

Restaurant / Retail Space For Lease

Prime Downtown Berkeley Location

2161 Allston Way | Berkeley, CA



Adjacent to Campus and Close to BART
60 Unit Residential Building Under Renovation
+/- 1,400 sf Space Available

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Seeking Restaurant/Retail in Downtown Berkeley Close To Campus

2161 Allston Way | Berkeley, CA



Seeking Restaurant/Retail in Downtown Berkeley

Ideally situated in the heart of Downtown Berkeley's burgeoning food and entertainment scene, 2161 Allston Way is adjacent to the UC Berkeley campus and is half a block to Shattuck Ave & BART. The immediate neighborhood is a destination for food, entertainment and the arts. Directly across the street from the space is the popular Gather Restaurant and the David Brower Center, home to 30+ organizations including Impact Hub, Berkeley. The Magnes Museum Collection is next door with the Berkeley Art Museum and Center Street's restaurant row one block over. Presently Berkeley is experiencing a new wave of restaurant and retail brands. Recently Ippudo Ramen from Japan opened its first west coast location in Downtown Berkeley joining newcomers Equinox Fitness, SoulCycle, Tender Greens, Blue Bottle Coffee and Super Duper Burgers. Today Berkeley is clearly one of the Bay Area's most vibrant and exciting markets.

Berkeley represents a dynamic and affluent market with exceptional demographics and spending power. Its world renowned University fosters a spirit of innovation evident from science and technology to food, coffee and beer. With over 150 restaurants, cafés, bars and entertainment venues, Downtown Berkeley is a major regional food and entertainment draw. Today the city is experiencing a building boom with 1,100 new residential units slated for completion in 2018 within a 1 mile radius of Downtown. In addition to UC Berkeley's 52,000+ population of students and employees (set to grow by 10,000 students in the next 3 years), Berkeley is proving to be a magnet for young professionals seeking to live and work in a creative, diverse and transit friendly urban environment.

Property Highlights

- +/-1,400 sf Space Available November 1st 2017
- Tenant Improvement Package Available
- Building's additional retail space being converted to residential amenities
- Courtyard renovation pending
- Residential currently 100% leased; 10-year historical occupancy 98.5%

