

THE VALIANT

2538 DURANT AVE.



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 VALIANCE
CAPITAL
MARTIN

CHROMATA
RETAIL

**2024 POPULATION**

391,393 within 5 miles

**SPENDING POWER**

\$4.5B (Palo Alto \$2.97B, Walnut Creek \$2.07B)

**AVG. HOUSEHOLD INCOME**

\$140,642 within 5 miles

**MEDIAN AGE**

35.9

**UC BERKELEY**

69,757 Population of Students & Staff

**EMPLOYEES**

144,135

**STARTUPS**

170 New and Innovative Businesses

**HOTEL ROOMS**

599 Rooms

**RESTAURANTS**

150 Restaurants

**ANNUAL VISITORS**

1.65M

**BART**

10,917 Daily Riders

**PARKING**

6,174 spaces

**BIKE SCORE**

96 Biker's Paradise

**WALK SCORE**

98 Walkers Paradise

The Valiant is a new 7-story, 83-unit, 265-bed student housing project located just off Telegraph Ave and one block from UC Berkeley's campus. The immediate area is transit-heavy, with high foot traffic and excellent visibility to students, faculty, UC staff, locals and tourists alike.

The Valiant is located just 500 feet from Telegraph Ave, the heart of Berkeley student life and one of the busiest retail corridors in the Bay Area. Meanwhile, Durant Ave itself is one of Berkeley's most vibrant mixed-use stretches – home to student-oriented restaurants & bars, housing and transit links.



ADDRESS 2538 Durant Avenue, Berkeley

AVAILABLE SPACE 1,434 SF

RENTAL RATE Negotiable

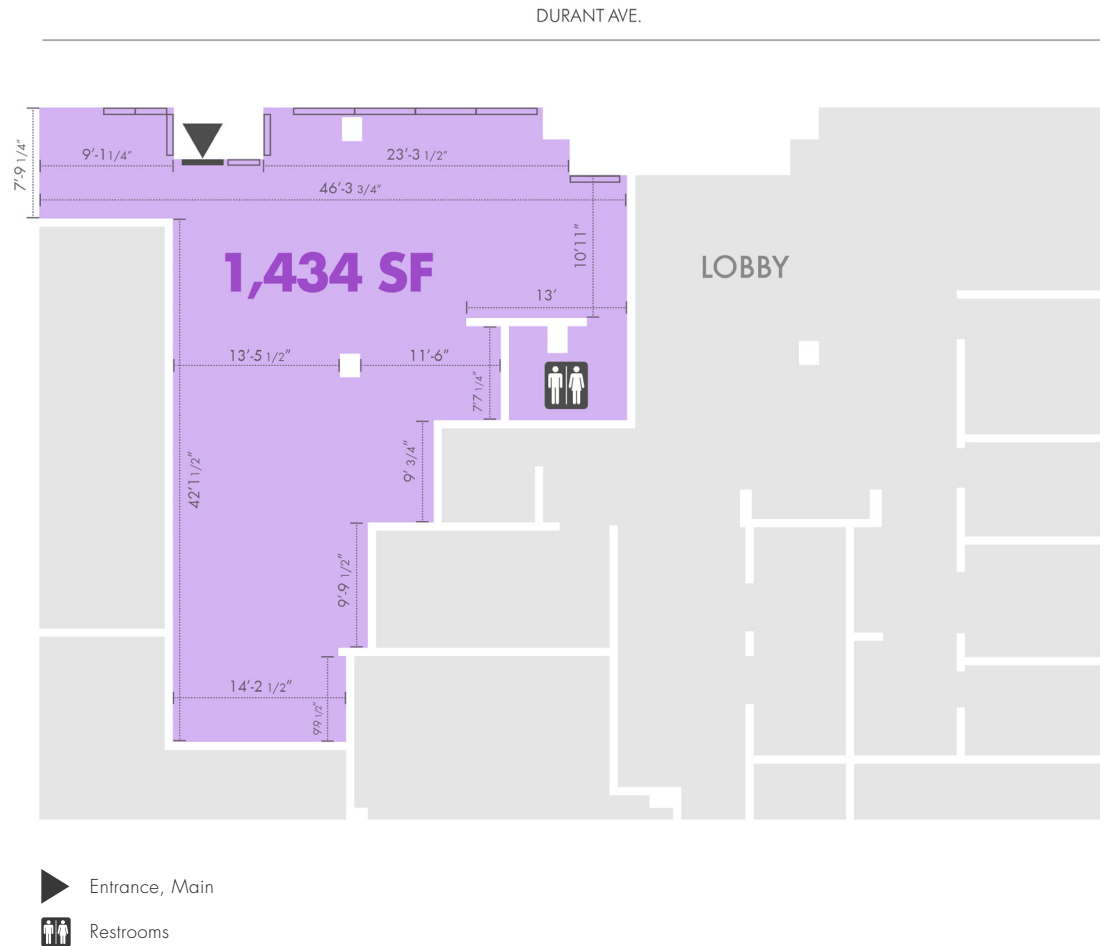
HIGHLIGHTS

- 1,434 SF shell with ADA restroom and venting for type 1 hood.
Delivery July 2026.
- Telegraph Ave records some of the highest foot traffic counts in the Bay Area: +/- 2,500 pedestrians per hour (Source: City of Berkeley).
- 1 block from Telegraph Channing Garage with 436 public parking spaces.
- 69,757 UC Berkeley population of students & staff projected to grow.
- Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B).
- Berkeley is a regional destination for food, entertainment and the arts with over 150 restaurants, cafes, bars and entertainment venues with over 2 million annual theater and cinema patrons.



SPECS

- Ceiling Height: 13'5" Underside of Slab; 12' Clear
- Venting for Type 1 Hood: 6" x 30" grease duct
- HVAC: 1 ton per 200 SF
- Power: 600 amp service, 208/120v, 3 phase
- Water: 2" water stub
- No gas service



LOCAL RESTAURANTS & BARS

Bagel Street Cafe
Binge Coffee House
Blondie's Pizza
Caffe Strada
Cali's Sports Bar & Kitchen
Champions Curry Noodle Dynasty
Chicha San Chen
Henry's Bar & Restaurant
I.B.'s Cheesesteak
Kimchi Garden
La Burrita
Mezzo
Pho Ha Noi
Poke Parlor
Raleigh's Pub
Romeo's Coffee
Sheng Kee
Tacos Sinaloa
The Yard Milkshake Bar
TKK Fried Kitchen
Yi Fang

REGIONAL RESTAURANTS

CREAM
Koja Kitchen
Nippon Curry
Sliver Pizza
Super Duper Burgers
Yogurt Park

NATIONAL RESTAURANTS

Artichoke Basille's Pizza
Chipotle
Curry Pizza House
EveryTable
Insomnia Cookies
Jamba Juice
Peets Coffee
Qargo Coffee
Sharetea
Wingstop
Wow Wow Hawaiian Lemonade

RETAILERS & BANKS

510 Skate Shop
Amoeba
Apothecarium
Bancroft Clothing
Bank of America
Beck's Shoes
Berkeley Hat Co.
Chase Bank
Moe's Books
Mosaic Boulders
Rasputin Music
Sleepy Cat Books
Walgreens



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