



RETAIL SPACE AT BERKELEY'S NEW HIGH-RISE HOTEL

2121 CENTER STREET BERKELEY, CALIFORNIA

BETWEEN BART AND UC BERKELEY

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

KEVIN GORDON • 510 898-0513 • kevin@gordoncommercial.com • DRE#01884390

LOCATED IN THE HEART OF DOWNTOWN BERKELEY – WALKER’S PARADISE AMID CULTURAL AND CULINARY EXPERIENCES

NEW CONSTRUCTION

Ground floor retail space in Downtown Berkeley’s exciting new high rise hotel, the Residence Inn by Marriott, with 331 guest rooms and a ±14,500 sf conference center and outdoor patio.

IN THE PATH OF TRAVEL BETWEEN BART AND UC BERKELEY

RETAIL #2 – AVAILABLE

±5,961 rsf

28 feet of storefront along Center Street

13’7" Ceiling Height

Asking Rent: Call Broker

RETAIL #3 – LEASED

±1,131 rsf

14 feet of storefront along Center Street

14’10" Ceiling Height

HIGHLIGHTS

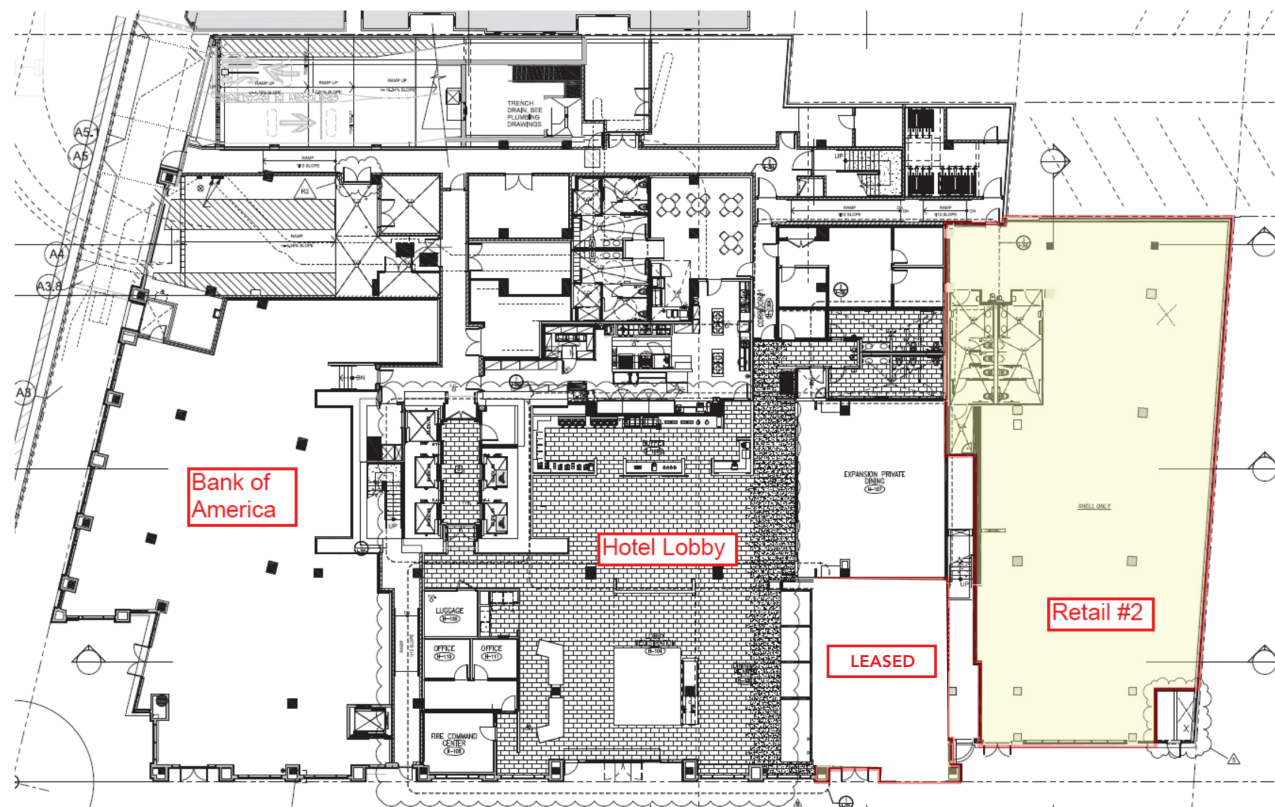
- Ground floor retail adjacent to the NEW hotel lobby and new Bank of America branch office
- On busy Center Street amidst eateries and retail shops
- 1 block to City parking with 720 spaces and close to several other parking garages/lots
- 2 blocks to WeWork and Blue Bottle Coffee
- Over 60,000 residents within a one-mile radius
- \$282M in retail spending within one-mile radius
- High foot and car traffic every day
- Amidst all downtown amenities

LOCATION FEATURES

- Steps to BART (access to entire SF Bay Area)
- One block to UC Berkeley – consistently ranked as the No.1 public college in the United States
- One block to Berkeley Art Museum/Pacific Film Archive
- One block to the Downtown Arts District
- Surrounded by popular eateries – with over 150 restaurants in Downtown Berkeley
- Near fitness/gyms
- Superb public transportation network
- Easy walk to live theater, music, and sports venues



