



1950

OXFORD STREET

BERKELEY, CALIFORNIA

**RETAIL OPPORTUNITY
ACROSS FROM
UC BERKELEY CAMPUS**

HELEN DILLER ANCHOR HOUSE





STATE OF THE ART DEVELOPMENT

Located at the corner of University Avenue and Oxford Street, Helen Diller Anchor House is a transformative project that will set a new standard for student residential living and help transfer students to thrive academically, socially, and culturally. The net income generated by the property will fund scholarships for undergraduates from underrepresented populations and first-generation college students.

The certified LEED Gold building includes 244 apartments with individual bedrooms for 772 students, a rooftop garden, a culinary classroom, a gym, and well-designed retail spaces. Situated in the perimeter of the UC Berkeley campus and only 3 blocks from the Berkeley BART station, Anchor House adds much needed housing to the UC Berkeley student body, where a significant percentage of students are challenged to live on or near campus. Anchor House is currently in the construction phase, and retail spaces are expected to be delivered midyear 2023.

The design of Anchor House seeks to set a higher standard for student residential living. The project team is composed of award-winning design firms, including lead design architects Morris Adjmi Architects, locally based architects BDE, Brand Bureau/AvroKO for experience and interior design, and Andrea Cochran Landscape Architecture for the landscape design.



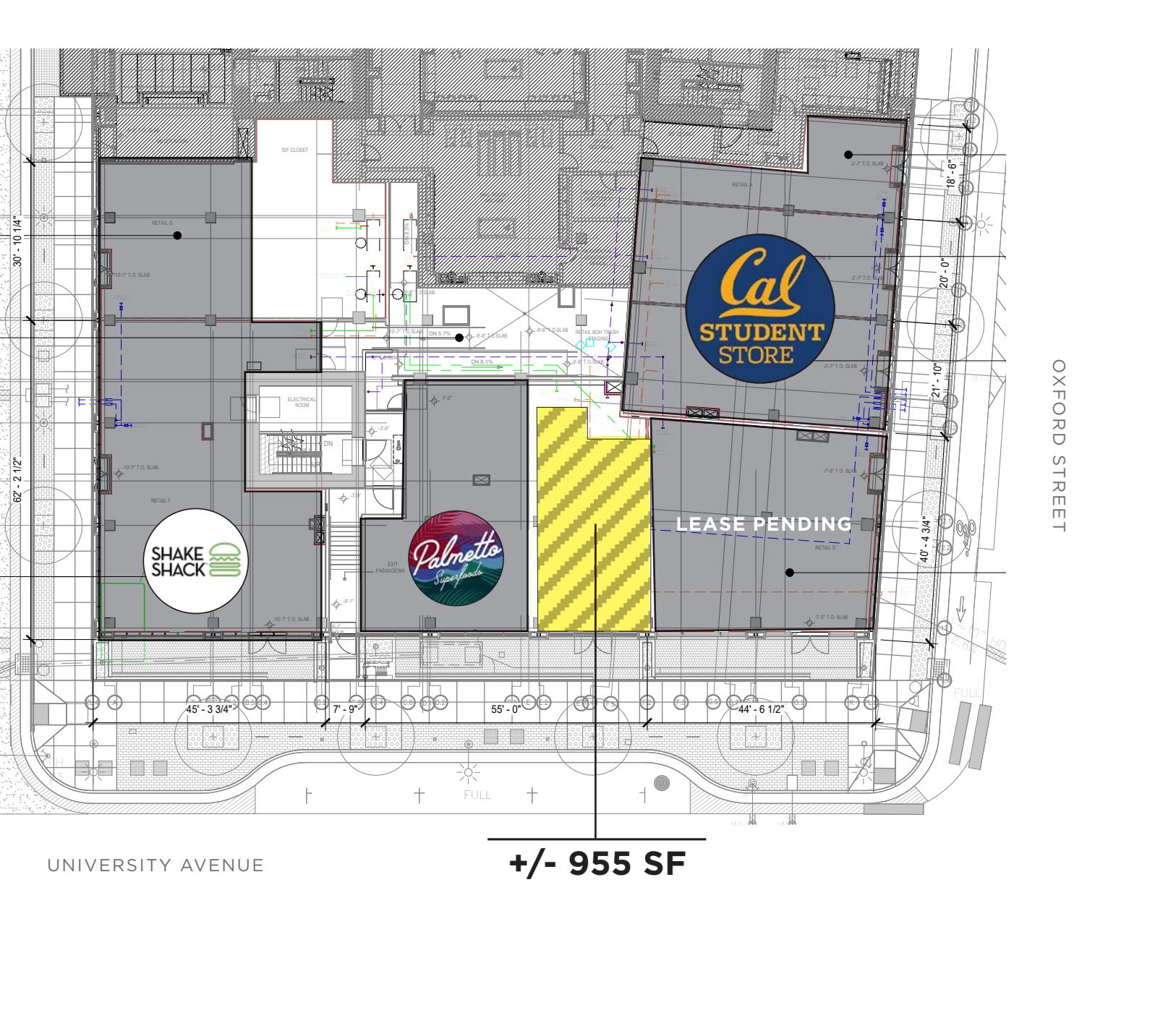
The Anchor House features some of the best new retail space in Berkeley and sits at the base of a 776-bed student housing project that supports the retail. Anchored by the Cal Bookstore, these well-designed side-by-side spaces can be delivered in a warm shell condition and potentially with restaurant infrastructure.