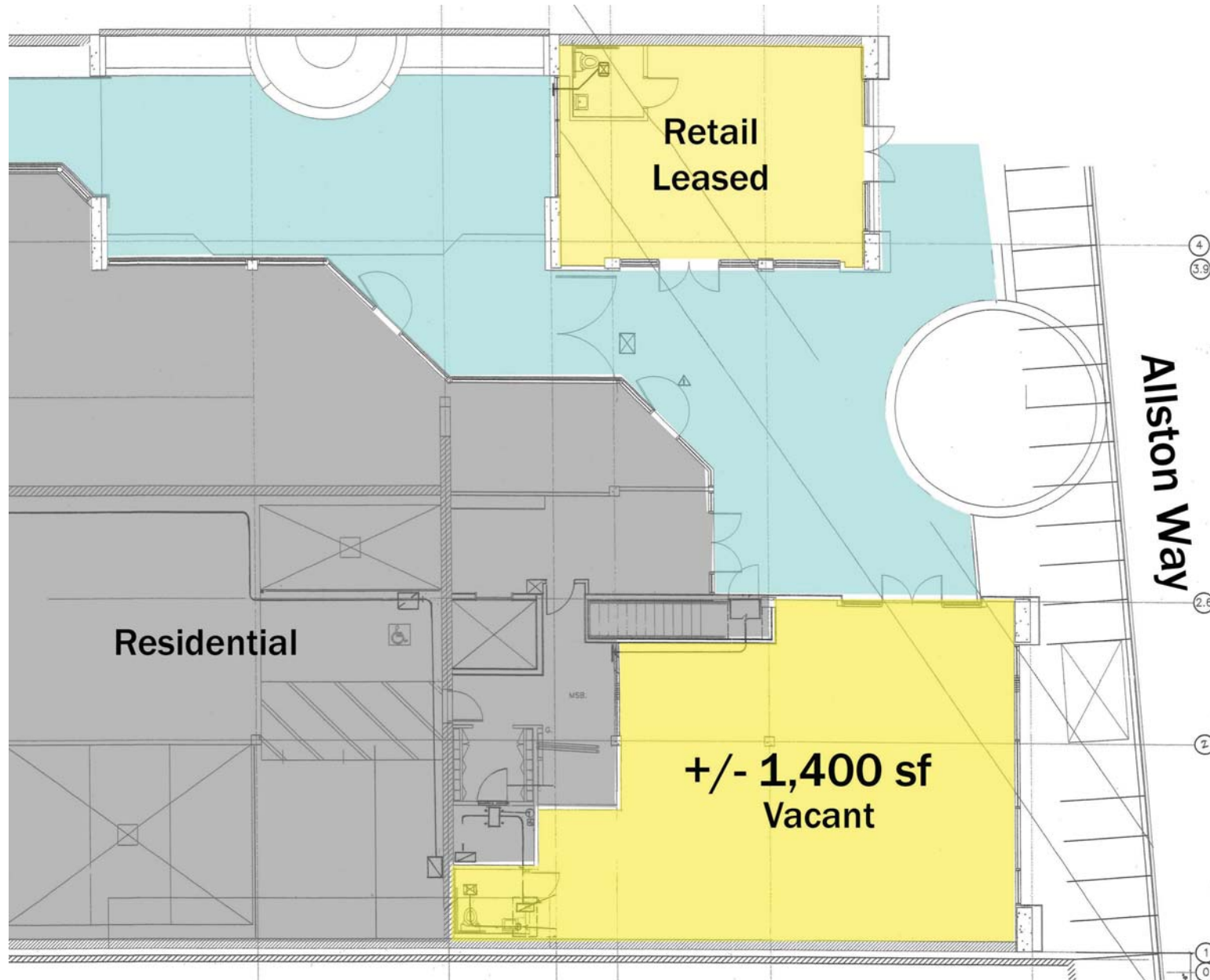
Market Highlights

- Dense Urban Core with strong foot traffic & 56,000+ daytime population
- 709 Parking Spaces within half a block. 4,932 Downtown Parking Spaces in Total
- BART daily entries / exits 27,000. Busiest station outside of San Francisco with \$12.7M plaza renovation nearing completion
- Berkeley's Art District draws 2M visitors annually



