

2067 UNIVERSITY AVENUE

Brand New Construction – Tremendous Foot-Traffic Area



GROUND FLOOR CAFÉ OPPORTUNITY IN DOWNTOWN BERKELEY

SIZE: ± 759 rsf

LEASE RATE: \$3.50 psf NNN

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**PRE-LEASING
NOW
FOR EARLY 2019
DELIVERY**

HIGH-VISIBILITY LOCATION. Tremendous daily foot traffic near one of Berkeley's busiest corners. Across from UC Theatre on University Avenue – Berkeley's main thoroughfare.

PROPERTY HIGHLIGHTS

- ± 759 rsf café space (no vent)
- Ground floor of a new 7-story mixed-use building with ± 50 residential units directly above
- Estimated completion: Early 2019
- High ceiling heights

LOCATION HIGHLIGHTS

- 1 block to UC Berkeley with 56,000+ daily population
- 2 blocks to Downtown Berkeley BART with ± 27,000 daily entries/exits
- 1 block to the Downtown Arts District with Berkeley Repertory Theater, Aurora Theater, Freight & Salvage and the JazzSchool
- Over 24,000 seats of entertainment nearby from live theater, music, movie theater and sports venues
- Near Berkeley City College with >7,600 students per semester, and Berkeley High School with >3,500 students per school year
- Next to Tender Greens, and 1/2 block to Comal – named one of the best new restaurants in the world by Condé Nast Traveler
- Major housing projects proposed within 1/2 - 3 blocks away
- Direct access to 113-space City Parking lot
- Next-door tenant, McDonald's, recently completed a major renovation which includes a new facade
- Lively walking and biking environment – be a part of this 7-day-a-week dynamic downtown environment!

AREA DEMOGRAPHICS

	1-MILE	2-MILE	3-MILE
Population	58,269	133,939	201,152
Average Household Income	\$65,545	\$92,376	\$98,937
Bachelor's Degree Education	34%	31%	31%
Education Beyond Bachelor's	36%	35%	34%

Downtown Daytime Population	75,000
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DOWNTOWN BERKELEY ENTERTAINMENT VENUES

LIVE THEATER AND MUSIC VENUES		NUMBER OF SEATS
Berkeley Repertory Theatre	Roda	600
	Thrust	400
	New Berkeley Rep Space	200
The Jazzschool		150
Aurora Theatre Company		150
Freight & Salvage	Performance Space	440
	Listening Room	60
The Marsh Arts Center	Theater Space	120
	Cabaret	70
UC Theatre		1,440
Zellerbach	Zellerbach Hall	2,015
	Zellerbach Playhouse	547
Berkeley Community Theater		3,500
TOTAL - LIVE THEATER AND MUSIC VENUES		9,692

MOVIE THEATERS		NUMBER OF SEATS
Landmark Shattuck Theatre (10 screens)		924
UA Berkely 7 Theatre (7 screens)		700
California Theatre (3 screens)		450
Berkeley Art Museum and Pacific Film Archive		200
TOTAL - MOVIE THEATERS		2,274

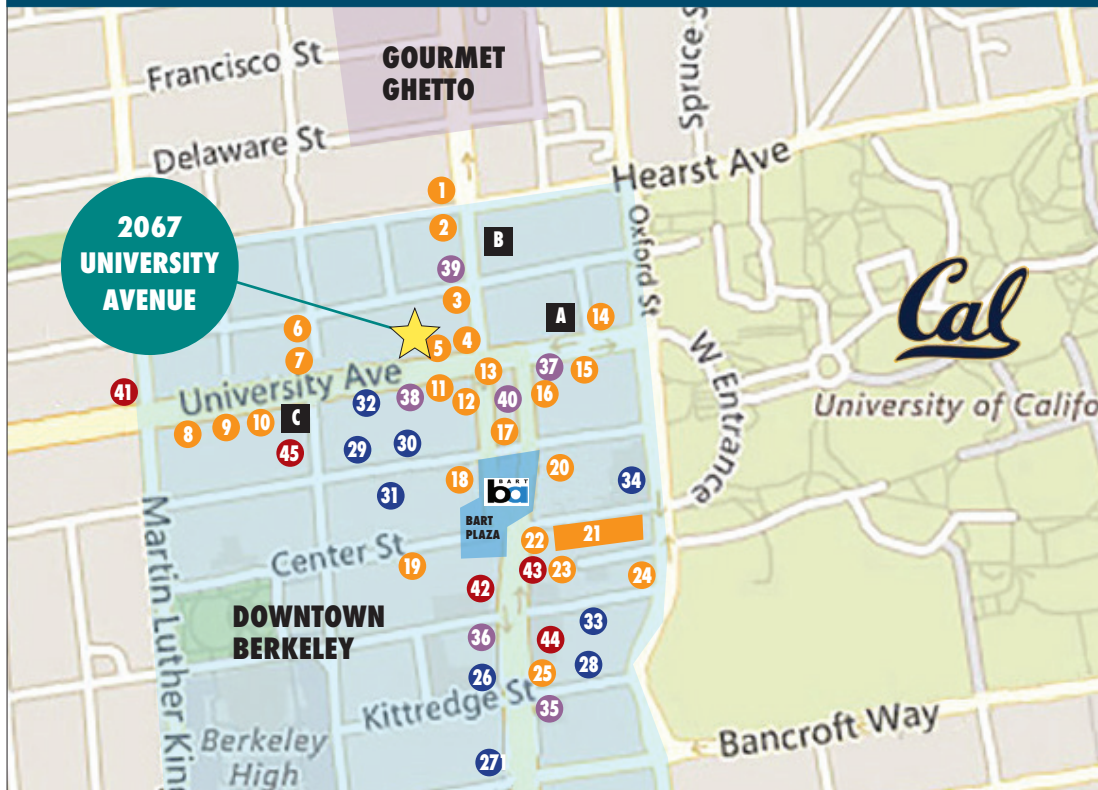
SPORTS VENUES		NUMBER OF SEATS
Haas Pavilion		11,877
TOTAL - SPORTS VENUES		11,877

