

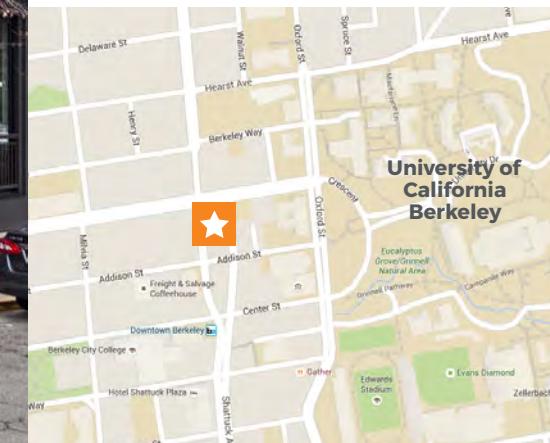
21 SHATTUCK SQUARE | BERKELEY, CALIFORNIA

RETAIL/RESTAURANT SPACE AVAILABLE



Property Highlights

- +/- 5,090 SF AVAILABLE
- Existing Restaurant Space or Demisable
- Newly renovated historic building
- One block from UC Berkeley with 82,000 Students & Staff
- One block from BART Station
- Excellent foot traffic with over 208,000 area residents
- Major new construction projects in immediate area



CATHERINE MEUNIER

415.806.5566

catherine@mavenproperties.com
DRE #01843732

NADINE WHISNANT

510.214.6412

nwhisnant@goldmanltd.com
DRE #00966437

TAMMY CHOY

510.214.6408

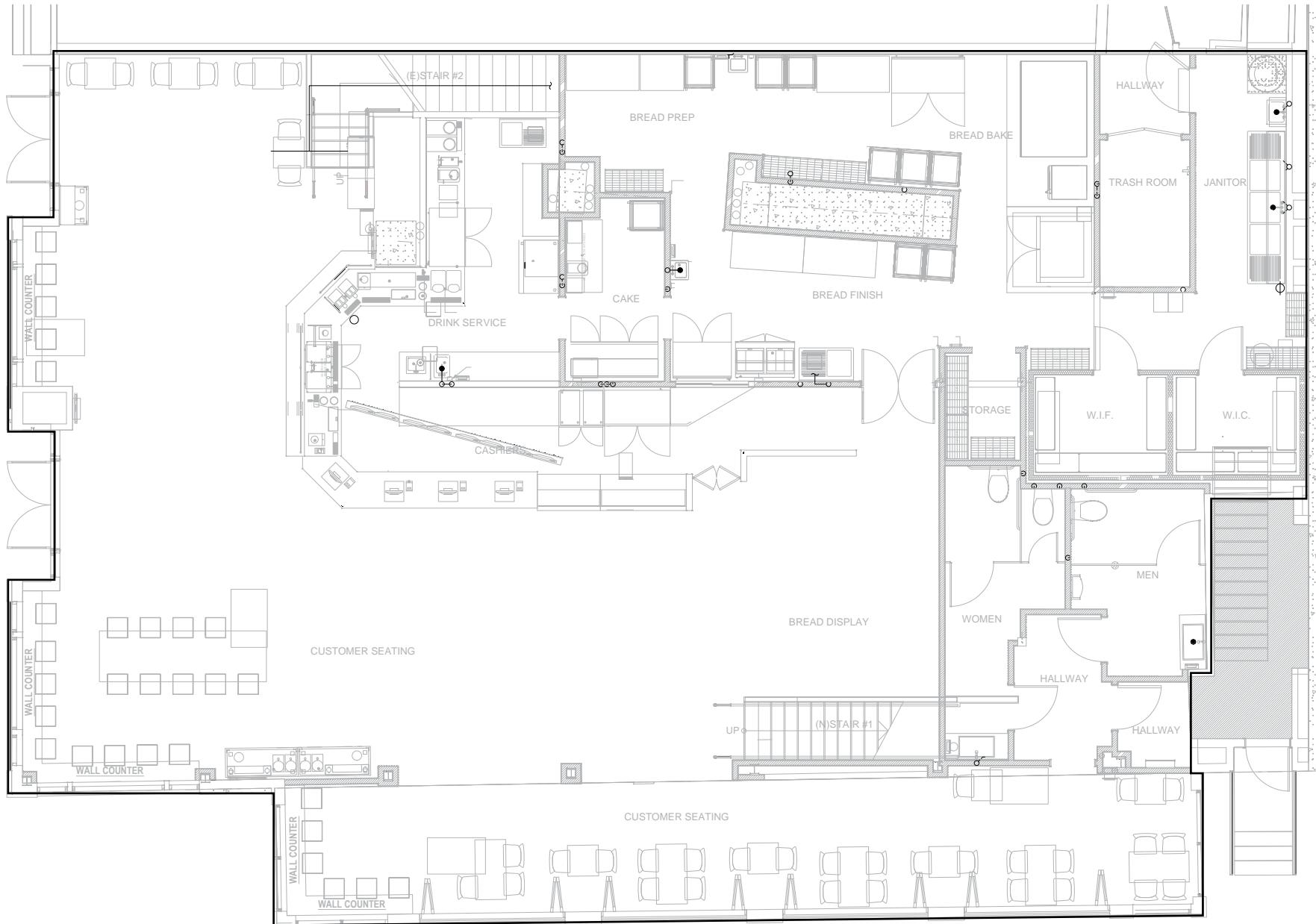
tchoy@goldmanltd.com
DRE #02023115



FLOOR PLANS

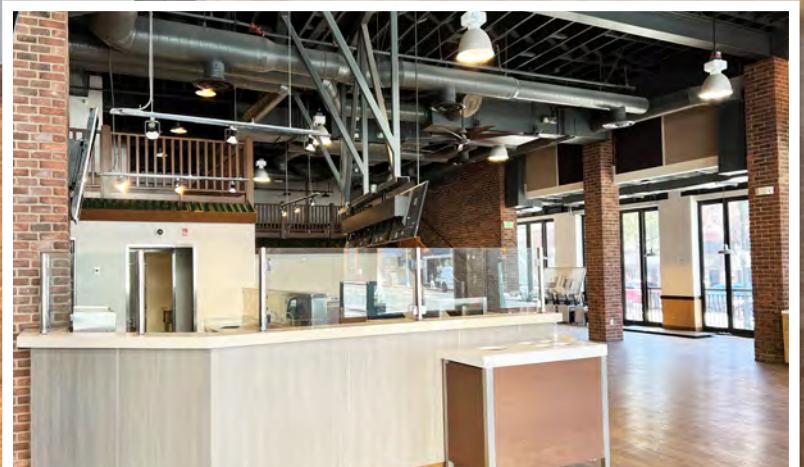
Existing Floor Plan with Tenant Improvements