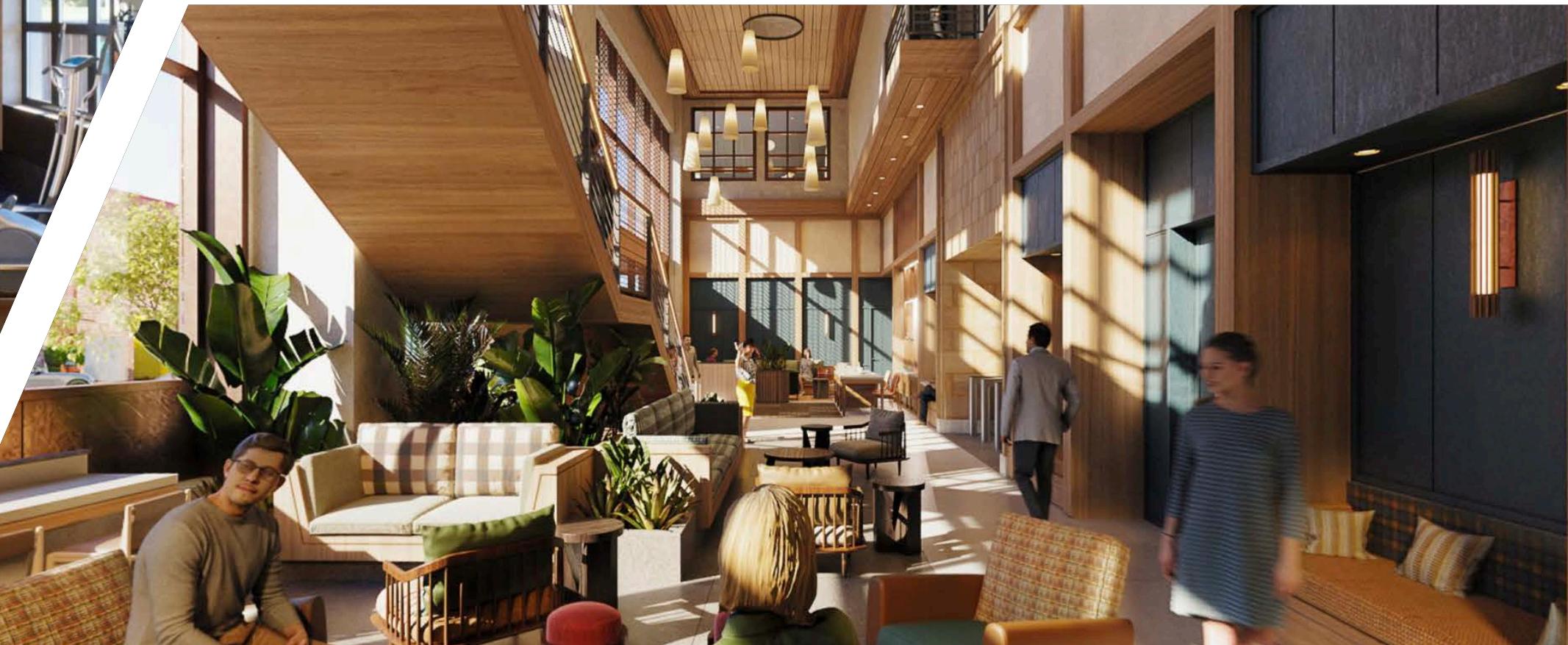


RETAIL OPPORTUNITY

- +/- 955 SF
- 20-25 foot ceilings
- Anchored by the Cal Bookstore
- Signed leases with local favorites Palmetto Super Foods
- Palmetto Superfoods is a restaurant concept designed around authentic and nutritious foods, extensive customization, and top-of-the-line service. They have made their name serving signature Brazilian açaí, but also offer a variety of different bases and quality ingredients to personalize customers bowl or smoothie.
- 2,200 SF rooftop vegetable garden can compliment a grocery or restaurant
- Can be delivered with restaurant infrastructure
- 2 tandem parking spaces per retail space
- The project promotes environmental stewardship and financial sustainability
- Situated at the base of a 776-bed student housing project

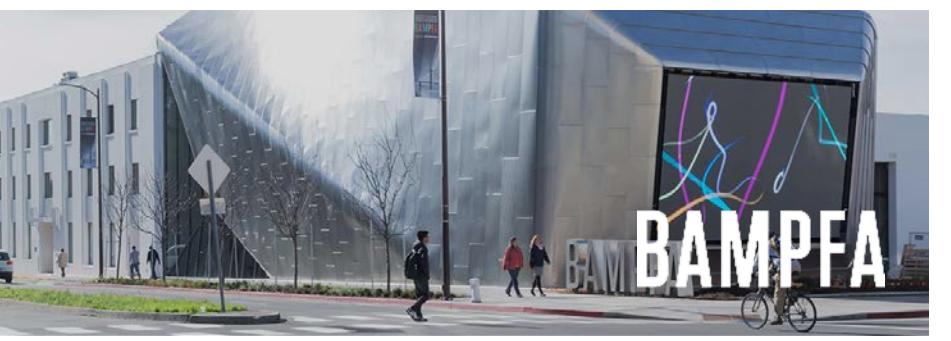