Ground Floor

2161 Allston Way | Berkeley, CA



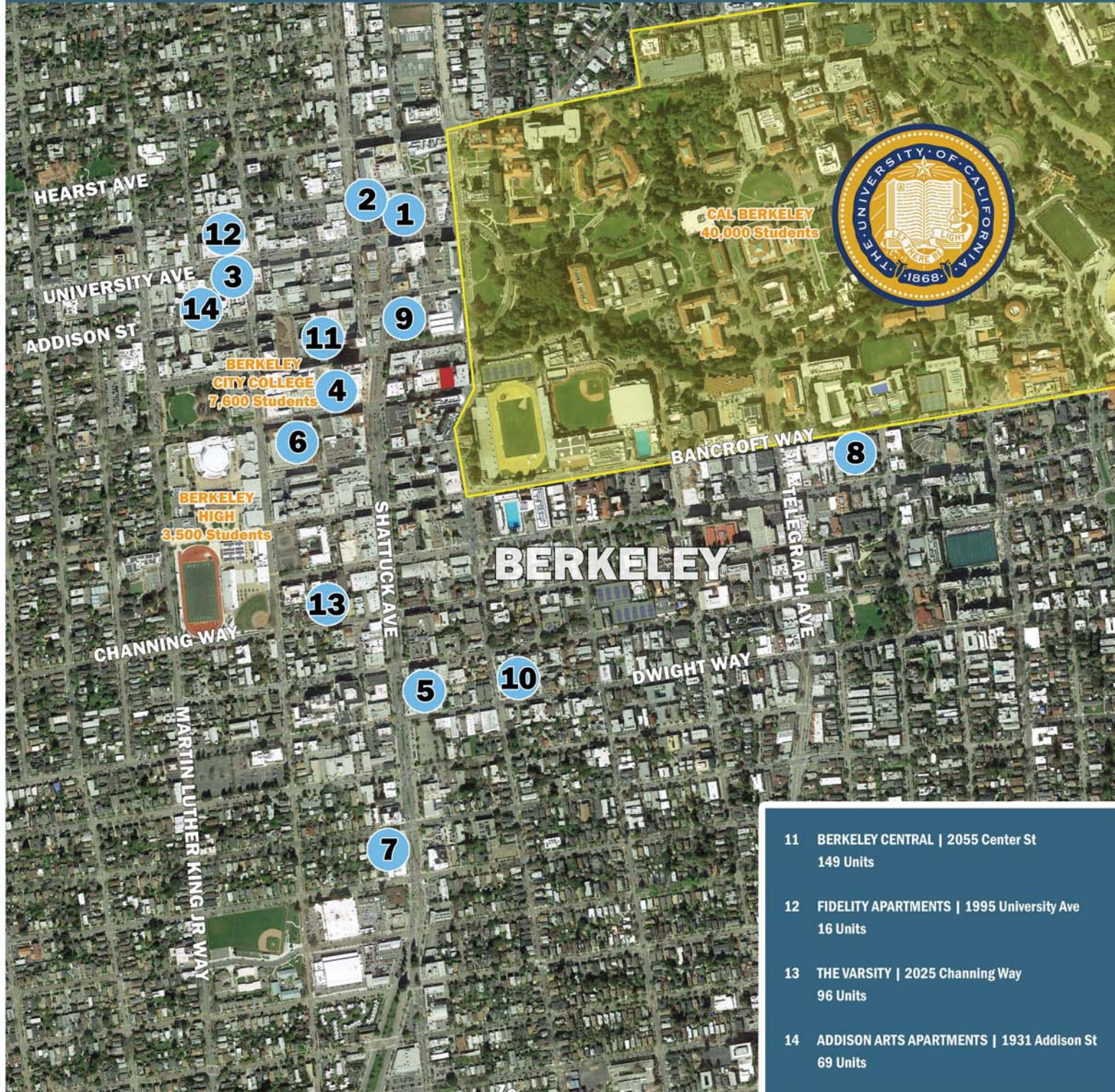
Downtown Berkeley Scene



Explosive New Residential Growth

2161 Allston Way
Residential | 60 Units

- 1 ARCHESON COMMONS | 2133 University Ave
205 Units | Timing 2020
- 2 L'ARGENT | 1951-1925 Shattuck Ave
78 Condominium Units | Timing 2017
- 3 STONEFIRE | 1974 University Ave
102 Units | Timing 2017
- 4 SHATTUCK TERRACE GREEN | 2190 Shattuck Ave
274 Units | Timing 2020
- 5 THE DWIGHT | 2107 Dwight Way
99 Units
- 6 BERKELEY PLAZA | 2211 Harold Way
335 Units | Timing TBD
- 7 PARKER PLACE | 2038 Parker St
Equinox Fitness | 155 Units
- 8 THE STANDARD | 2580 Bancroft Way
122 Units | Timing TBA
- 9 2129 Shattuck Ave
293 Room Hotel | Timing TBA
- 10 GARDEN VILLAGE | 2201 Dwight Way
84 Units | Timing TBA