5,090 SQFT



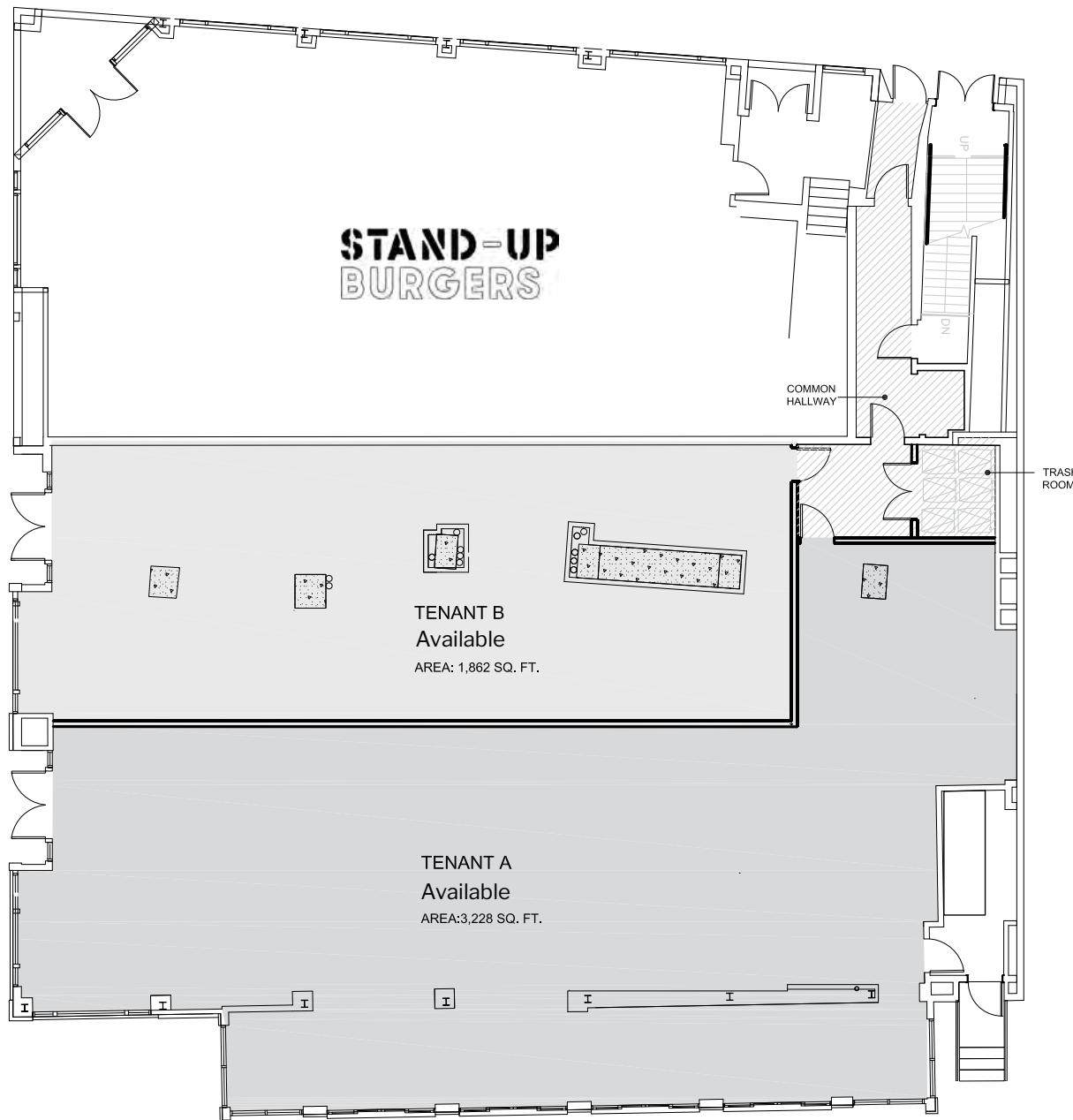
Note: 2nd generation food use, 2016 construction. Includes hood, walk-in, ADA bathroom, grease traps, etc.

