

**FOR LEASE**

**RETAIL**

2464 Telegraph Ave, Berkeley, CA 94704

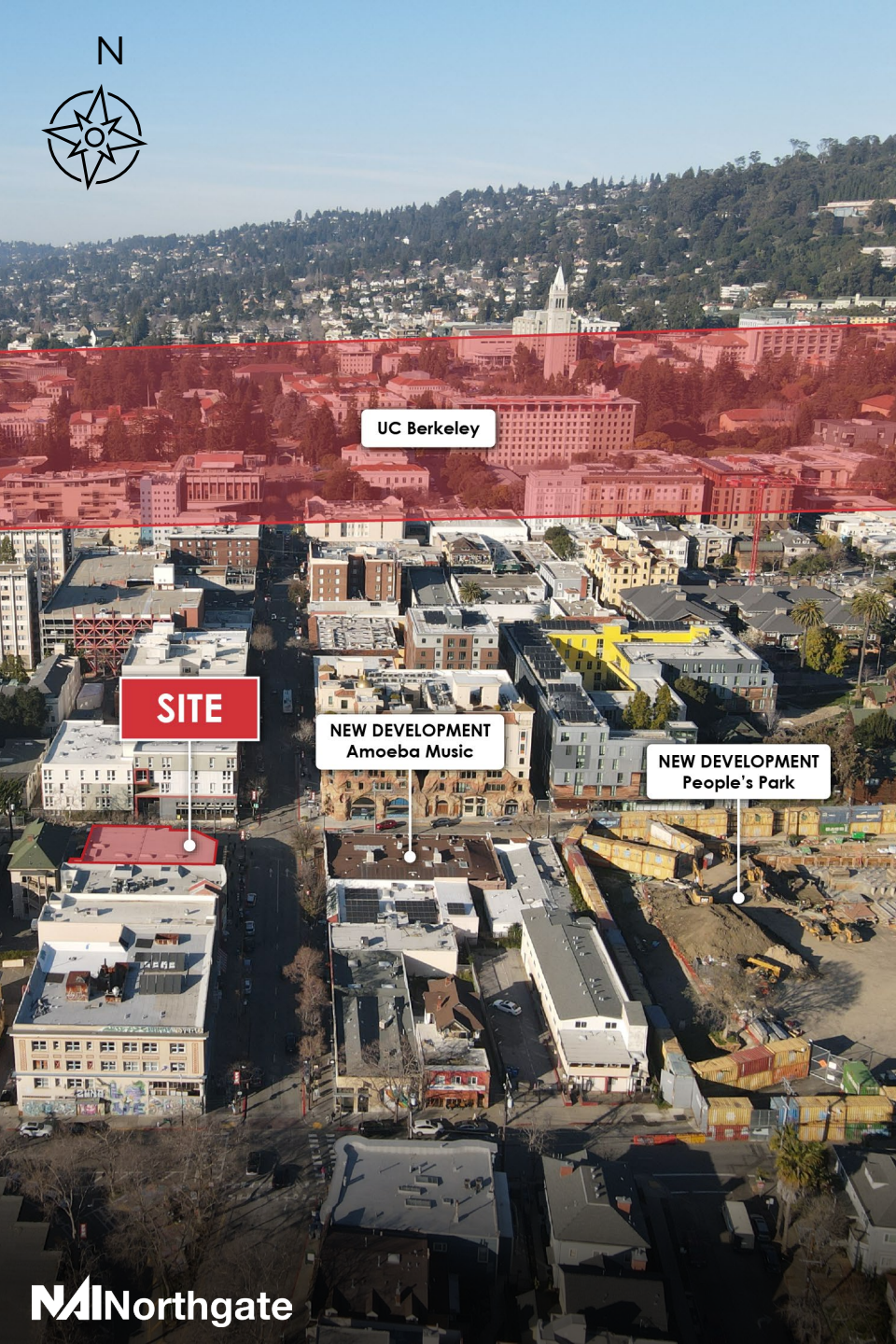
10.9k SF Iconic Retail Space 3 Blocks from UC Berkeley



EXCLUSIVELY LISTED BY  
**NAI Northgate**

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## HIGHLIGHTS

- Directly across from the new People's Park (\$400M mixed use project).
- High foot traffic area, approximately 2,500 pedestrians per hour.
- Recent renovations including a new elevator, fire sprinkler system, ADA compliant restrooms, & extensive seismic upgrades.
- Trendy and eclectic interior and exterior improvements.
- Located on Telegraph Ave along Berkeley's Cultural & Commercial hub.
- Over 50k people within 1 mile.