FLOOR PLAN



KEY METRICS	RETAIL #2	RETAIL #3
SF interior premises	±5,961 SF	LEASED

FOR REFERENCE ONLY. THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

LOCATION OVERVIEW

- Ground floor retail space in Berkeley's new highrise hotel, the Residence Inn by Marriott – a 17-floor hotel with 331 extended-stay suites, 15,000 SF of flexible meeting space, rooftop restaurant and bar (Study Hall Rooftop Lounge), plus a fitness center
- According to Sperling's Best Places, Berkeley's future job growth over the next 10 years is estimated to be 41.43% (US is 37.98%)
- Amid popular eateries including Tender Greens, Comal, Ippudo Ramen, Sliver Pizzeria, Eureka!, Jupiter, Gather, Almare Gelato, Choluta Linda, Chipotle, Crave Subs, and Blue Bottle Coffee
- Downtown Berkeley's restaurant scene has seen tremendous recent growth with national brands
- 1 block to UC Berkeley campus; 4 blocks to Trader Joe's
- Near fitness/gyms including Equinox, Berkeley YMCA, Orangetheory Fitness, and CycleBar
- Quick walk to North Shattuck's culinary wonderland with Cheeseboard, Chez Panisse, Crepevine, Via del Corso, Grégoire, Agrodolce Osteria, and more!



NEARBY NEW HOUSING DEVELOPMENTS



STONEFIRE
 • 98 residential units
 • Opened 2017



PARKER PLACE
 • 155 residential units
 • Opened 2017



130-134 BERKELEY SQ
 • 50 residential units
 • Proposed



2190 SHATTUCK
 • 326 residential units
 • Approved



2113 KITTREDGE
 • 214 residential units
 • Proposed



THE PANORAMIC
 • 69 residential units
 • Opened 2019



METROPOLITAN
 • 45 residential units
 • Opened 2017



THE DEN
 • 40 residential units
 • Opened 2022



2065 KITTREDGE
 • 189 residential units
 • Proposed



2132 CENTER
 • 283 residential units
 • Proposed



SEQUOIA
 • 42 residential units
 • Opened 2017



THE VARSITY
 • 96 residential units
 • Opened 2017



THE DWIGHT
 • 99 residential units
 • Opened 2017



2067 UNIVERSITY
 • 50 residential units
 • Under Construction



2176 KITTREDGE
 • 165 residential units
 • Under Construction



2556 TELEGRAPH
 • 22 residential units
 • Opened 2023



STRANDA HOUSE
 • 21 residential units
 • Opened 2017



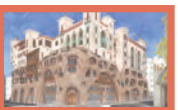
ACHESON COMMONS
 • 205 residential units
 • Opened 2022



2274 SHATTUCK
 • 239 residential units
 • Proposed



2538-2542 DURANT
 • 32 residential units
 • Approved



THE ENCLAVE
 • 254 residential units
 • Opened 2020



GARDEN VILLAGE
 • 84 residential units
 • Opened 2017



THE LAIR
 • 40 residential units
 • Under Construction



1752 SHATTUCK
 • 68 residential units
 • Proposed



1935 ADDISON
 • 69 residential units
 • Open



2420 SHATTUCK
 • 132 residential units
 • Proposed



THE STANDARD
 • 330 Beds
 • Open



THE CROFT
 • 87 residential units
 • Under Construction



NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

- | | |
|----------------------------|----------------------------|
| Comal Restaurant | Blue Bottle Coffee |
| Lucia's Italian Restaurant | Spats Berkeley |
| Tender Greens | Ippudo ramen |
| The Butcher's Son | Almare Gelato |
| Rose Pizzeria | MIXT Salads |
| Sliver Pizzeria | Gadani |
| Ike's Sandwiches | Tupper & Reed Cocktail Bar |
| Eureka! | |