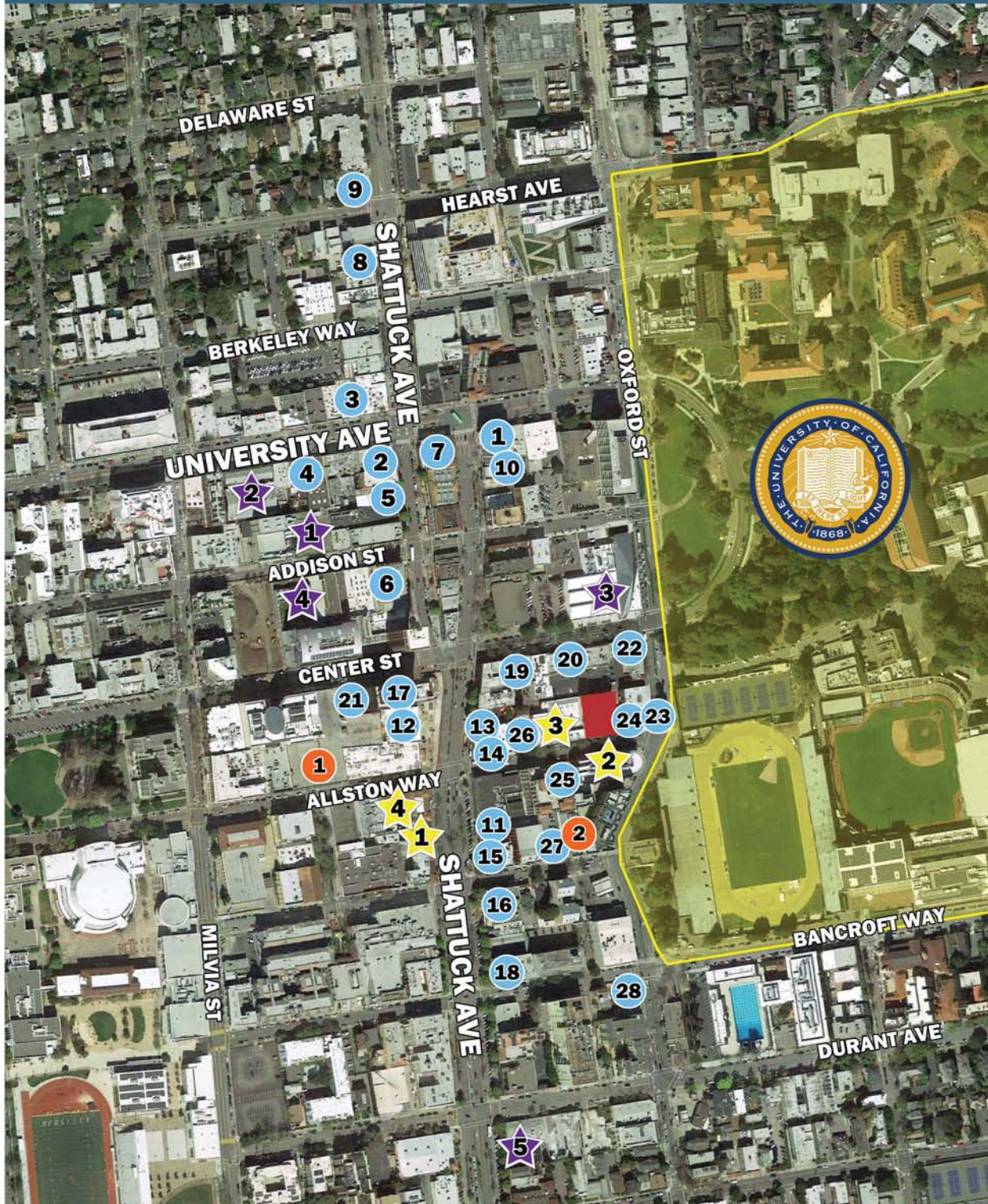


- 11 BERKELEY CENTRAL | 2055 Center St
149 Units
- 12 FIDELITY APARTMENTS | 1995 University Ave
16 Units
- 13 THE VARSITY | 2025 Channing Way
96 Units
- 14 ADDISON ARTS APARTMENTS | 1931 Addison St
69 Units



Downtown Berkeley Restaurants & Landmarks

- 1 BLUE BOTTLE COFFEE
2118 University Ave
- 2 ASHA TEA HOUSE
2086 University Ave
- 3 TENDER GREENS
2071 University Ave
- 4 BERKELEY SOCIAL CLUB
2050 University Ave
- 5 COMAL
2020 Shattuck Ave
- 6 REVIVAL BAR & KITCHEN
2101 Shattuck Ave
- 7 85°C BAKERY CAFE
21 Shattuck Ave
- 8 TRIPLE ROCK BREWERY & ALEHOUSE
1920 Shattuck Ave
- 9 SWEETGREEN
1890 Shattuck Ave
- 10 IPPUDO RAMEN
2015 Shattuck Ave
- 11 CHIPOTLE (Coming Soon)
2225 Shattuck Ave
- 12 IKE'S PLACE SANDWICHES
2172 Shattuck Ave
- 13 JUPITER
2181 Shattuck Ave
- 14 TARGET
2187 Shattuck Ave
- 15 BURGERMEISTER
2237 Shattuck Ave
- 16 PEET'S COFFEE
2255 Shattuck Ave
- 17 PARIS BAGUETTE
2150 Shattuck Ave
- 18 BOOT & SHOE SERVICE PIZZA
(Coming Soon)
2285 Shattuck Ave
- 19 OASIS GRILL
2114 Center St
- 20 SLIVER PIZZERIA
2132 Center St
- 21 EUREKA!
2068 Center St
- 22 GATHER
2200 Center St
- 23 SATURN CAFE
2175 Allston Way
- 24 SUMO ROLL
2173 Allston Way



- 25 CUNCUN
2134 Allston Way
- 26 CAFE PANINI
2115 Allston Way
- 27 RAZAN'S ORGANIC KITCHEN
2119 Kittredge St
- 28 GREAT CHINA
2190 Bancroft Way

- ★ LANDMARKS
- 1 BART STATION
2208 Shattuck Ave
 - 2 THE DAVID BROWER CENTER
2150 Allston Way
 - 3 THE MAGNES LIBRARY MUSEUM
2121 Allston Way
 - 4 HOTEL SHATTUCK PLAZA
2086 Allston Way

