

THE KITTREDGE

2150 KITTREDGE ST. - DOWNTOWN BERKELEY



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CHROMATA
RETAIL



**2150 KITTREDGE**

165 Residential Units

**RETAIL**

5,402 SF

**SPENDING POWER**

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

**MEDIAN INCOME**

\$97K

**UC BERKELEY**

169,757 Population of Students & Staff

**STARTUPS**

170 New and Innovative Businesses

**HOTEL ROOMS**

599 Rooms

**RESTAURANTS**

150 Restaurants

**ANNUAL VISITORS**

2.2M

**DT EMPLOYEES**

15K

**BART**

11K Weekly Riders

**PARKING**

6,174 spaces

**BIKE SCORE**

96 Biker's Paradise

**WALK SCORE**

97 Walkers Paradise

Located in the heart of Downtown Berkeley directly across from the UC Berkeley campus, 2176 Kittredge is ideally positioned to capture both DT Berkeley's lunch-time crowd and the city's restaurant and nightlife scene. With some of the highest foot traffic counts in the San Francisco Bay Area, DT Berkeley is home to a dynamic mix of local, regional, national & international restaurant and retail brands. This high profile location with prime visibility to both the campus community and the broader Berkeley population is also surrounded by major regional arts and entertainment destinations such Berkeley Rep & Haas Pavilion.

ADDRESS

2150 Kittredge Street

AVAILABLE SPACE

Retail 1: 5,864 square feet
Retail 3: 1,719 square feet

RENTAL RATE

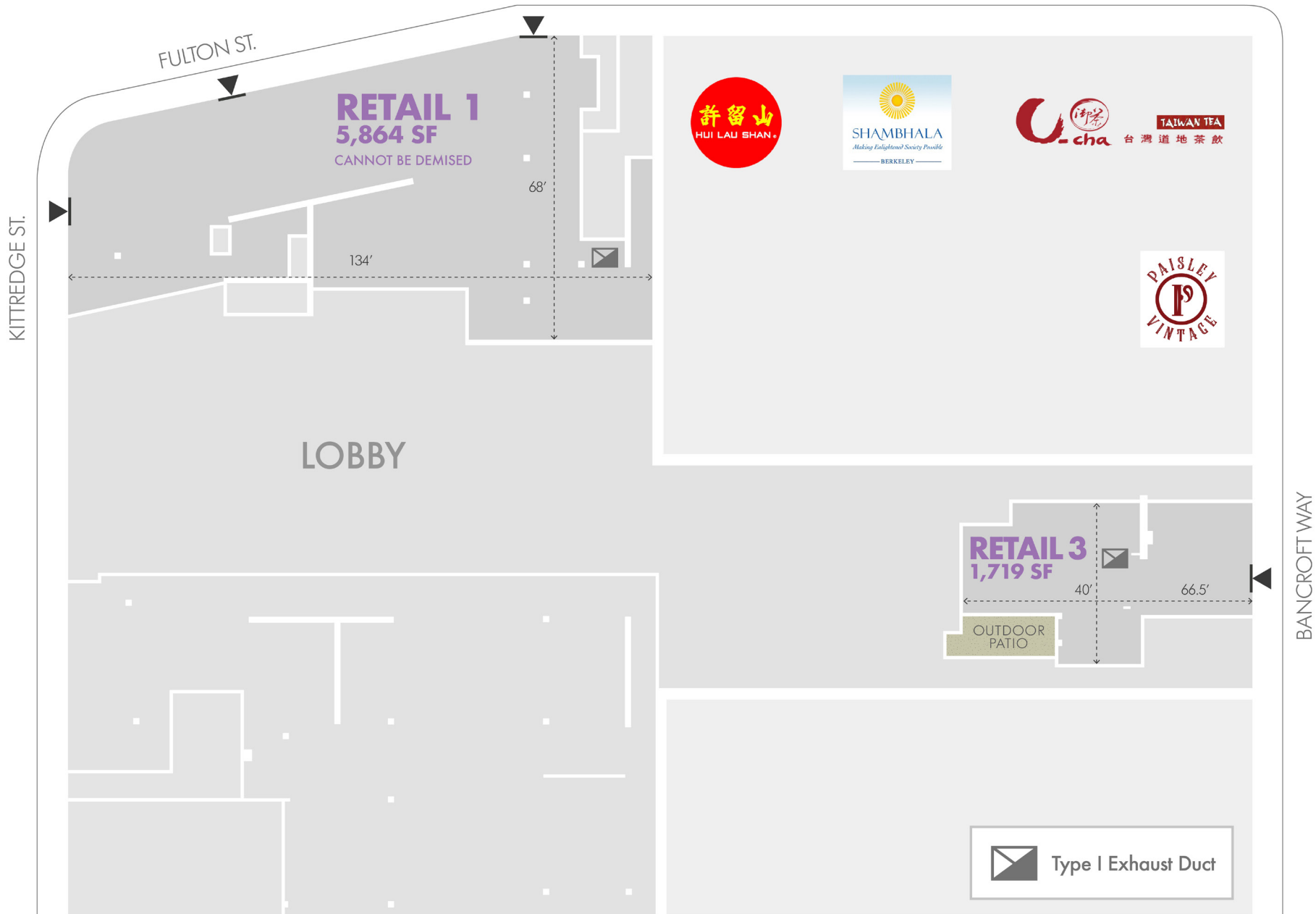
Negotiable

LOCATION HIGHLIGHTS

- Type I venting available for both Retail 1 & 3. Retail 1 cannot be demised.
- 2176 Kittredge is a new 7-story, 169-unit mixed-use project located in Downtown Berkeley directly across from the UC Berkeley campus.
- Downtown 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.
- Two blocks from DT Berkeley's BART station and the new 311-room Residence Inn by Marriott.
- 1,330 public parking spaces within two blocks.
- Neighborhood destinations include Berkeley Repertory Theatre, The Berkeley Art Museum and Pacific Film Archive and popular restaurants, Comal, Gather & Great China.
- Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B).
- 69,757 UC Berkeley population of students & staff projected to grow.



SITE PLAN



NOTE: DIMENSIONS ARE APPROXIMATE

RETAIL & RESTAURANTS

Comal Restaurant	Oasis Grill
Triple Rock Brewing	Ippuku
Eureka!	Gather
Jupiter Pizza & Beer	Alborz Restaurant
Revival Bar + Kitchen	Organic Greens
Cornerstone Craft Beer & Live Music	Daryoush
La Note Restaurant	KoKoLo Donburi
Ippudo Ramen	Tasty Pot
Blue Bottle Coffee	Berkeley Shambhala Meditation Center
Tupper & Reed Cocktail Bar	Hui Lau Shan
Sweetgreen	Great China
Citibank	U Cha
Target	Paisley Vintage
Chipotle	Gold Bean Cafe
Peet's	Beta Lounge
Sliver	CorePower Yoga
Haas Pavilion	Mechanics Bank
Cafe de Casa (coming soon)	Little Plearn Thai Kitchen
Palmetto Superfoods (coming soon)	Angeline's Louisiana Kitchen

ENTERTAINMENT

Aurora Theatre
 UC Theatre
 Berkeley Repertory Theatre
 Freight & Salvage
 BAMPFA

HOTELS & TRANSIT

Residence Inn by Marriott Berkeley
 Downtown Berkeley BART Plaza
 Center Street Parking Garage - 720 spaces
 Allston Way Garage - 610 spaces



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