## PROPERTY OVERVIEW

ADDRESS	2464 Telegraph Ave Berkeley, CA 94704	
PROPERTY TYPE	Single Tenant Retail	
LEASE PRICE	Contact Broker	
ZONING	CT - Telegraph Ave Commercial	
BUILDING SIZE	10,935 sq ft	
TRAFFIC	Telegraph Ave Haste St	± 5,696 ADT ± 3,378 ADT



# MARKET OVERVIEW



Apartment Complex

N



**Sourdough & Co**

Sandwiches • Soups • Salads

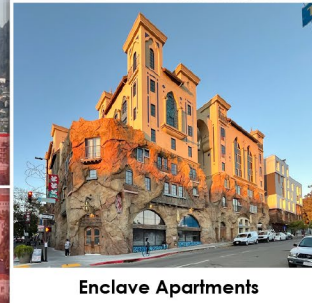
Cali's Sports Bar & Kitchen  
Mosaic Boulders, Rock Climbing  
Rasputin Music Store

Anastasia's Vintage Clothing  
Noodle Dynasty  
Murcci's Japanese Curry  
Mezzo Sandwich Shop  
Raleigh's Pub



Stu Gordon Baseball Stadium  
Edwards Stadium, Soccer Field & Track

UC Berkeley



Enclave Apartments



NEW DEVELOPMENT  
Amoebe Music



**SITE**

Silver Pizzeria  
Little Gem Belgian Waffles  
More Moe's Art & Antiquarian  
Moe's Book Store  
Han's Bistro

Telegraph Ave: ± 5,696 ADT

NEW DEVELOPMENT  
People's Park

Zebra Body Piercing  
Poke Parlor  
Nom Nom Bánh Mì, Vietnamese Restaurant  
Romeo's Coffee  
Wrap N Roll  
Bongo Burger





