

Prime Berkeley Downtown Arts District Location



1935 Addison Street, Berkeley Retail or Office Space for Lease

Size: +/- 690 rentable sq. ft.
Lease Rate: \$2.75 psf NNN

Contact:

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Property Highlights

- Ground floor retail or office space in a 6-story mixed-use development
- Brand new construction
- One space available –with street frontage on Addison
- Suite B:
 - +/- 690 rentable sq. ft.
 - *Lease Rate: \$2.75 psf/month NNN*

Location Highlights

- Prime downtown Arts District location
- 1 block to Shattuck Avenue
- 1.5 blocks to BART
- 3 blocks to UC Berkeley Campus with 56,000+ daily population
- Join the downtown Berkeley Renaissance!
- Near Berkeley Repertory Theater, Aurora Theatre Company, Freight and Salvage Coffeehouse, the JazzSchool, Marsh Arts Center, BAMPFA and the UC Theater music venue
- Amidst great restaurants, cafés and shops, as well as 3 movie theaters
- Over 1,500 new residential units within a 6 block radius are now completed, approved, under construction or in the permitting process
- Convenient parking garage nearby

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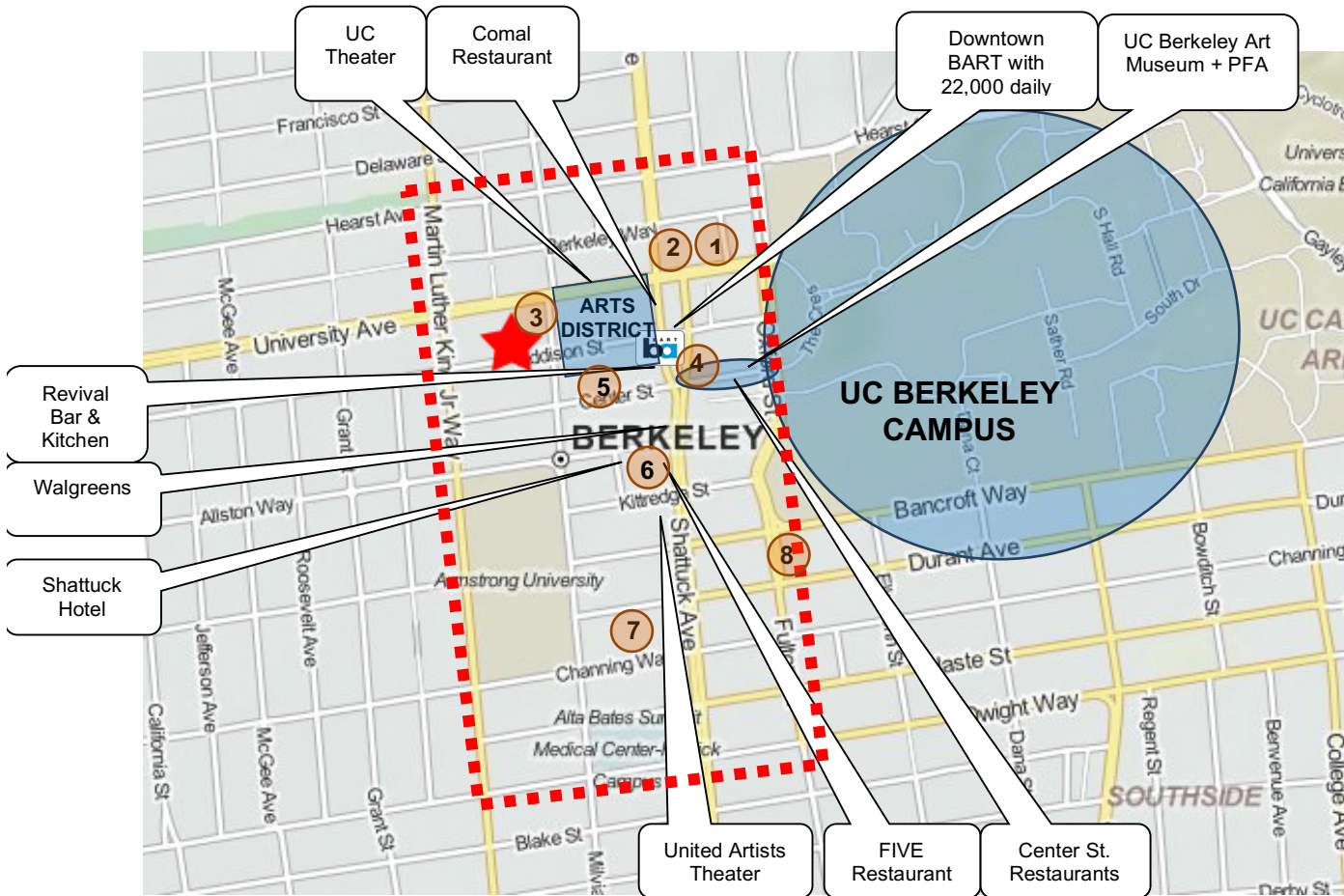
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Downtown Berkeley Map - Nearby Traffic Generators



