

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

RETAIL FOR LEASE: HIGH TRAFFIC CORRIDOR TO UC BERKELEY
2595 Telegraph Avenue, Berkeley, CA



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HIGHLY VISIBILITY – JUST 5 BLOCKS TO UC BERKELEY CAMPUS

J. GORMAN AND SON BUILDING

SIZE: ± 1,400 RSF

ASKING RENT:

\$5,000 + Utilities/Trash

ZONING:

C-T (Telegraph Avenue Commercial)

- Storefront with high density retail near UC Berkeley campus on south side
- ± 25' of street frontage
- Large, attractive display windows
- High ceilings, sprinklered
- Architectural detail, old world classic feel
- Separate Restroom
- Extremely heavy foot traffic
- Easy walk to Downtown Berkeley and BART
- Surrounded by over 69,000 students and UC Berkeley employees
- UC Berkeley alone attracts over 1 million visitors annually



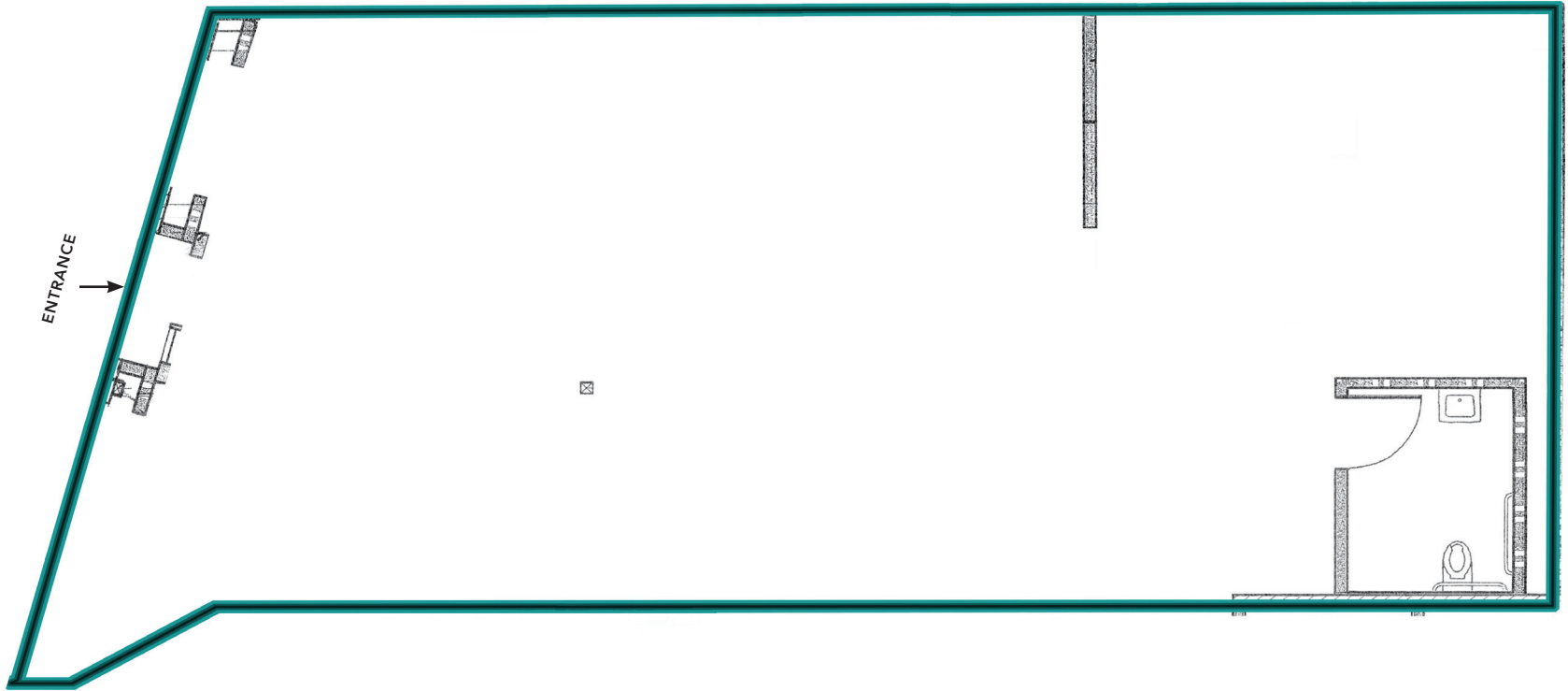
- Next to the Pique – a new 8-story, 484-bed, high-end development
- Amid shops such as Walgreens, Bear Basics, Games of Berkeley, Moe's Books, Beck's Shoes, Fun Park, Sleepy Cat Books, and 510 Skateboarding
- Nearby eateries include Mezzo, Chipotle, Cupcakin' Bake Shop, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Cream, Gypsy's Trattoria, and Bongo Burger
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, Spieker Aquatics Complex, Memorial Stadium, Edwards Field, and The Greek Theatre