## MARKET OVERVIEW



UC Berkeley

California Memorial Stadium

Amoeba Music

Stu Gordon Baseball Stadium

**SITE**

People's Park



## KEY MARKET STATS

**5**

MINUTE WALK FROM UC  
BERKELEY

**45,000+**

STUDENTS ATTEND UC  
BERKELEY

**99/100**

WALKING SCORE

**436**

PUBLIC PARKING SPACES  
WITHIN 1 BLOCK

**2,500**

PEDESTRIANS PER HOUR

**363**

AVERAGE DAILY VISITS  
FOR BUSINESSES WITHIN  
.25 MILES



## NEW DEVELOPMENT



### PEOPLE'S PARK NEW DEVELOPMENT

**\$400M+**

PROJECT  
COST

**125**

HOUSING FOR  
LOCAL COMMUNITY

**1,100**

STUDENT  
HOUSING CAPACITY

**1.7 ACRES**

OPEN  
PARK SPACE



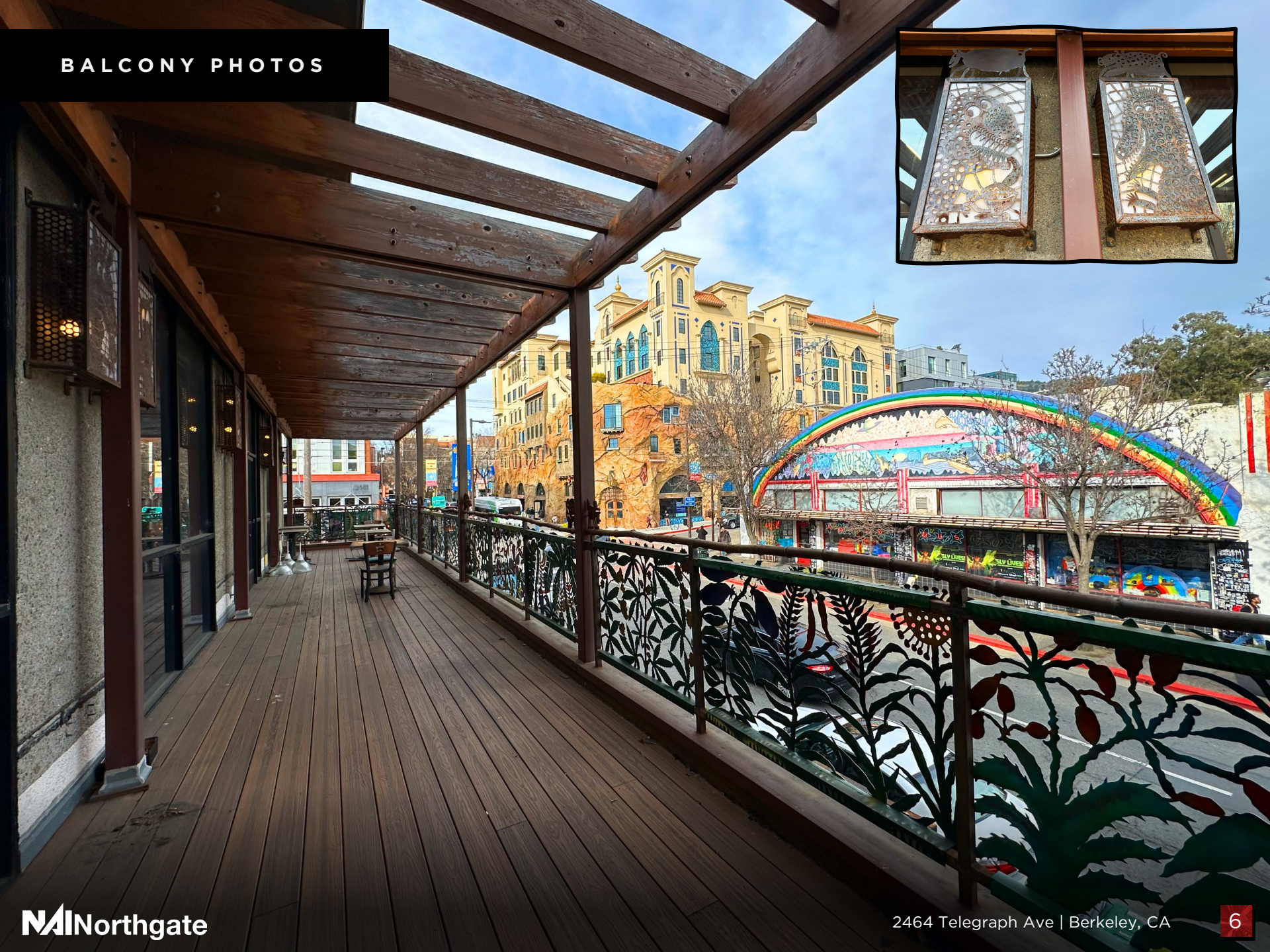
### AMOEBAS MUSIC REDEVELOPMENT

**599 Units**

NEW APARTMENTS TO BE BUILT ABOVE THE  
AMOEBAS STORE REDEVELOPMENT

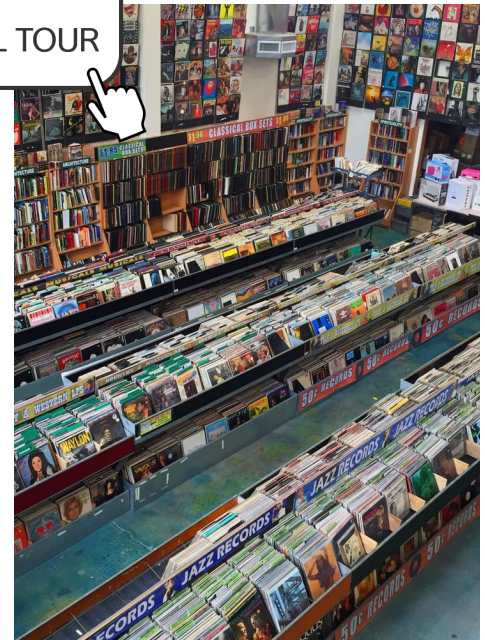


## BALCONY PHOTOS



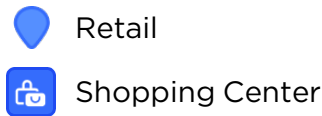


## INTERIOR PHOTOS





## CITY OVERVIEW



BERKELEY, CA



### Historical Significance

Telegraph Avenue became a hub for the counterculture and political activism of the 1960s. It was closely tied to the Free Speech Movement at UC Berkeley and the anti-Vietnam War protests. Its legacy as a gathering place for social change still resonates with both longtime residents and students.

### Cultural Importance

The street is known for its eclectic mix of bookstores, record shops, vintage clothing stores, independent cafés, and street vendors. This makes it a symbol of Berkeley's bohemian and progressive spirit. Street art, murals, and music are common, reinforcing its reputation as a space for artistic expression.

### Community and Social Life

For UC Berkeley students, Telegraph Avenue is a major pedestrian route and social hub connecting campus life to the surrounding city. Street vendors and local businesses foster a sense of community, with many seeing the avenue as a marketplace for creativity and alternative lifestyles.