 = Nearby New Residential Developments - 1,321 Units

Map #	Name	Location	# Units
1	Acheson Commons	University Ave between Shattuck and Walnut	205
2	Argent	Shattuck Ave at Berkeley Way	78
3	Stonefire	University Ave at Milvia	119
4	2129 Shattuck (hotel)	Shattuck Ave at Center	293
5	Berkeley Central	Center St between Shattuck and Milvia	149
6	Berkeley Plaza	Shattuck Ave between Kittredge and Allston	355
7	The Durant	Durant Ave between Shattuck and Milvia	96
8	Fidelity Apartments	Shattuck Ave between Durant and Bancroft	16

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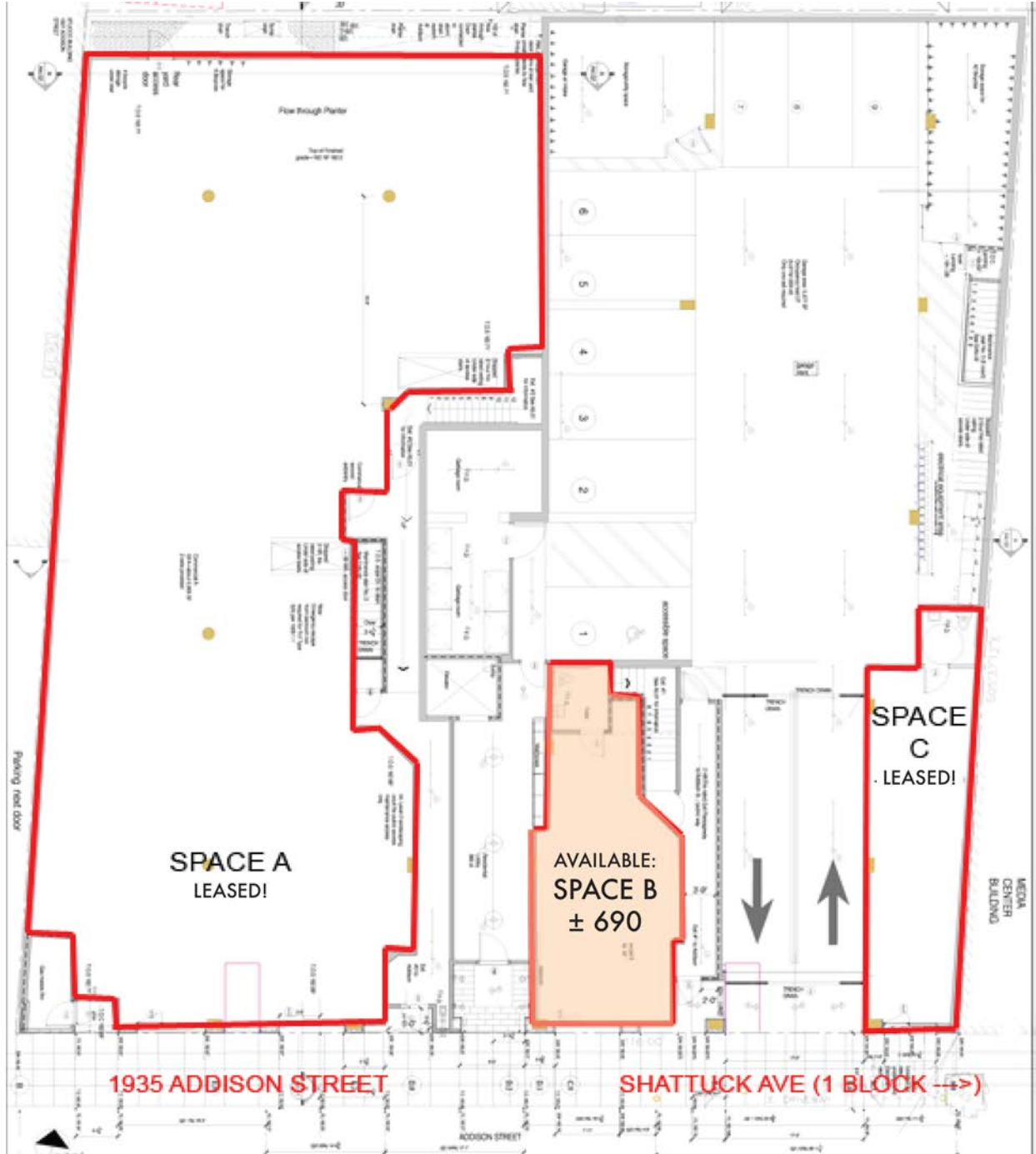
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Floor Plan



