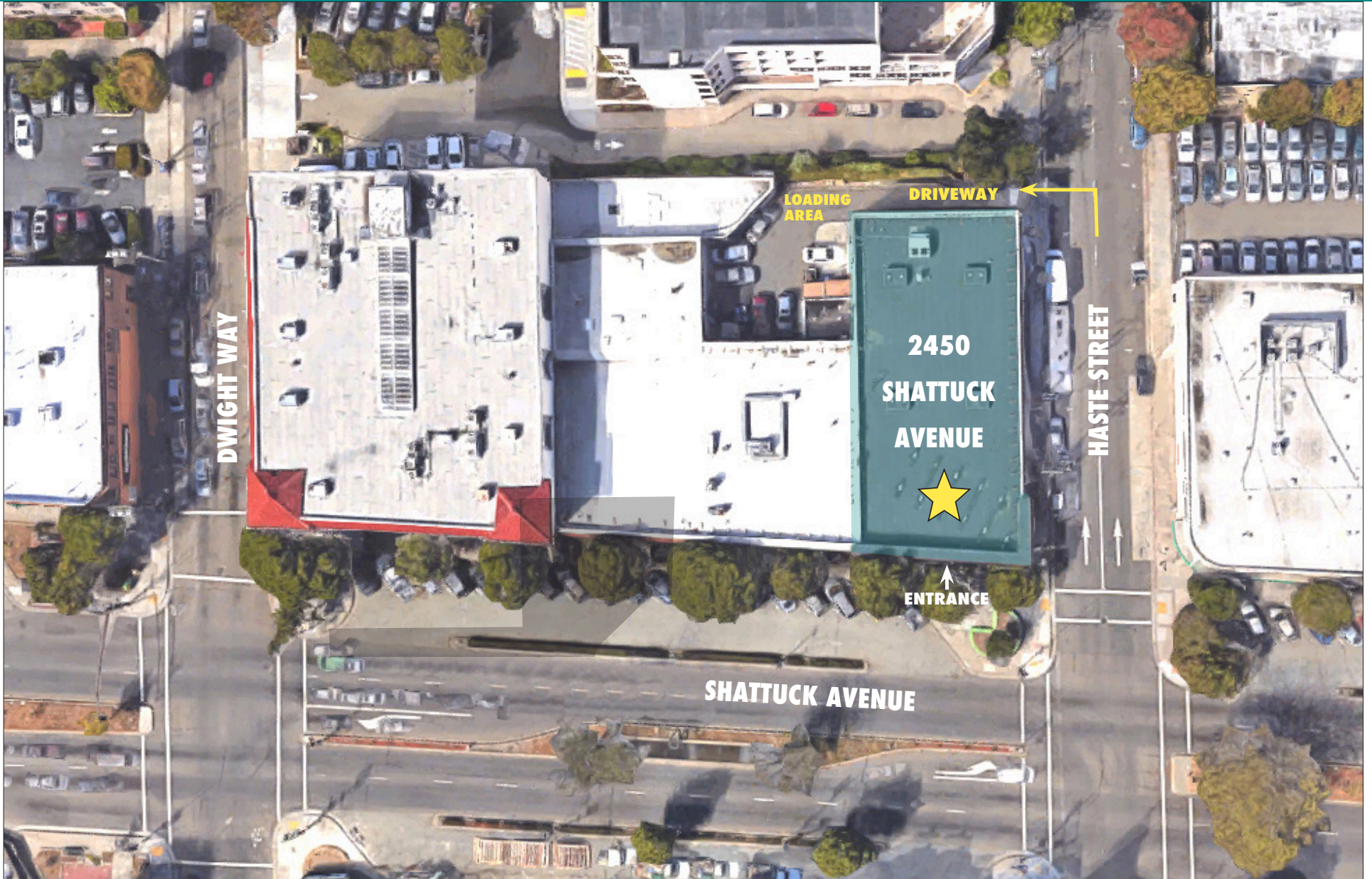
- Large corner space filled with natural light
- ± 60 feet of frontage on busy Downtown Berkeley Corridor
- Superb street visibility and signage opportunities
- Clerestory windows and high ceilings
- Loading area in back, accessible from Haste Street
- Vibrant, walkable area with high foot traffic
- Easily accessible by public transportation and nearby public parking
- Zoned C-DMU (Downtown Mixed-Use District)
- Close to Telegraph Avenue and UC Berkeley
- Next to Sutter Alta Bates Medical Center: Herrick Campus
- Directly across from Orangetheory Fitness; near Equinox Gym, Grassroots Crossfit, Pure Barre, YMCA, CorePower Yoga, CycleBar
- Nearby Downtown Arts District has live theater and music venues which include Berkeley Rep Theatre, California Jazz Conservatory, UC Berkeley Art Museum, Pacific Film Archive and UC Theatre
- 6 blocks from BART and a major hub of public transportation
- Join other nearby retail and eateries, including: Target, Chipotle, Trek Bikes, Pegasus Books, Sliver Pizzeria, Peet's Coffee, Ippudo, Half Price Books, Comal, Starbucks, Jupiter, and Eureka!