GRAND TOTAL		23,843
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GORDON

COMMERCIAL REAL ESTATE SERVICES

NEARBY AMENITIES



RESTAURANTS

- 1 Sweetgreen
- 2 Triple Rock Brewery
- 3 Spats
- 4 McDonald's
- 5 Tender Greens
- 6 Poki Poke
- 7 The Butcher's Son
- 8 Maker's Common
- 9 Pedro's Brazil Cafe
- 10 Blue's Chocolates, Dora's
- 11 Bobby G's Pizzeria
- 12 Comal
- 13 85°C Bakery Cafe
- 14 Brazil Cafe
- 15 Simply Bowl
- 16 Ippudo
- 17 PIQ Berkeley
- 18 Revival Bar + Kitchen
- 19 Eureka!

- 20 Arinell Pizza
- 21 Jupiter
- 22 Restaurant Row
- 23 Fresco Mexican Grill
- 24 Gather
- 25 BurgerMeister

ENTERTAINMENT

- 26 Landmark Shattuck Theatre
- 27 UA Berkeley 7 Theatre
- 28 California Theatre
- 29 Berkeley Repertory Theatre
- 30 Aurora Theatre Company
- 31 Freight & Salvage
- 32 UC Theatre
- 33 The Marsh Arts Center
- 34 Berkeley Art Museum and Pacific Film Archive (BAMPFA)

CAFÉS

- 35 Peet's Coffee & Tea
- 36 Starbucks
- 37 Blue Bottle Coffee
- 38 Asha Tea House
- 39 Berkeley Espresso
- 40 People's Cafe