TELEGRAPH AVENUE

ENTRANCE

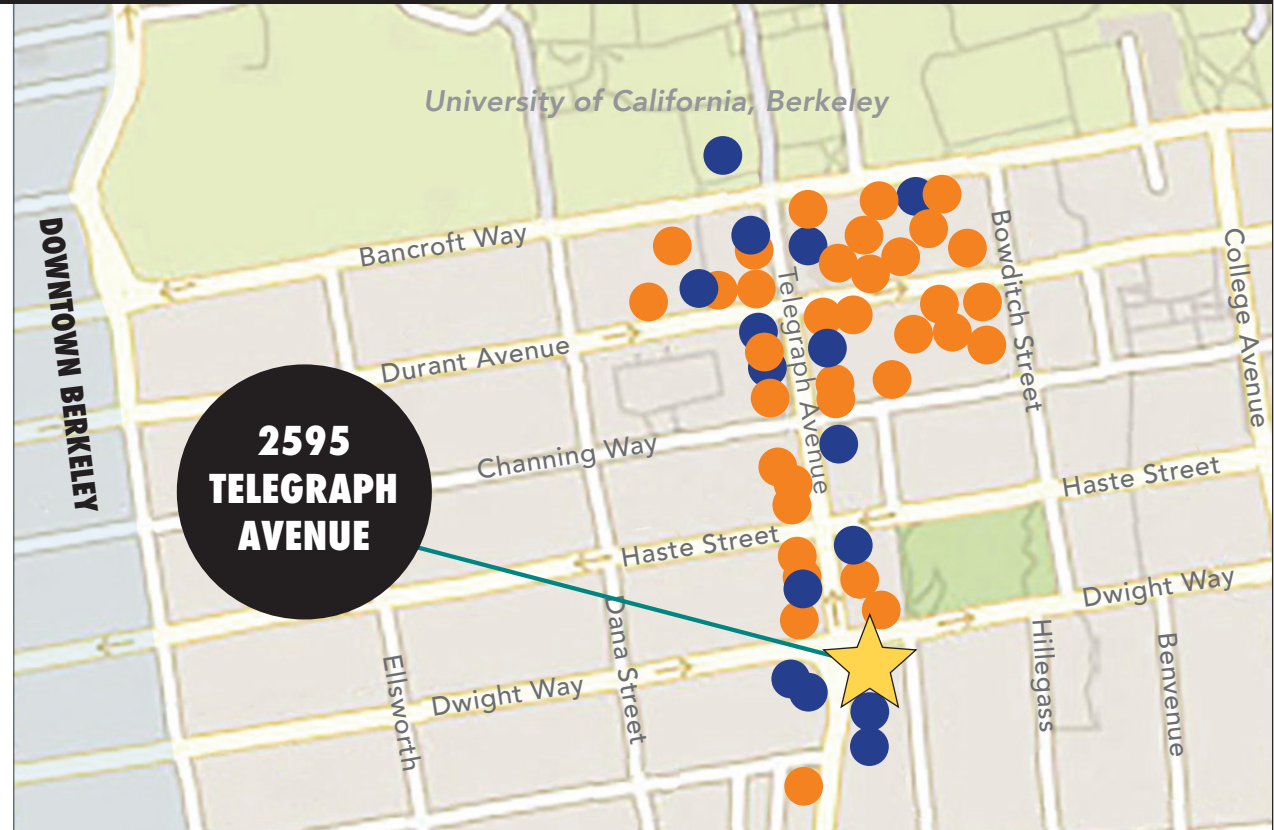


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

RESTAURANTS, BARS AND CAFÉS

Super Duper Burger
Chipotle Mexican Grill
Mezzo
Yogurt Park
Bao Dim To Go
Kip's Bar & Grill
Tacos Sinaloa
Cali's Grill & Sports Bar
Cream Berkeley
Sliver Pizzeria
Poke Parlor
Bongo Burger
Raleigh's Pub
RareTea Berkeley
Seniore's Pizza
Tap Haus
Little Gem Belgian Waffles

Cupcakin Bake Shop
Boba Ninja
Punjabi Dhaba
Bears Ramen House
Gypsy's Trattoria Italiana
Kingpin Donuts
L'Gusto Mex Fusio
Katsumi Sushi
Sourdough & Co
Romeo's Coffee
Muracci's
Ladle & Leaf
Dumpling Express
La Burrita
Top Dog
Artichoke Basille's Pizza
Papa Johns Pizza



RETAIL

Moe's Books
Walgreens
The Student Store
Gifts of Tara
Bear Basics Clothing
Ink Stone Art Supply
Anastasia Clothing
Textures Vintage Clothing

Sleepy Cat Books
Beck's Shoes
Fun Park
Games of Berkeley
Cal Student Store
Rasputin Music
510 Skateboarding
Amoeba Music



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2595 TELEGRAPH AVENUE, BERKELEY, CA
NEIGHBORHOOD

- Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors
- Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings
- Leading directly to UC Berkeley campus, Telegraph is home to street fairs, annual music festivals
- Situated amidst TONS of student housing, including UC and private dorms
- Several new housing development projects are in the works
- Close to numerous world-class theatre, arts, live music and sports venues
- Many hourly parking lots are in the area, Visit www.douglasparking.com
- The [Telegraph Business Improvement District](#) works to build a dynamic and inclusive community



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)



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.