



2055 CENTER STREET

BERKELEY, CA

maven
RETAIL



2055

CENTER STREET

Ground floor retail spaces located in the heart of downtown Berkeley at the base of the upscale Berkeley Central development. The surrounding neighborhood, home to 50,000 residents, is known for both daytime business and a vibrant nightlife, boasts a 100 Walk Score making this location easily accessible whether by car, BART, biking, or walking.

SPACE 1

2055 CENTER STREET



HIGHLIGHTS

- +/- 1,553 SF
- Ideal for a fitness user or dance studio
- At the base of a 10 story tower with 143 loft-style luxury apartments
- Situated 2 blocks from UC Berkely Campus
- 50,000 Residents within a 1-mile radius
- Excellent location near Shattuck Ave shops & restaurants

2055

CENTER STREET

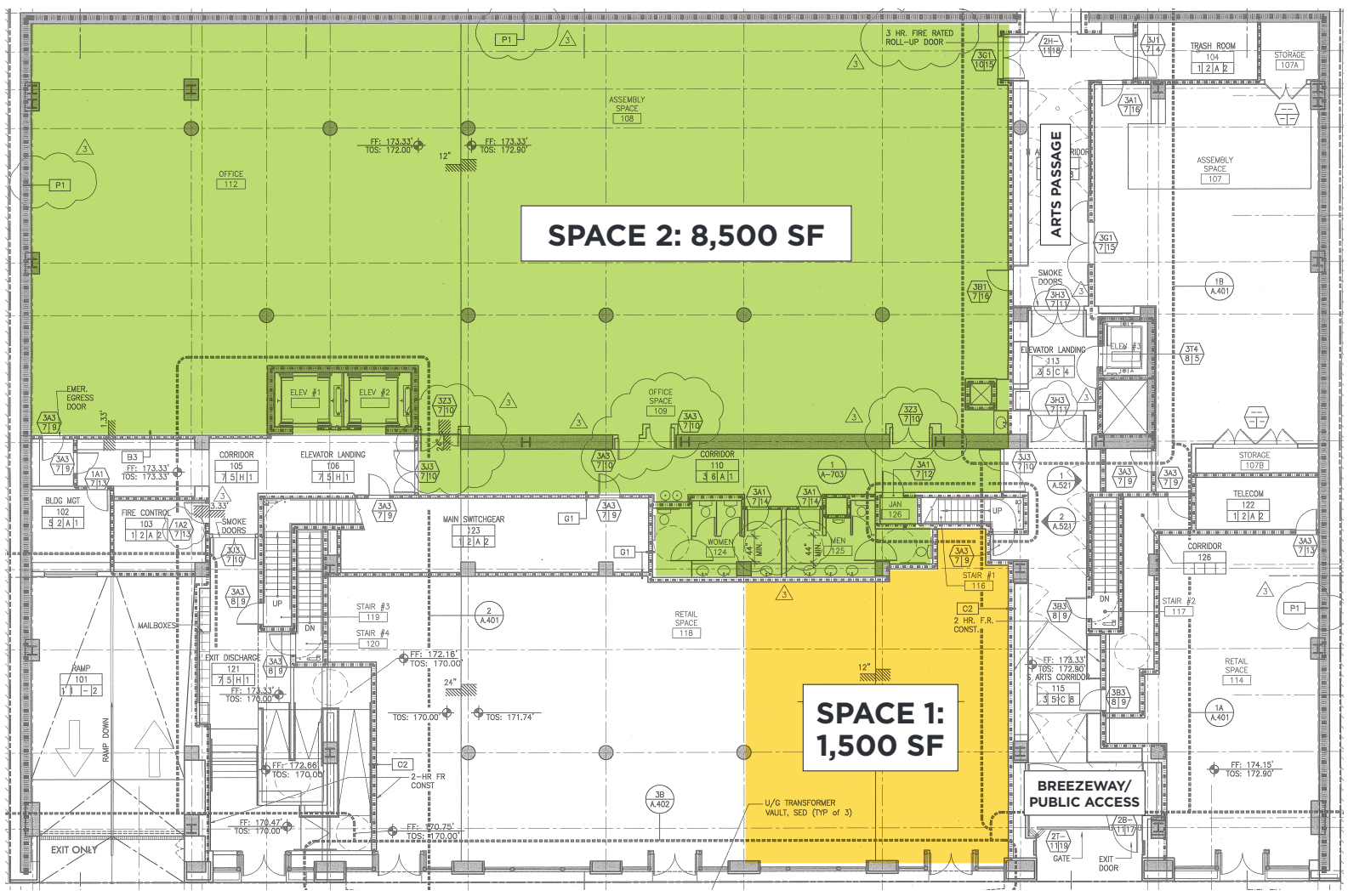


SPACE 1

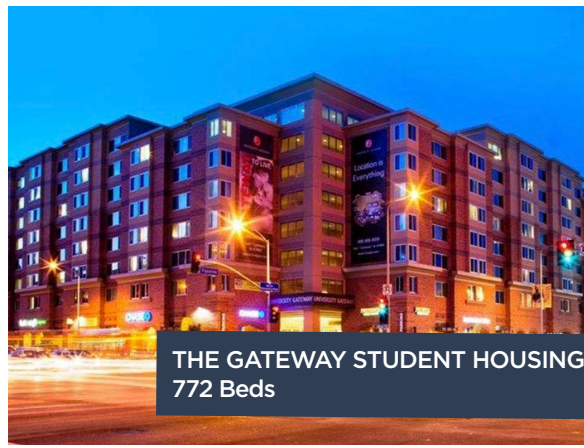


HIGHLIGHTS

- Up to 8,500 SF
(former Bay Area Children's Theater)
- High ceilings
- Fully built out restrooms
- Space is suitable for assembly use
- Various retail uses suitable including performing arts, fitness, and education



DOWNTOWN BERKELEY



2055 CENTER

BERKELEY | CALIFORNIA

2055 Center is centrally located in downtown Berkeley steps from the busy Shattuck Avenue. The property is one block from the UC Berkeley campus with approximately 45,000 students.

1 MILE
RADIUS DEMOS

\$282M
RETAIL SPENDING



\$27M
HOUSING UNITS



59,184 DAYTIME
POPULATION





BERKELEY ESPRESSO



BERKELEY WAY

UC THEATER AND CONCERT
VENUE | 1,400 CAPACITY



ACHESON

GATEWAY STUDENT
HOUSING PROJECT
800 BEDS



UNIVERSITY AVE



DOWNTOWN ARTS DISTRICT



ADDISON STREET

2055 CENTER
BERKELEY | CALIFORNIA

ADDISON STREET

UC BERKELEY
45,000
STUDENTS
15,000

APREGGIO LUXURY
CONDOMINIUM



CENTER STREET



DOWNTOWN BERKELEY
STATION



OXFORD STREET

ALLSTON WAY



KITTREDGE STEET



SHATTUCK AVE

KITTREDGE STEET



WALK/TRANSIT/BIKE



99

71

99



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