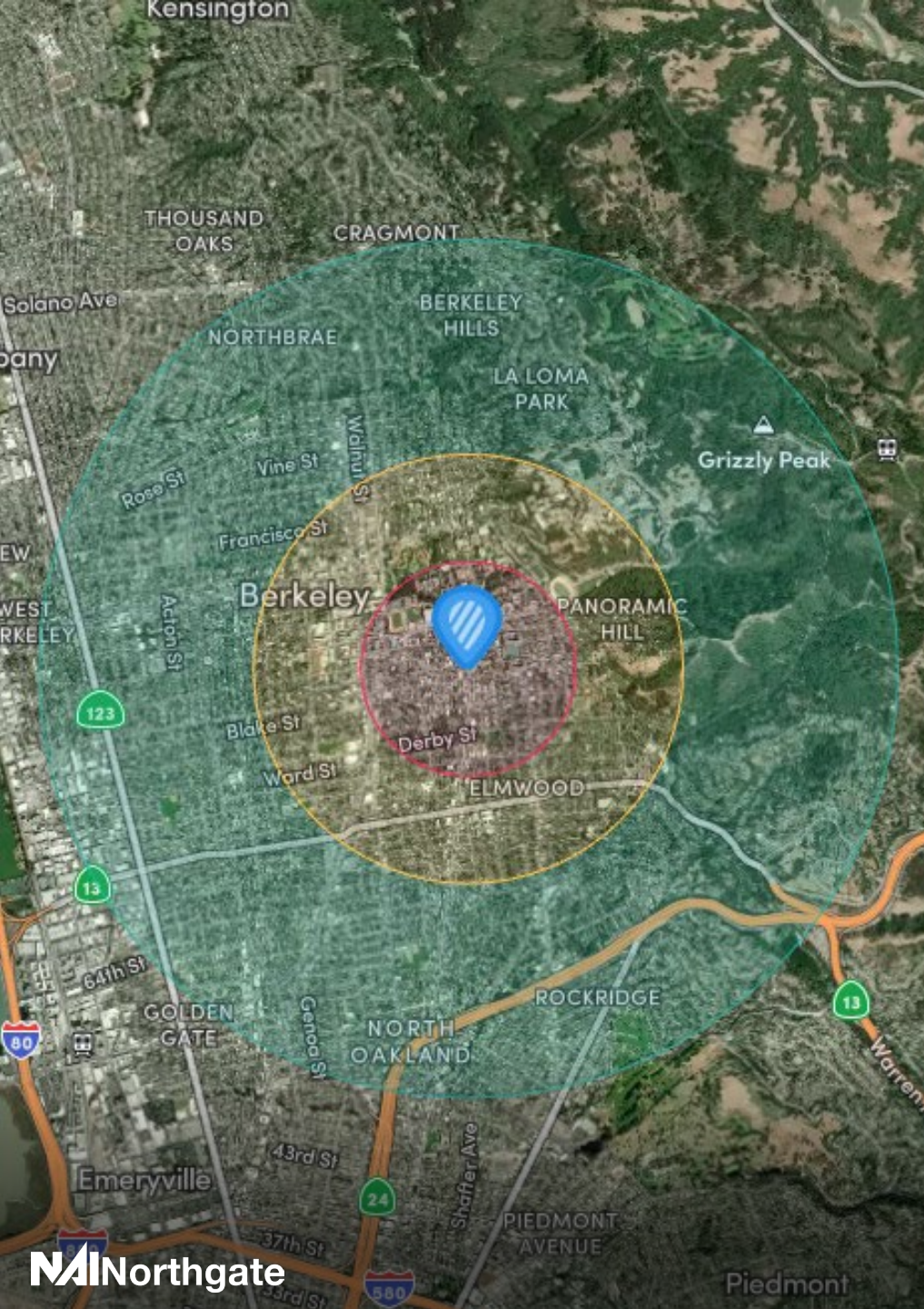
### Economic Role

Telegraph Avenue supports small businesses and local artisans, making it an economic lifeline for many in the area. It's also a draw for tourism, as visitors come to experience its unique history and character.

### Symbolism

To many, Telegraph Ave represents Berkeley's identity: free-thinking, socially conscious, and unafraid of challenging norms. It's not just a street—it's a cultural landmark tied to the city's reputation around the world.





## DEMOGRAPHICS - 2025

	0.5 MILE	1 MILE	2 MILES
Population	24,431	53,522	131,380
Projected Population (5 Yr)	24,176	52,766	129,073
Average Age	27	32	38
Households	6,813	18,406	51,631
White Population	10,040	23,549	63,992
Black Population	919	3,037	10,113
Am Indian Population	73	225	604
Asian Population	7,826	15,176	27,676
Other Population	5,573	11,535	28,995
Hispanic Population	27.11%	20.04%	15.61%
Average HH Income	\$74.1k	\$113.7k	\$162.1k
High School Graduates	6,583	23,972	81,715
College Graduates	5,348	19,407	65,441
Total Employees	9,583	24,874	67,914



# NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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