

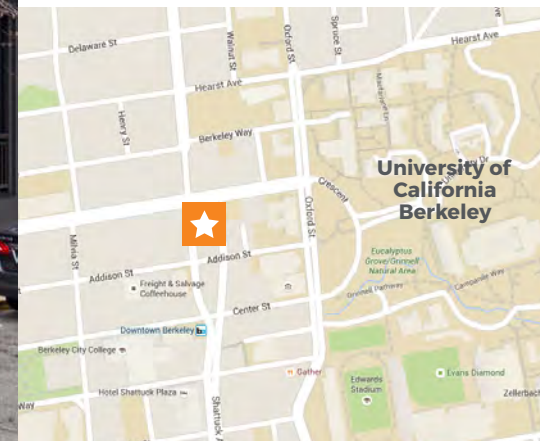
# 21 SHATTUCK SQUARE | BERKELEY, CALIFORNIA

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





New UC Berkeley  
Way West

New Student  
Housing  
775 Beds

Berkeley  
UNIVERSITY OF CALIFORNIA

Berkeley Art  
Museum

New Student  
Housing

Marriott  
New

Acheson  
Commons

wework

University Ave

Proposed 26-Story  
Multi-Family

Shattuck Ave

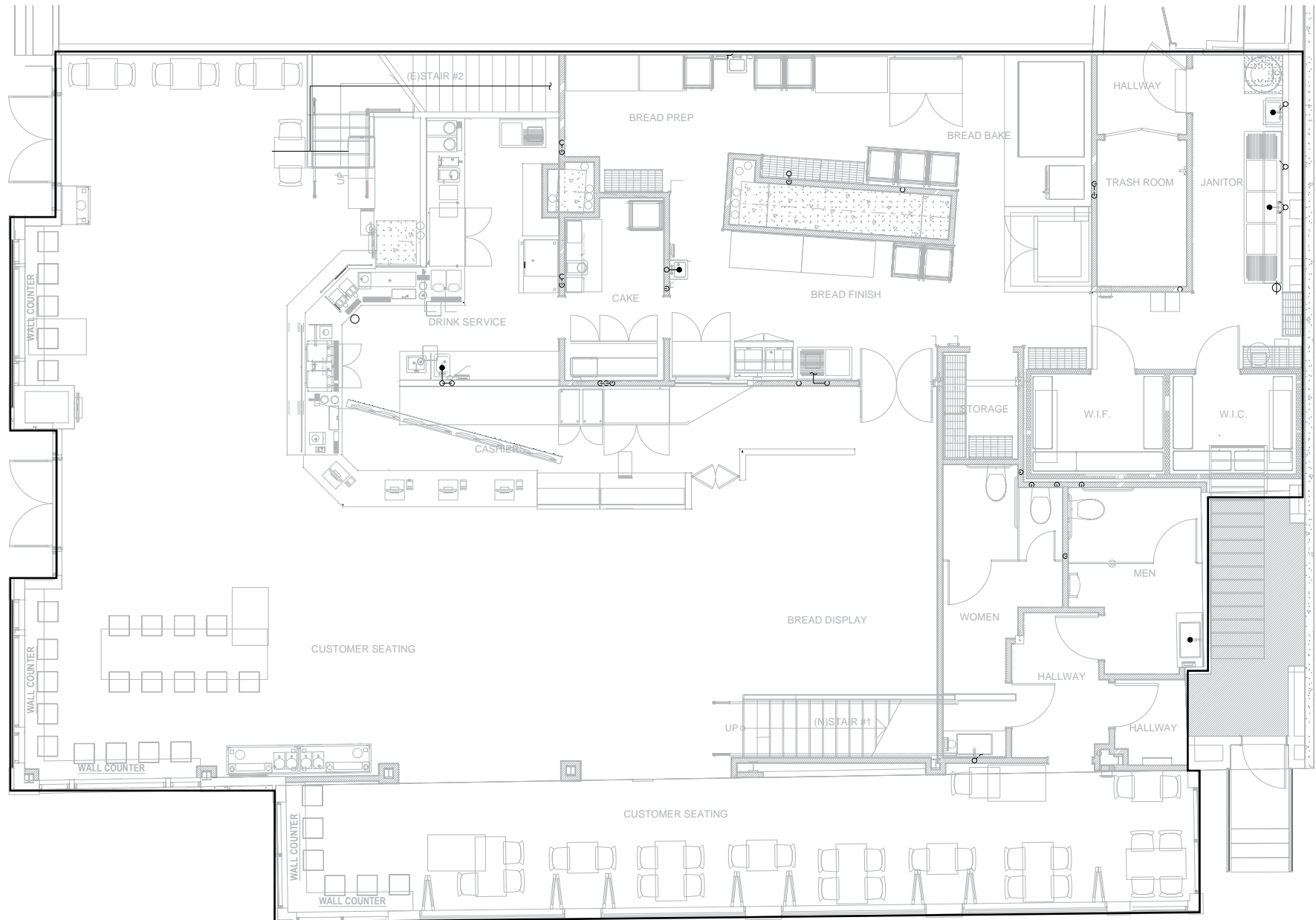
New Multi-Family  
Project



# FLOOR PLANS

## Existing Floor Plan with Tenant Improvements

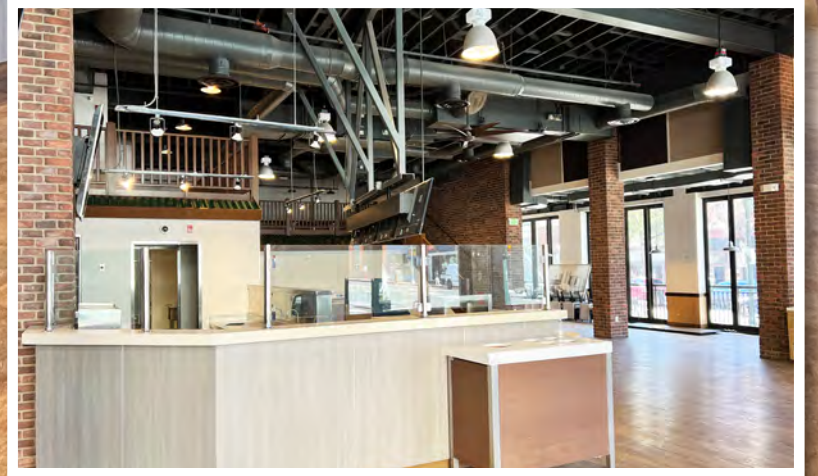
5,090 SQFT