- Jupiter Pizza & Beer
- Cholita Linda

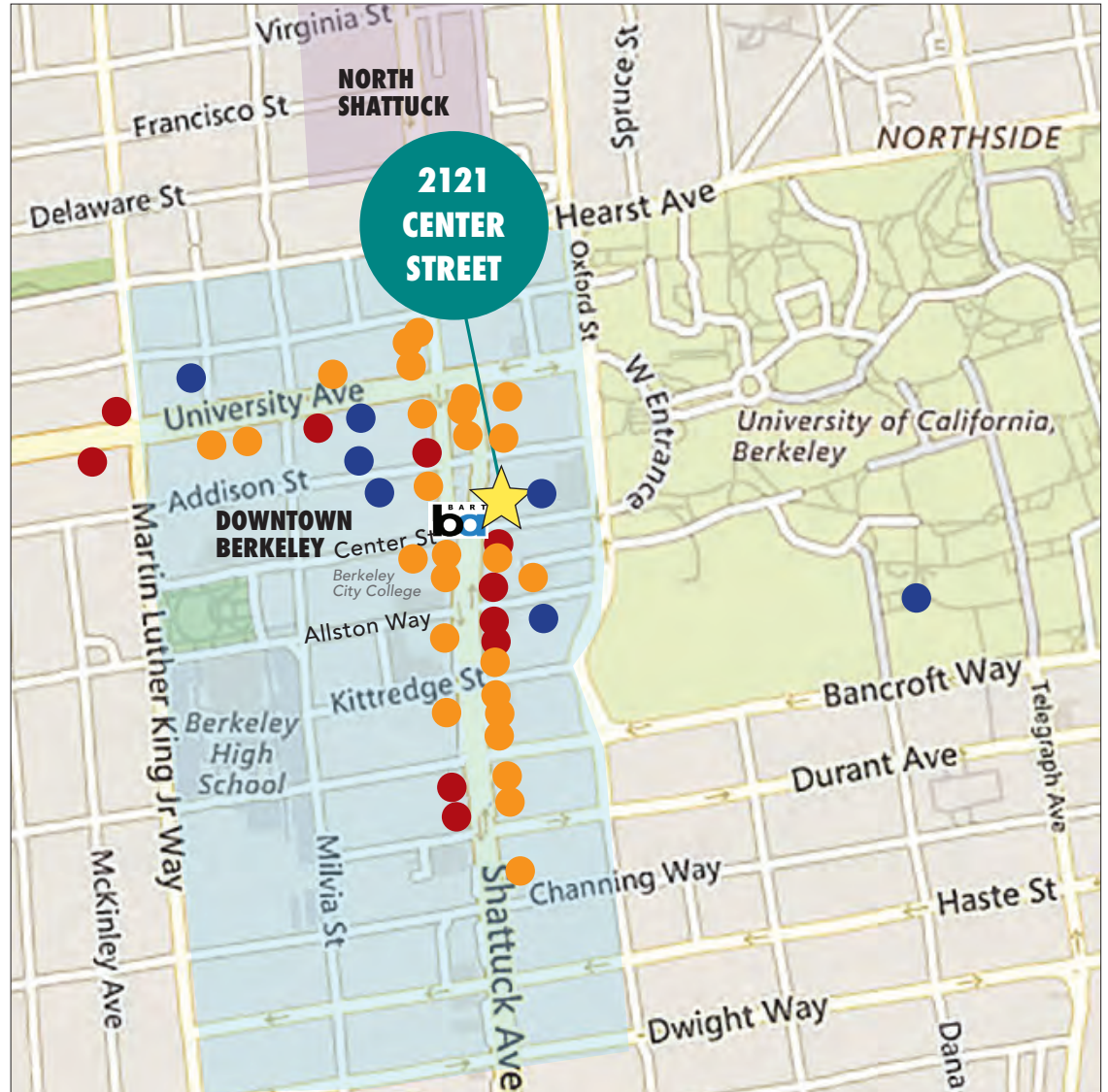
ENTERTAINMENT

- Angeline's Louisiana Kitchen
- Crave Subs
- Chipotle Mexican Grill
- Revival Bar + Kitchen
- Oori Triangles
- Namaste Madras Cuisine
- Gather
- La Note Restaurant

- UC Theatre
- Berkeley Repertory Theatre
- The Back Room
- The Freight
- The Marsh Arts Center
- Cal Performances/Zellerbach
- BAMPFA

RETAIL

- | | |
|-------------------|--------------------------|
| Trader Joe's | Target |
| UPS Store | Berkeley Ace Hardware |
| FedEx | Crossroads Trading |
| Verizon | Stone Room 2 |
| Shop College Wear | Mike's Bikes of Berkeley |



DOWNTOWN BERKELEY BY THE NUMBERS

Berkeley is densely populated with a highly educated, high income population. It's a central hub of public transportation with its Downtown BART Plaza (±27,000 daily ridership entries and exits) and AC Transit, allowing access to the entire San Francisco Bay Area in minutes.

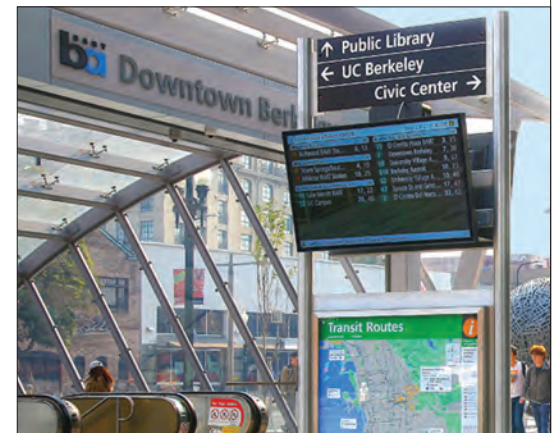
- High foot traffic every day; working population is 72,000
- Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley's daily headcount is over 69,000
- Berkeley City College has ±7,000 students each semester; Berkeley High School has ±3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B)
- Steps to live music, performing arts, museums, galleries, and sporting events

DEMOGRAPHICS

WITHIN 3 MILES

Population	212,725
Average household income	\$142,014
Daytime Employees	142,939

Source: CoStar



NEIGHBORHOOD



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.