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FOCUS ON DOWNTOWN BERKELEY

Downtown Berkeley

The City of Berkeley is densely populated with a highly educated, high-income population. There are close to 90,000 residents within a 1.5- to 2-mile radius of downtown. Almost a third of their households have annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor's degrees, and an additional 40% have Graduate degrees. The downtown area is bounded on the north by Hearst Ave., on the east by Oxford/Fulton Streets, on the south by Dwight Way, and on the west by MLK Way.

Downtown Berkeley has a daytime working population of over 72,000 and one of the most heavily-used BART stations (22,000 entries/exits daily) in the area. The University of California at Berkeley is located on its western border. Students, office workers, downtown residents, shoppers, families and travelers all come downtown to partake of the stores, restaurants and services offered.

Downtown Berkeley Facts

- Over 1,500,000 square feet of office space.
- Safe, seven day a week retail environment.
- Excellent foot traffic.
- Lively Arts District including Berkeley Repertory Theater, Aurora Theatre, JazzSchool, Freight and Salvage, the Marsh Arts Center and UC Theater music venue.
- Wide variety of enterprises including, live theater, movie theaters, museums, over 100 restaurant/dining options, non-profit organizations, professional services, and retail shops selling the gamut of goods including art, antiques, clothing, electronics, furnishings, games, groceries, gifts, hardware, music, and books.
- Many national and local retailers.
- Lively, walking environment similar to other college towns: Cambridge, MA + Madison, WI.
- Great transportation – easy access by car, BART, bus, bicycle and foot.



The University of California at Berkeley

The University of California at Berkeley, located adjacent to downtown, is the largest employer in Berkeley, the largest user of office space in downtown Berkeley, and contains a large, mobile, population that uses downtown Berkeley as an extension of the campus. UC Berkeley has a daily on-campus headcount of over 56,000 (students, faculty, academic staff, nonacademic staff and visitors).



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Changes Coming to Downtown Berkeley and Recent Developments

Downtown is constantly expanding and changing in ways that enhance the office market as well as the retail market for products and services offered by downtown businesses. Some highlights and planned changes underway or on the drawing board include:

- The new five-story +/-112,800 **UC Berkeley Energy Biosciences Building** (former Helios Building) opened in September 2012.
- Over 2,000 **new residential units** have been added to downtown Berkeley in the last ten years and over 1,500 more units are now approved, under construction or in the permit process. The completed projects added over 125,000 sq. ft. of retail and commercial space to downtown, and projects now underway will add an additional 90,000+ sq. ft. Examples include:
 - **Berkeley Central**, at 2055 Center Street, across from Berkeley City College is now selling. This new building is an art deco inspired nine-story, 149 residential unit property, the Arpeggio, at 2055 Center Street, across from the Berkeley City College site.
 - **Acheson Commons**, to the side and rear of the UC Press building, is a proposed 203 unit project on the block bounded by University, Shattuck, Berkeley Way and Walnut. The development will convert the landmark Acheson Physicians Building to apartments, add five stories of housing atop the landmark Sill Grocery / Ace Hardware store, construct another five story residential building atop and behind the commercial structures at the northeast corner of University and Shattuck, and remove two brown shingle apartment buildings at Walnut and Berkeley Way, replacing them with a new residential tower.
 - **Stonefire** (1974 University Ave - current site of Firestone Tires) - a new 8-story building in the permitting process. It is planned at this time to include 115 residential units, a full-service restaurant, and commercial space on University Avenue.