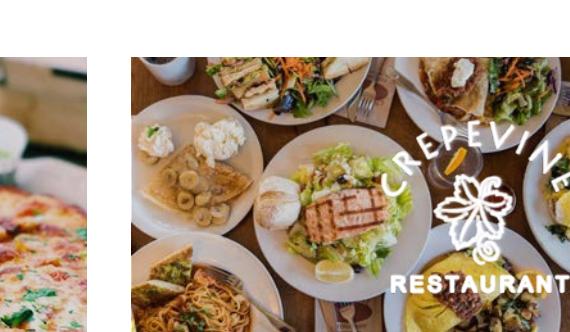
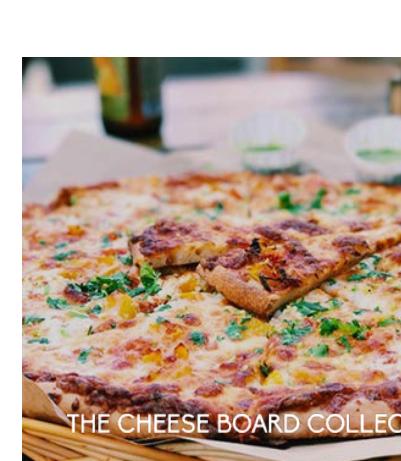
NEIGHBORHOOD





PROJECT COMPONENTS

- 776-bed student housing project
- Groundfloor community-serving commercial and retail spaces
- Culinary classroom for the Rausser College of Natural Resources
- Event venues, dining spaces, and public spaces open to the community
- Maker's space run by the Berkeley Art Studio with classes for students and the community
- 7,100 SF student gym
- 2,100 SF rooftop vegetable garden





KEY FACTS

BERKELEY | CALIFORNIA



\$71,416
MEDIAN HOUSEHOLD
INCOME



3,115
TOTAL BUSINESSES



66,191
TOTAL EMPLOYEES



85.3%
WHITE COLLAR
POPULATION



80% OF RESIDENTS POSSESS BACHELOR'S/
GRAD/OR POST-GRAD DEGREE



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Contacts

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