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



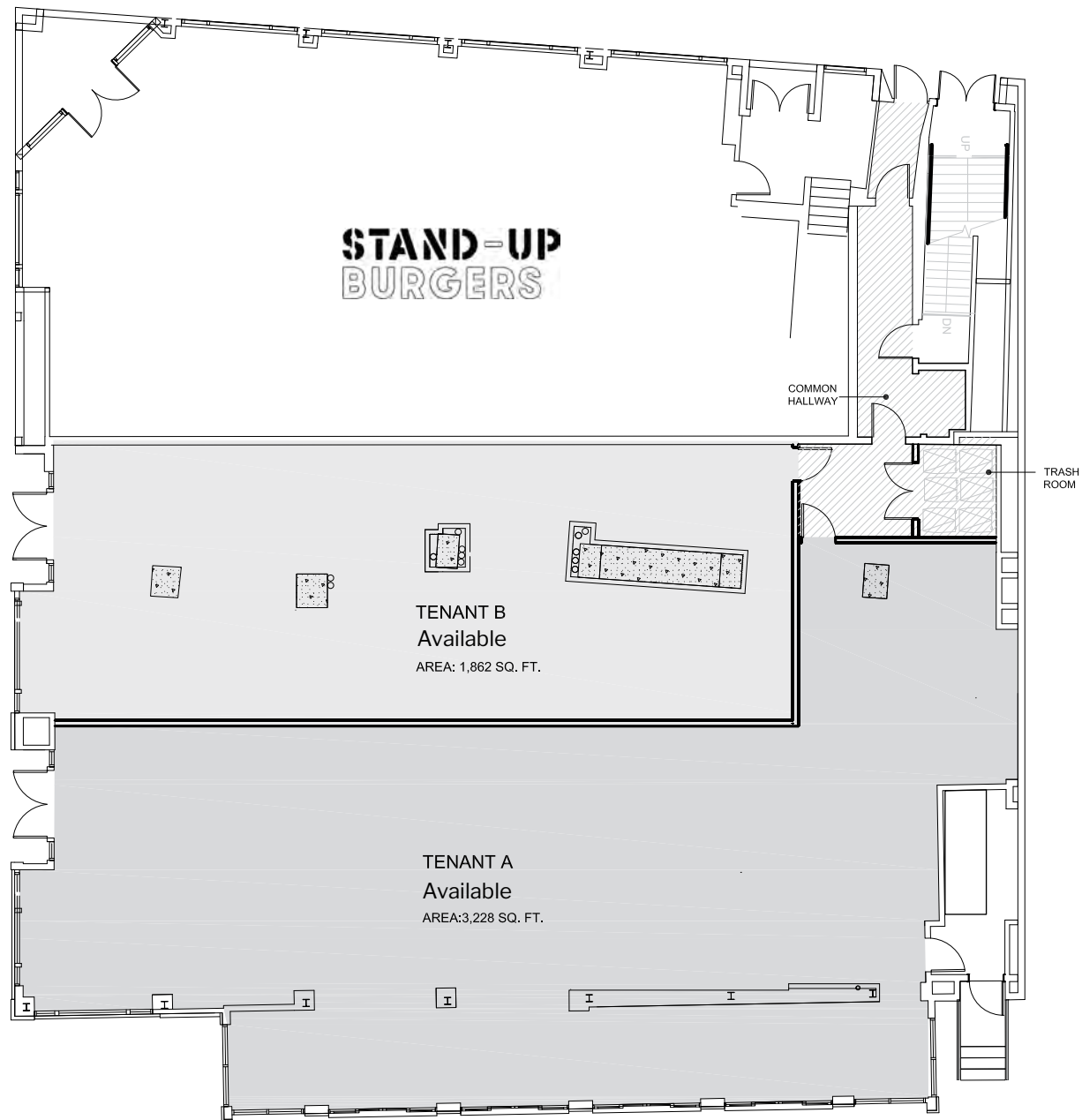
# EXISTING IMPROVEMENTS





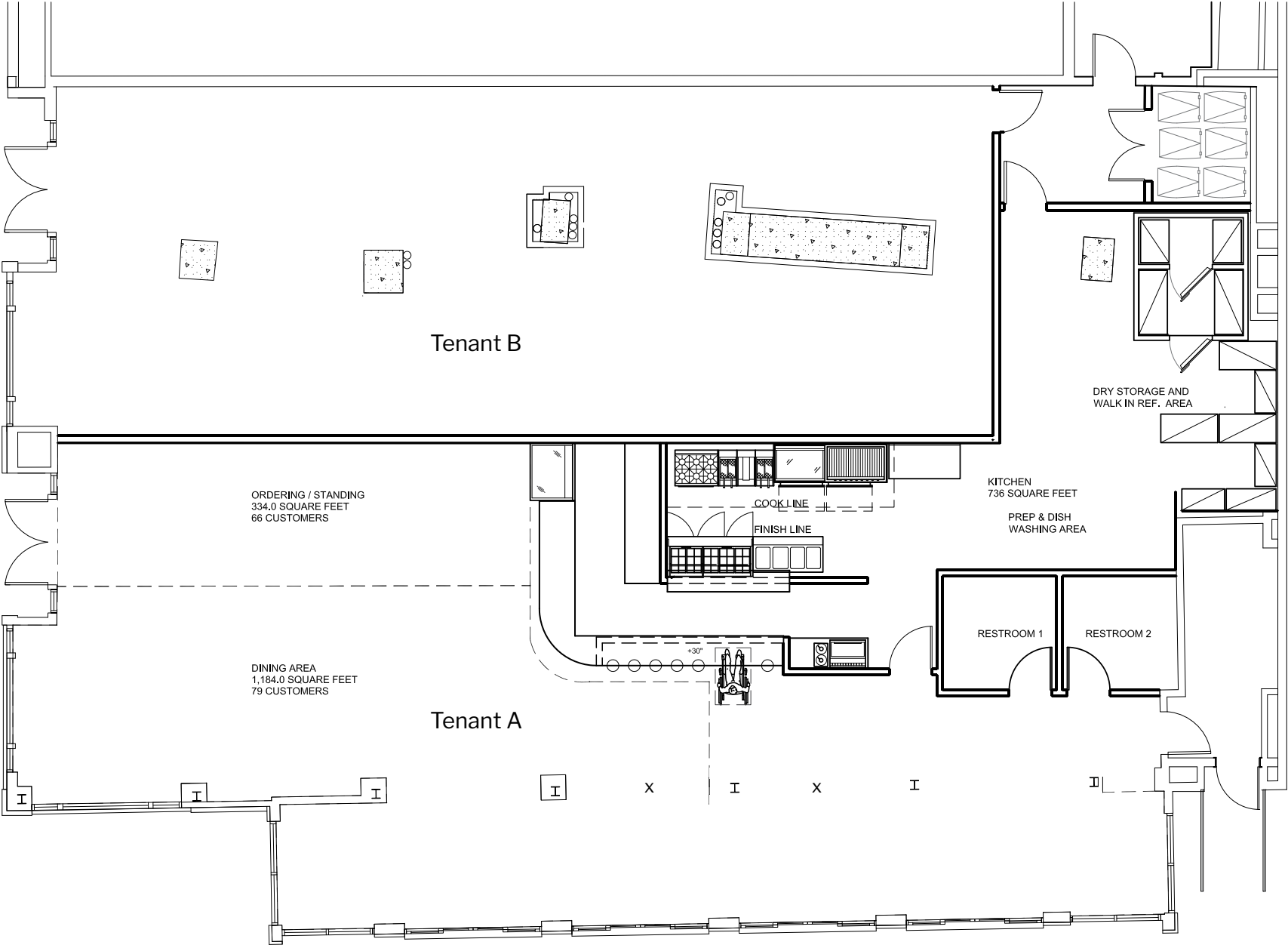
# FLOOR PLANS

## Demised LOD



FLOOR PLANS

Restaurant Concept Plan - Tenant A



# LOCATION



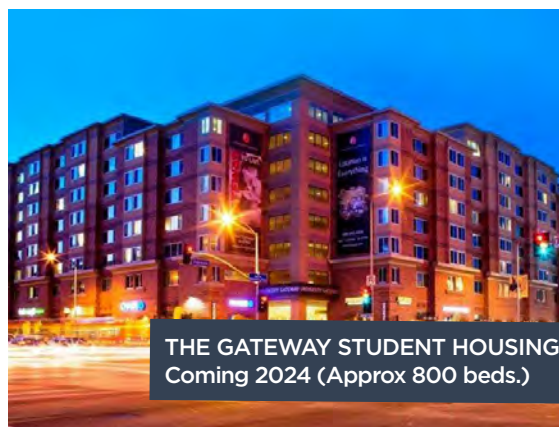
COMAL



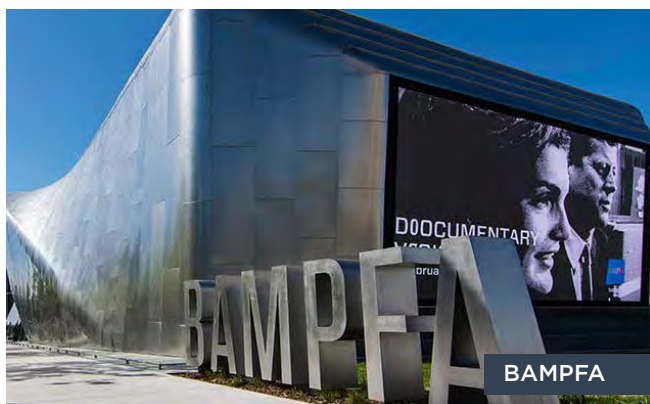
MARRIOTT HOTEL & CONVENTION CENTER  
Coming Q3 2021



EUREKA



THE GATEWAY STUDENT HOUSING  
Coming 2024 (Approx 800 beds.)





BAMPFA



UC BERKELEY CAMPUS  
43,000 Students +  
15,000 Faculty & Staff (2019)

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