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- **The Residences at Berkeley Plaza** (2211 Harold Way - between Allston and Kittredge) - a newly proposed 17-story high-rise with 355 residential units and 12,000 sq. ft. of retail space. The Hotel Shattuck Plaza, which sits on the same block but has different owners, would share some of the project's amenities but otherwise remain untouched.
- **Measure R** introduced new guidelines allowing **greater urban density** including the intention to construct five high rises in downtown. Three of these can be 180 feet high and must be located within a one-block radius of the downtown BART station. Two must be residential towers and one must be a hotel. The city will also permit development of two towers of 120 feet.
- **The UC Theater** will bring +/- 1,460 new live theater/music venue seats, bringing the total number of live theater/music venue seats in the Downtown area to over 9,500. The new UC Theater operator is affiliated with Slims and the Great American Musical Hall.
- The **Skydeck Innovation Center** occupies the top floor of 2150 Shattuck Ave., the tallest building in downtown Berkeley. Skydeck, a new 10,000 sq. ft. incubator for fledgling technology companies, will house up to 60 workers.
- Construction is almost complete on the **UC Berkeley Art Museum** and **Pacific Film Archive's** new home on Center Street in downtown. The project will combine an existing +/- 48,000 sq. ft. building at 2120 Oxford Street with a new 50,000 sq. ft. addition adjacent to the building.
- A **new 16-story hotel** has been proposed at the corner of Shattuck Ave and Center Street. It would replace the current single story Bank of America building and parking lot, and will include office space, meeting rooms and retail space.
- **Trader Joe's** project at MLK and University has been a huge success and increases foot and car traffic to the north side of University. It is in the ground floor of the New Californian, a 5-story 148-apartment complex.
- The City of Berkeley received a multi-million dollar grant from the Metropolitan Transportation Commission to renovate the **BART Plaza**.



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Berkeley Demographic Information

Population 112,580 (2010 Census)

- Male 49.3% (ACS)
- Female 50.7% (ACS)
- Median Age: 33.6 years
- The majority of these residents live within a 1.5 mile radius of downtown Berkeley
- Downtown Berkeley's daytime population is greater than 72,000

By Ethnicity (2010 Census) Total Population 112,580

- One race 105,586
- White 66,996
- Black or African American 11,241
- American Indian and Alaska Native 479
- Asian 21,690
- Native Hawaiian & Other Pacific Islander 186
- Some other race 4,994
- Two or more races 6,994
- Residents who also identify as Hispanic or Latino (of any race): 12,209

Age Distribution (ACS)

Age	Berkeley	US
65+	11%	13%
45-64	24%	25%
25-44	28%	28%
18-24	24%	9%
Under 18	13%	25%

Types of Households (ACS)

Age	Berkeley	US
Married Family Couples	33%	50%
Other Families	12%	17%
People Living Alone	38%	27%
Other non-Family Households	18%	6%

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Household Income and Housing Units (ACS)

- Median Household income: \$59,097
- Average Household income: \$87,723
- Median sale price of new & existing single-family homes: \$659,000
- Median sale price of new & existing condos: \$434,750 (2010, RealQuest)
- Total housing units: 43,636

Educational Attainment of Population Over 25 Years Old (ACS) Population = 64,230

Education Level	Berkeley	US
Grad or Professional	37%	10%
Bachelors	31%	7%
Associates	4%	7%
HS Diploma	9%	29%
Less than HS Diploma	6%	16%

Largest Employers

- University of California, Berkeley: 23,524
- Lawrence Berkeley National Labs: 4,200
- Alta Bates Medical Center (2009): 3,100
- City of Berkeley (proposed FY 2012)*: 1,485 (*Includes Library and Rent Stabilization Board)
- Bayer Corporation: 1,476
- Berkeley Unified School District: 1,200
- Kaiser Permanente Medical Group: 700
- Berkeley Bowl: 400
- Pacific Steel Casting Company: 350
- Berkeley City College: 290

The Arts in Berkeley

Berkeley is home to more than 200 arts and cultural organizations, making it among the most artistically dense cities in the Bay Area. Those diverse organizations

Sources Used

This demographic information was compiled by the City of Berkeley using the 2010 Census and the American Community Survey (ACS), a nationwide survey conducted by the US Census.



Downtown Berkeley Music, Theater and Sports Venues

With over 23,000 seats of live theater and music, movie theaters, and sports venues, Downtown Berkeley is bursting with nighttime energy.

Live Theater and Music Venues	Number of Seats
Berkeley Rep	
Roda	600
Thrust	400
New Berkeley Rep Space	200
Jazz School	150
Aurora	150
Freight and Salvage	
Listening Room	440
Performance Space	60
Marsh Theater	
Theater Space	120
Cabaret	70
UC Theater	1,460
Zellerbach	
Zellerbach Hall	2,015
Zellerbach Playhouse	547
Berkeley Community Theater	3,400
TOTAL - Live Theater and Music Venues	9,612
Movie Theaters	Number of Seats
Shattuck (10 screens)	924
United Artists (7 screens)	700
California (3 screens)	450
New Pacific Film Archive	200
TOTAL - Movie Theaters	2,274
Sports Venues	
Haas Pavilion	11,877
TOTAL - Sports Venues	11,877
GRAND TOTAL	23,763

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