

# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

## RETAIL SPACE FOR LEASE: DIRECTLY ACROSS FROM UC BERKELEY 2468 BANCROFT WAY, BERKELEY, CA

FALL RUSH™

We are Compa.™

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DRE#01884390

edge

♿  
PARKING  
ONLY  
TRUCKS  
TUE - THU

FALL RUSH  
Shirt Bar

SATHER LANE

2468  
24661

pepsi

## :: GROUND FLOOR RETAIL FACING UC BERKELEY CAMPUS ::

### SIZE:

1ST FLOOR: ±4,405 rsf

MEZZANINE: ±3,667 rsf

TOTAL: ±8,072 rsf \*

\* potential for additional storage space

### ASKING RENT:

\$17,620/month NNN

### UTILITIES:

- Separately metered for electrical (200 Amp) and Gas (1 ¼" pipe)
- Shared water meter

### ZONING: C-T

(Telegraph Avenue Commercial)

- Retail space with large display windows and open floor plan
- High ceilings in front; mezzanine in rear
- Mezzanine access by internal stairway and by elevator
- Excellent signage opportunity
- Directly across from the UC Berkeley Student Union and Eshelman Hall, and near Telegraph Avenue shops
- Easy walk to Downtown Berkeley, and BART
- Short walk to Telegraph-Channing public parking garage with > 400 parking spaces
- Nearby eateries include Chipotle, Cream, Mezzo, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Kip's Bar and Grill, Bongo Burger, Yogurt Park, and Romeo's Coffee
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, and Spieker Aquatics Complex
- Close to UC classrooms, administration buildings and sports facilities serving over 69,000 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)



Walk Score  
**99**



Near Popular  
**Eateries**



Bike Score  
**91**



Nearby  
**Foot Traffic**  
**2,500**  
Pedestrians  
Per Hour

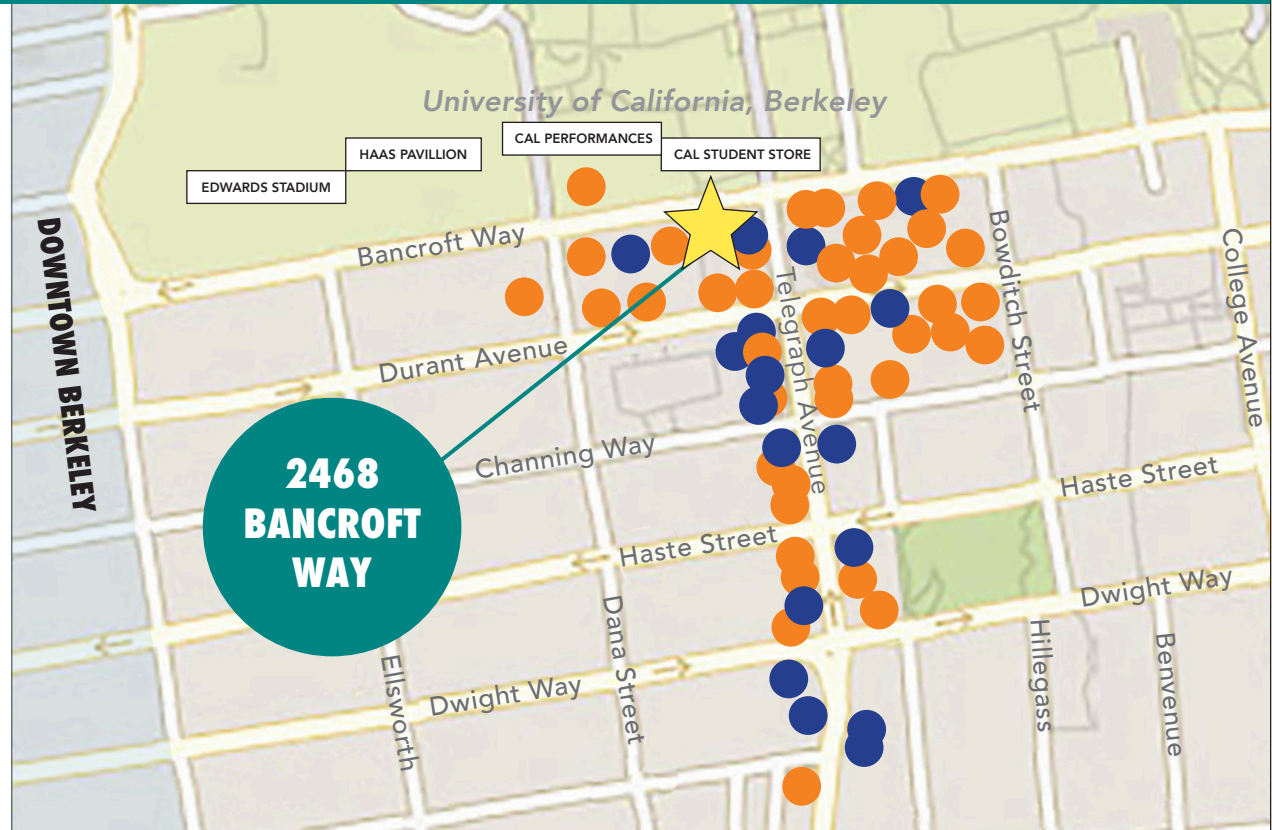


## RESTAURANTS, BARS AND CAFÉS

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

## RETAIL

- |                           |                           |
|---------------------------|---------------------------|
| Bancroft Clothing Company | 510 Skateboarding         |
| Walgreens                 | Sleepy Cat Books          |
| The Student Store         | Beck's Shoes              |
| Bear Basics Clothing      | Berkeley Hat Company      |
| Moe's Books               | Rasputin Music            |
| Games of Berkeley         | Textures Vintage Clothing |
| Ink Stone Art Supply      | Amoeba Music              |
| Anastasia Clothing        |                           |



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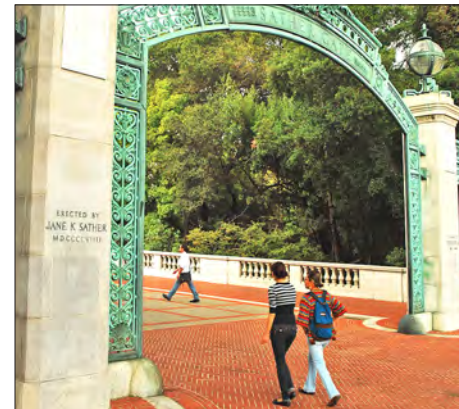
## 2468 BANCROFT WAY, BERKELEY, CA NEIGHBORHOOD

- 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.