# ±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

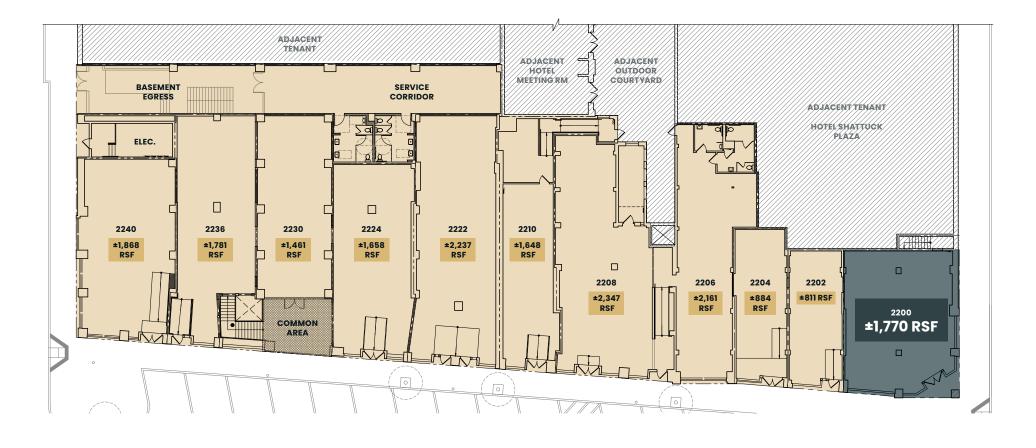


Inquire with Broker for Pricing

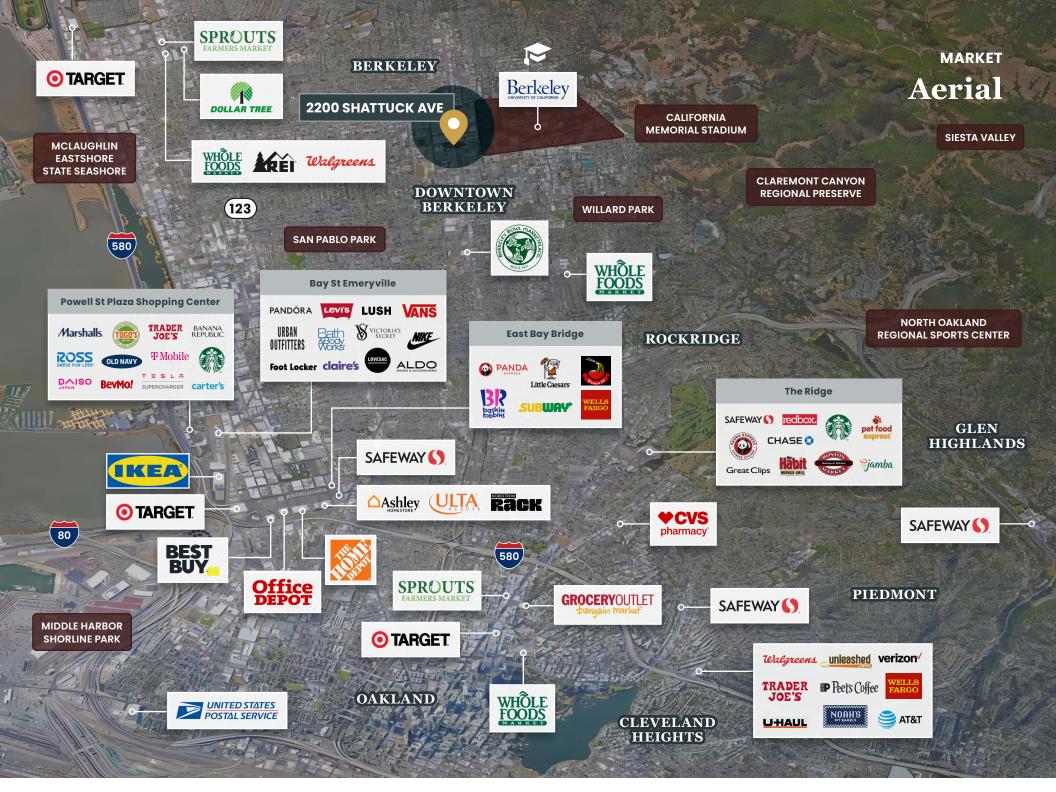
DEMOGRAPHICS (2023)	1 Mile	3 miles	5 Miles
Daytime Population	98,946	262,573	469,409
Avg. Household Income	\$119,264	\$173,515	\$169,274
Total Population	64,020	220,283	402,994

TRAFFIC COUNTS	Source: Esri 2023.
Shattuck Avenue	37,816 ADT
Fulton Street	<b>21,960</b> ADT

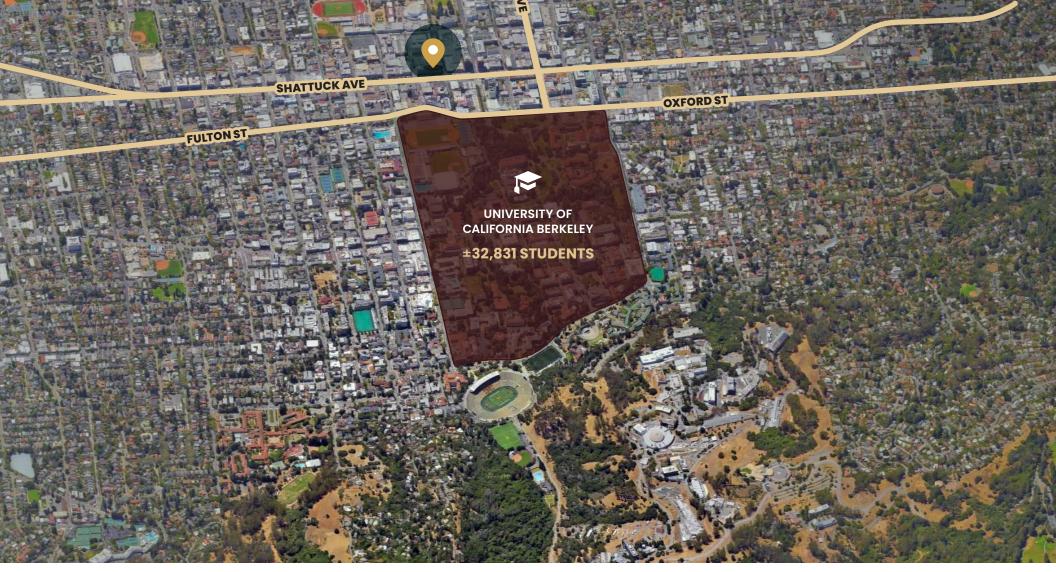
## PROPERTY Site Plan



AVAILABLE	Available 2nd Generation
IN LOI	<b>Retail Shop &amp; Restaurant</b>







LI

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

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