

**FOR LEASE :: 2509 HEARST AVENUE, BERKELEY, CA**  
High Foot Traffic, Hearst Food Court Space in UC Berkeley's Northside

Directly Across From UC Berkeley!





## HIGH-VISIBILITY LOCATION, JUST STEPS TO UC BERKELEY'S NORTH GATE

**SIZE:** ±500 rsf

**RENT:** \$5,000/month NNN

**ZONED:** CN-(H)  
(Neighborhood Commercial)

- Join co-tenants and other food purveyors: Golden Bean Coffee, Aki's (Japanese Food), Camille (Vietnamese Food), Seoul Hotdog (Korean Flavor), Momo Masala's (Indian and Tibetan), TC Garden (Chinese Food)
- Shared: Restroom, patio area with tables, trash room
- Cuisine must complement and not directly compete with existing co-tenants

- Directly across from UC Berkeley on the North Side of campus
- Lots of pedestrian foot traffic, excellent signage opportunity
- Short walk to outdoor mall-like setting of eateries on Euclid Avenue including: LaVal's Pizza, Xpression Indian Restaurant, La Crêpe à Moi, D'Yar Mediterranean Cuisine, Bongo Burger, El Talpense, Mt. Agni, Menchie's Frozen Yogurt, My-O-My, Delah Coffee, La Burrita, Mind Coffee, Zach's Sandwiches, and Abe's Cafe

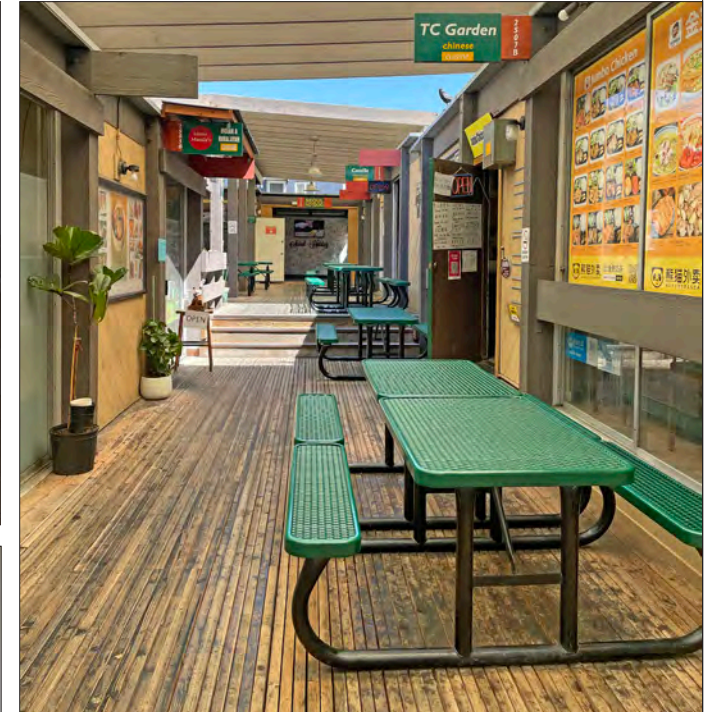
### TI ALLOWANCE AVAILABLE FOR QUALIFIED TENANTS





## PREMISES DESCRIPTION

- Former Subway location
- Ordering area, food prep area, rear kitchen and cleaning areas
- Sinks in place
- No gas or Type 1 hood
- 400 amp single phase electrical
- NNN Estimate: \$1.80 psf (includes garbage/recycling, water, common area maintenance of restrooms, outdoor food tables, and minor landscaping)



## 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)

### RESTAURANTS, CAFÉS AND BARS

Camille Vietnamese Restaurant	Via del Corso
Aki's Japanese Restaurant	Sweetgreen
TC Garden Restaurant	Triple Rock Brewery
MoMo Masalas	Blue Bottle Coffee
Gold Bean	The Noodle, Thai Restaurant
Seoul Hotdog	Tacos Sinaloa
La Crêpe à Moi	Super Duper Burgers
Cabañas Cafe	MIXT
Menchie's Frozen Yogurt	Spats
D'yar Mediterranean Restaurant	Arinell Pizza
Zach's Sandwiches	Eureka!
La Val's Pizza	Gypsy's Trattoria Italiana
Xpression Indian Restaurant	Tender Greens
La Burrita	Lucia's Berkeley
Abe's Café	Comal
Bongo Burger	Jupiter Pizza
El Talpense Mexican Restaurant	Ippudo

### RETAIL

Games of Berkeley  
Bows and Arrows  
Bancroft Clothing Co  
Bear Basics  
Target  
FedEx  
CVS  
Half Price Books  
Model Shoe Renew  
Lhasa Karnak Herb Company

### ENTERTAINMENT

Zellerbach  
Greek Theatre  
Cal Performances  
UC Theatre  
Berkeley Repertory Theatre  
Aurora Theatre Company  
Freight & Salvage  
The Marsh Arts Center  
Berkeley Art Museum and Pacific Film Archive (BAMPFA)







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