

±811 - 4,000 SF 2nd Generation Retail Shop & Restaurant Space



2200 Shattuck Ave,
Berkeley, CA 94704

AVAILABLE ON SHATTUCK AVE IN THE HEART OF BERKELEY



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PROPERTY

Highlights



RETAIL HIGHLIGHTS



±811 - ±4,000 SF Available
±18,600 SF of Total Retail Space



Highly Visible Space with all units fronting Shattuck Avenue



Seeking Unique Food/Beverage, Fitness, Retail, and Personal Services Tenants



Spaces are currently demised with some 2nd generation improvements



Inquire with Broker for Pricing

DEMOGRAPHICS (2023)

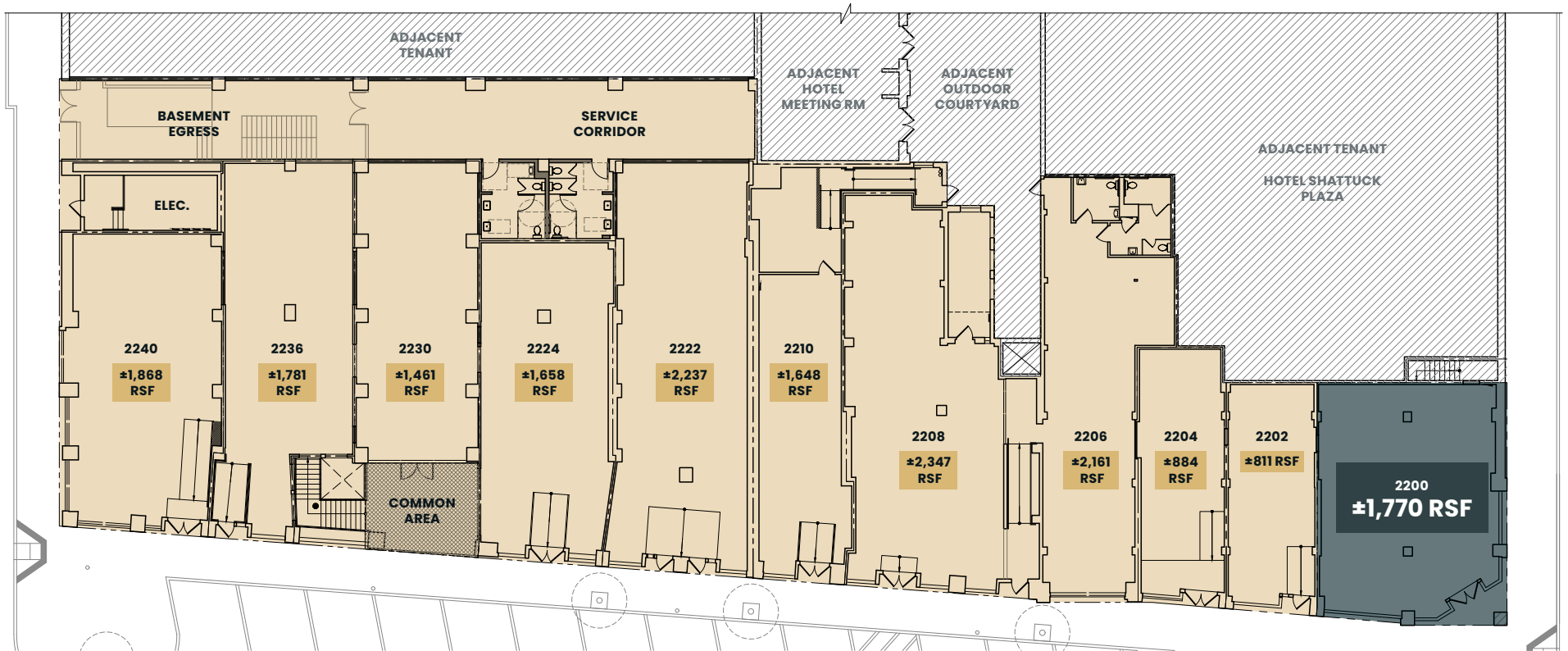
	1 Mile	3 miles	5 Miles
Daytime Population	98,946	262,573	469,409
Avg. Household Income	\$119,264	\$173,515	\$169,274
Total Population	64,020	220,283	402,994

TRAFFIC COUNTS

Source: Esri 2023.