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.



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2450 SHATTUCK AVENUE, BERKELEY, CA  
JOIN DOWNTOWN BERKELEY

Berkeley is densely populated with a highly educated, high income population. A central hub of public transportation with its Downtown BART Plaza (± 27,000 daily ridership entries and exits) and AC Transit, allowing access to the entire San Francisco Bay Area in minutes.

- High foot traffic every day; working population is 72,000
- UC Berkeley's daily headcount is over 62,000
- Berkeley City College has ±7,000 students each semester; Berkeley High School has ±3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Walking distance to over 119,000 live theater, music, and sports venue seats
- Over 2 million annual theater and cinema patrons
- \$4.04 billion in total spending power



## DEMOGRAPHICS

WITHIN 3 MILES

Population	<b>212,725</b>
Average Household Income	<b>\$142,014</b>
Daytime Employees	<b>142,939</b>

Source: CoStar



### RESTAURANTS, BARS AND CAFÉS

La Note Restaurant	Gather
Nikko Sushi	Ippudo
Fish & Bird Restaurant	Blue Bottle Coffee
Noodles Fresh	Starbucks
Cornerstone Craft Beer & Live Music	Gadani
Comal Restaurant	Nikko Sushi
Lucia's Italian Restaurant	Tupper & Reed Cocktail Bar

Tender Greens  
The Butcher's Son  
Peet's Coffee

### ENTERTAINMENT

Sliver Pizzeria  
Ike's Sandwiches  
Eureka!  
Jupiter Pizza & Beer  
Endless Summer Sweets  
Crave Subs  
Angeline's Louisiana Kitchen  
Sandwich Zone  
Revival Bar + Kitchen  
Namaste Madras Cuisine

UC Theatre  
Berkeley Repertory Theatre  
Aurora Theatre Company  
California Jazz Conservatory  
Freight & Salvage  
The Back Room  
The Marsh Arts Center  
Cal Performances/Zellerbach Hall  
BAMPFA

### RETAIL

Target	Trek Bicycle Berkeley
Half Price Books	Berkeley Ace Hardware
UPS Store	Lhasa Karnak Herb Company
FedEx	Luggage Center
Verizon	Stonemontain & Daughter Fabrics
Pegasus Books	Mikes Bikes of Berkeley
Viking Trader	Shop College Wear
Trader Joe's	Crossroads Trading





### STONEFIRE

- 98 residential units
- Opened 2017



### PARKER PLACE

- 155 residential units
- Opened 2017



### TOWERS

- 155 residential units
- Proposed



### THE PANORAMIC

- 69 residential units
- Opened 2019



### METROPOLITAN

- 45 residential units
- Opened 2017



### THE DEN

- 40 residential units
- Opened 2022



### SEQUOIA

- 42 residential units
- Opened 2017



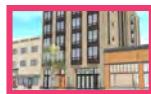
### THE VARSITY

- 96 residential units
- Opened 2017



### THE DWIGHT

- 99 residential units
- Opened 2017



### 2067 UNIVERSITY

- 50 residential units
- Under Construction



### 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



### 1598 UNIVERSITY

- 210 residential units
- Proposed



### THE STANDARD

- 330 Beds
- Under Construction



### THE CROFT

- Units TBD
- Under Construction





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2450 SHATTUCK AVENUE, 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.