- ☆ ARTS & ENTERTAINMENT
- 1 BERKELEY REPERTORY THEATRE
2025 Addison St
 - 2 UC THEATRE
2036 University Ave
 - 3 BERKELEY ART MUSEUM &
PACIFIC FILM ARCHIVE
2155 Center St
 - 4 THE FREIGHT AND SALVAGE
2020 Addison St
 - 5 CORNERSTONE RESTAURANT
& MUSIC VENUE
2367 Shattuck Ave

- PUBLIC PARKING
- 1 ALLSTON WAY GARAGE
2061 Allston Way
610 Spaces
 - 2 OXFORD GARAGE
2165 Kittredge St
99 Spaces

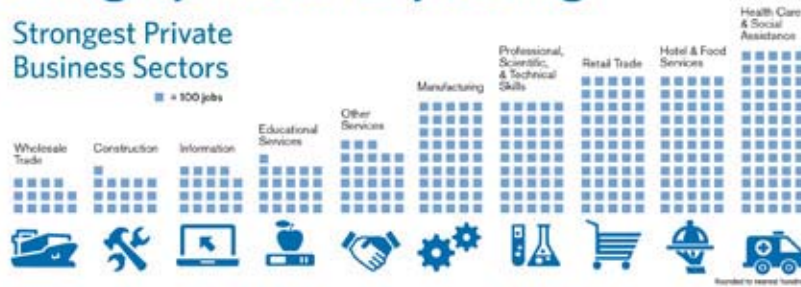
DEMOGRAPHIC SUMMARY

Quick Facts

Demographics and spending

Strongest Private Business Sectors

■ = 100 jobs



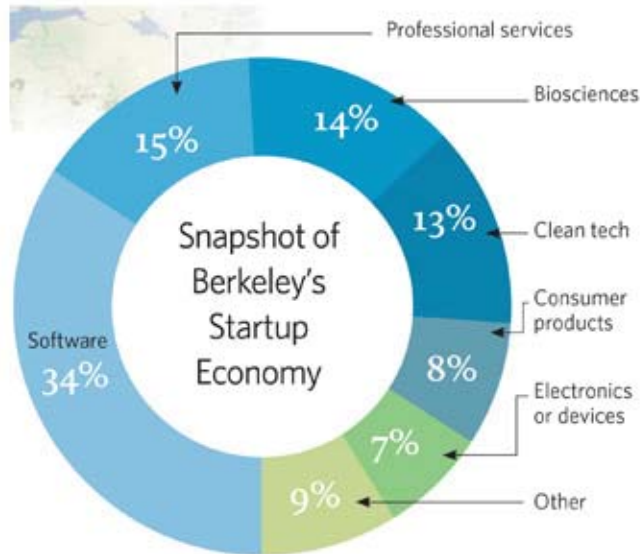
Berkeley by the numbers

Growth in Downtown population by 2020
80%

Annual visitors:
1.65M

WalkScore rating (San Francisco, 85; New York, 85):
100

Rank in East Bay median home value:
2nd



Demographics and spending power compared

*Within a 3-mile radius of downtown in three Bay Area cities

- Population (2013)
- Residents aged 35 or above
- Residents with BA or more
- Households earning \$75K+

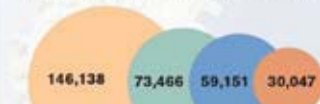
Walnut Creek
Total spending power: \$2.07 billion



Berkeley
Total spending power: \$4.04 billion



Palo Alto
Total spending power: \$2.97 billion



University of California, Berkeley



Berkeley's top employers

■ = 100 jobs

Lawrence Berkeley National Labs



Sutter East Bay / Alta Bates Summit Medical Center



Berkeley Unified School District



City of Berkeley



Bayer Healthcare



Rounded to nearest hundred

Source: San Francisco Business Times Advertising Supplement 2.27.2015

Downtown Berkeley Arts & Entertainment District



LIVE THEATRE AND MUSIC VENUES	NUMBER OF SEATS
Berkeley Repertory Theatre	1,200
California Jazz Conservatory	150
Aurora Theatre Company	150
The Freight And Salvage	500
The Marsh Arts Center	190
UC Theatre	1,440
Zellerbach Hall	2,015
Zellerback Playhouse	547
Berkeley Community Theatre	3,500
TOTAL - LIVE THEATER AND MUSIC VENUES	9,692

MOVIE THEATERS	NUMBER OF SEATS
Landmark Shattuck Theatre (10 screens)	924
UA Berkeley 7 Theatre (7 screens)	700
California Theatre (3 screens)	450
Berkeley Art Musuem 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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