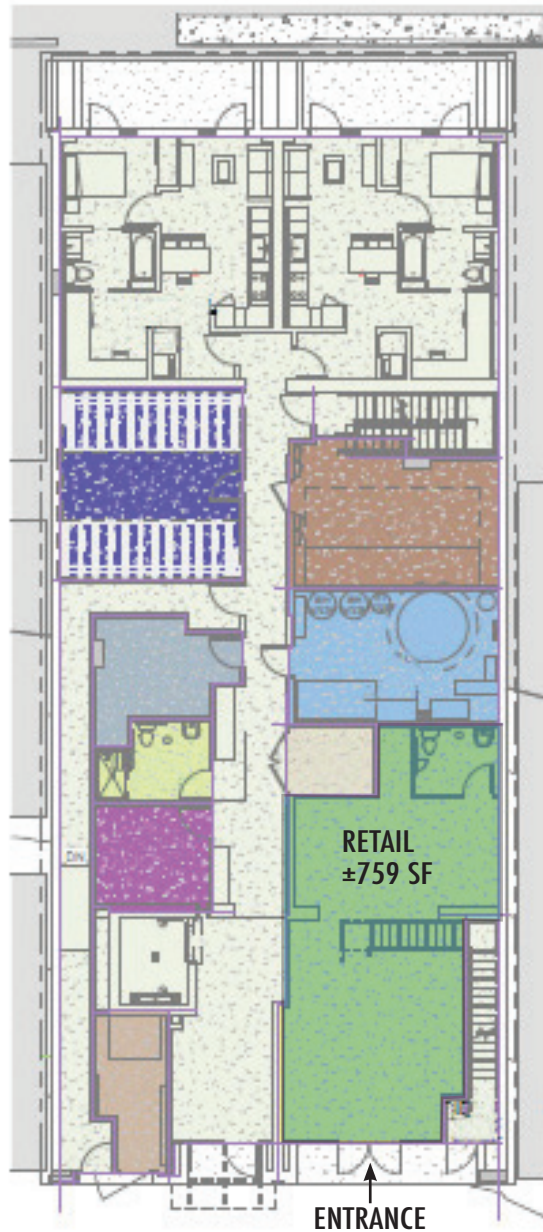
RETAIL

- 41 Trader Joe's
- 42 Walgreens
- 43 Target Express
- 44 FedEx
- 45 Berkeley Ace Hardware

NEARBY NEW DEVELOPMENTS

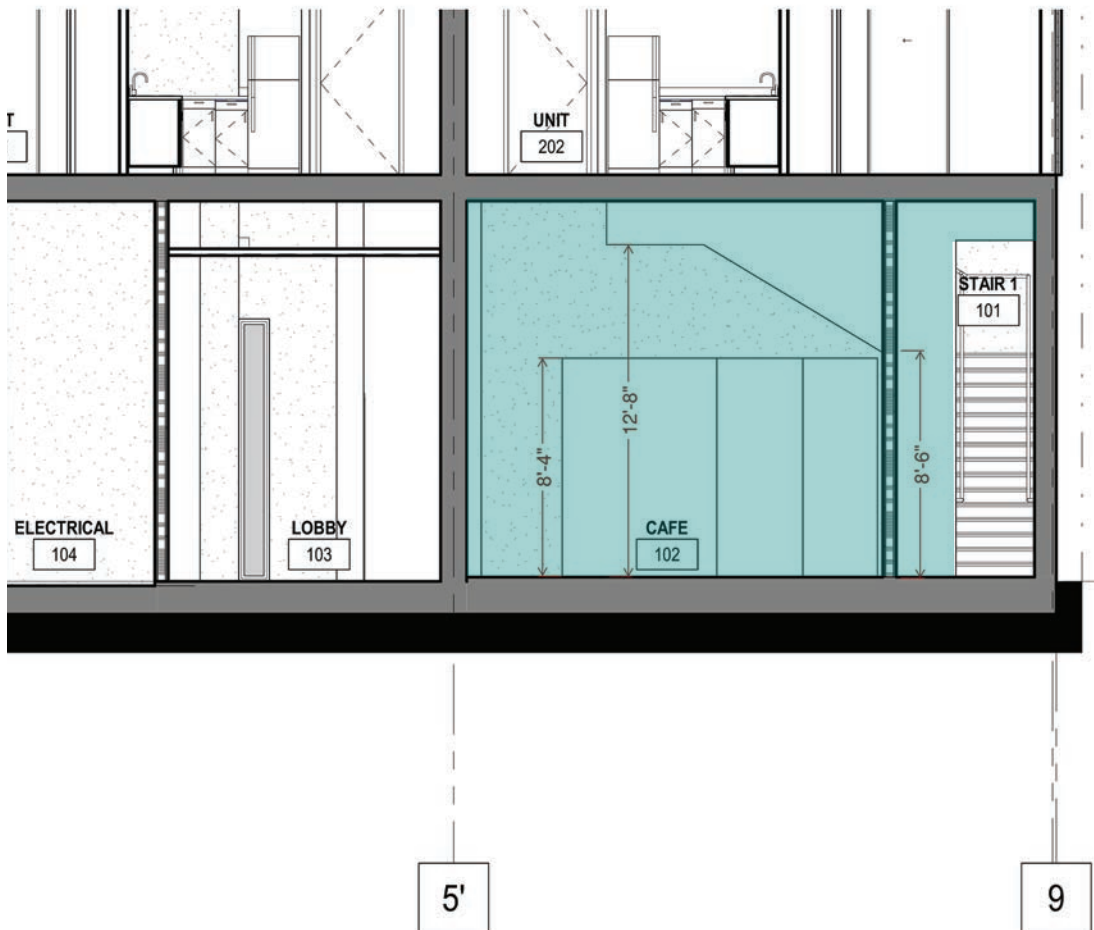
- A** Acheson Commons
- B** Berkeley Way West
- C** StoneFire Apartments

FLOOR PLAN



UNIVERSITY AVENUE

CEILING HEIGHTS



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.