EXISTING IMPROVEMENTS



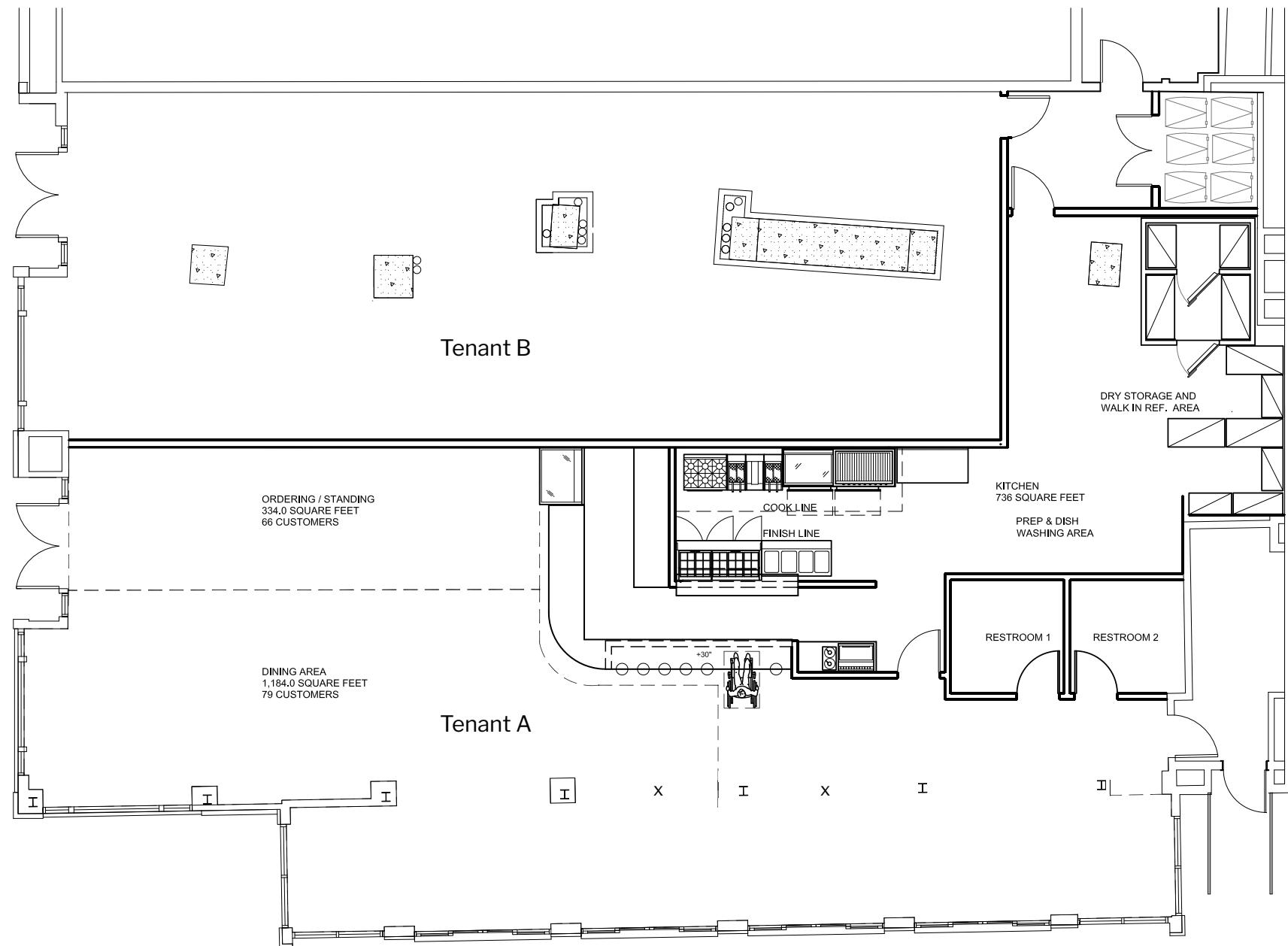
FLOOR PLANS

Demised LOD

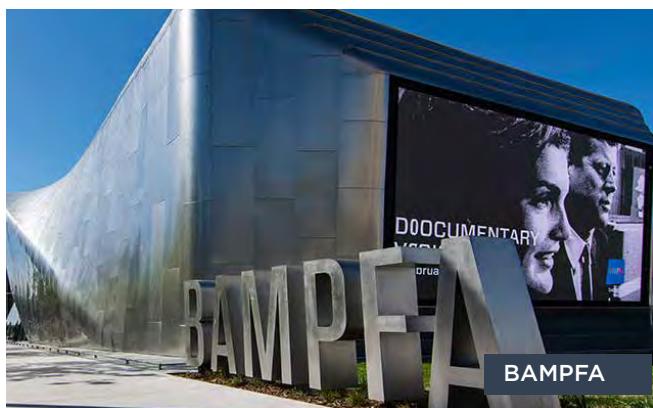
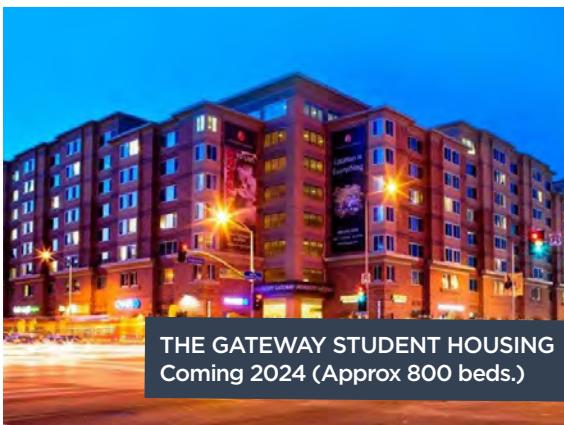


FLOOR PLANS

Restaurant Concept Plan - Tenant A



LOCATION



SHATTUCK SQUARE

Is centrally located in downtown Berkeley on the corner of University Avenue and Shattuck. The property is one block from UC Berkeley campus with approximately 82,000 students, faculty, and staff.

<p>1 MILE RADIUS DEMOS</p>	<p>\$282M RETAIL SPENDING</p>
<p>\$27M HOUSING UNITS</p>	<p>82,000 DAYTIME POPULATION</p>