Shattuck Avenue	37,816 ADT
Fulton Street	21,960 ADT

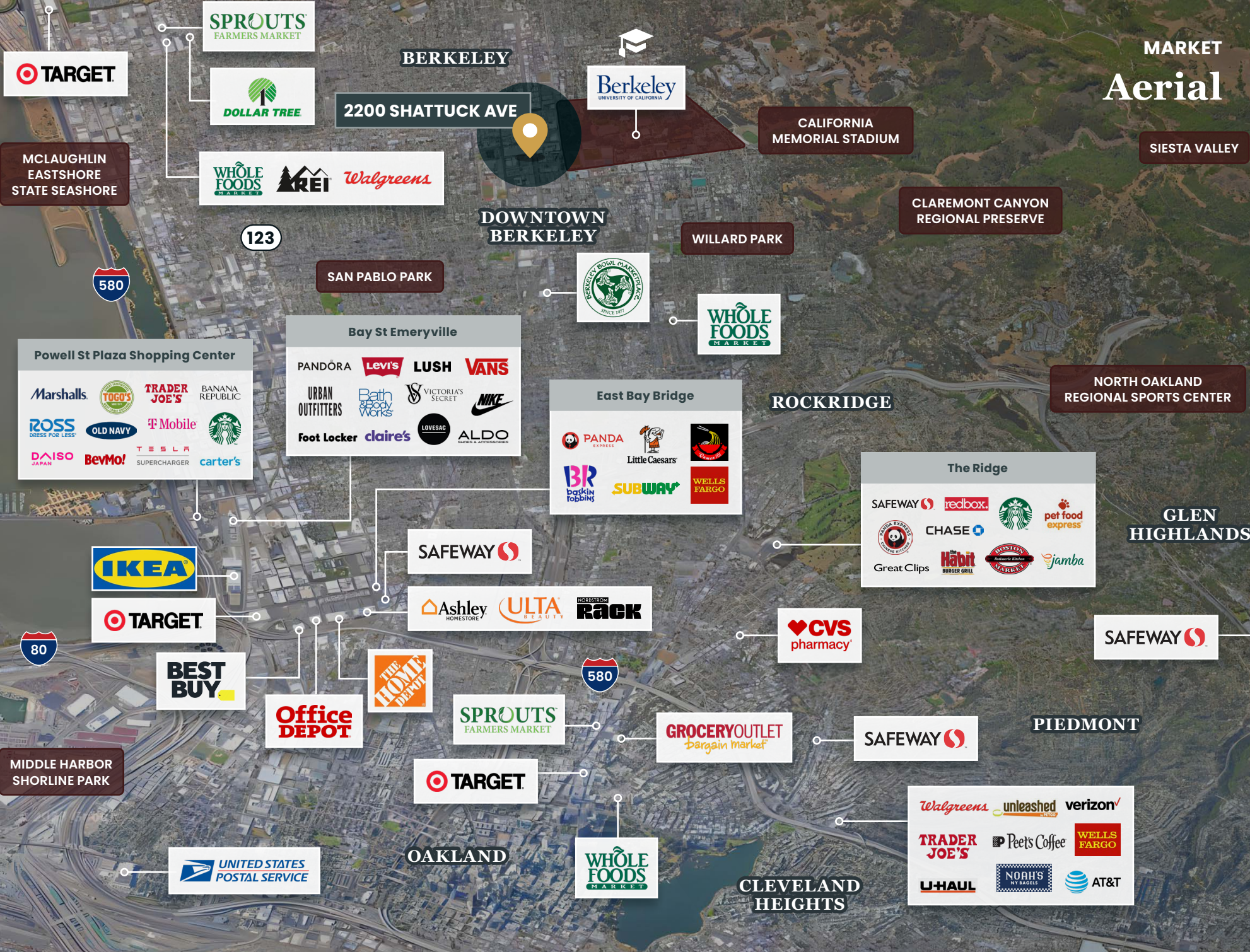
Site Plan



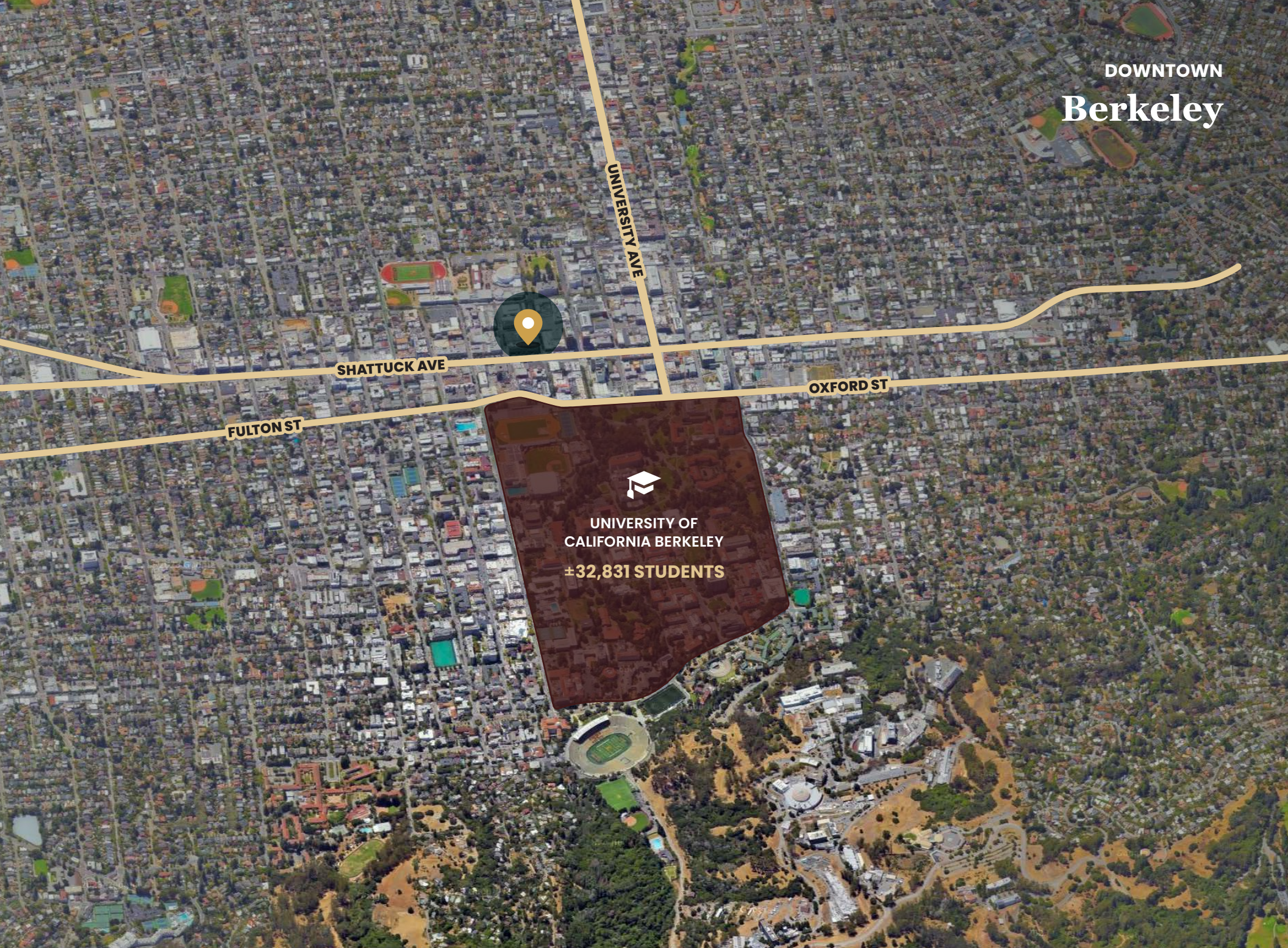
- AVAILABLE
- IN LOI

**Available 2nd Generation
Retail Shop & Restaurant**

MARKET Aerial



DOWNTOWN
Berkeley



2nd Generation Retail Shop & Restaurant

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