

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

RESTAURANT/CAFE WITH TYPE 2 HOOD

Downtown Berkeley



FOR LEASE: 1960 University Avenue, Berkeley

SIZE:

± 780 rsf

LEASE RATE:

\$5.00 psf/month IG

CONTACT:

Lori Rosenthal • 510 524-2344 • lori@gordoncommercial.com • DRE# 01946676

CENTRAL LOCATION. Fixtures, furnitures and patio seating included at this Downtown Berkeley restaurant/cafe space. Close to many cultural and culinary amenities.

PROPERTY FEATURES

- High traffic restaurant space on University Avenue, in Downtown Berkeley
- Semi-private patio and shared garden space
- Victorian charm with natural light and operable windows for airflow
- Type 2 hood, includes furniture and fixtures
- Zoned for beer/wine (Tenant to acquire ABC Lic.)
- Bike parking out front; short walk to BART
- Parklet in front of building, along University Avenue
- Cotenants include Butcher's Son, Garden Variety, Chocolaterie and office tenants.

LOCATION HIGHLIGHTS

- Urban oasis location on University Avenue
- Across street from UC Berkeley Extension
- Quick walk to UC Berkeley campus
- Less than 1 block to Trader Joe's
- 1 block from the Berkeley Downtown Arts District
- 2 blocks to Shattuck Avenue
- Monthly car parking nearby

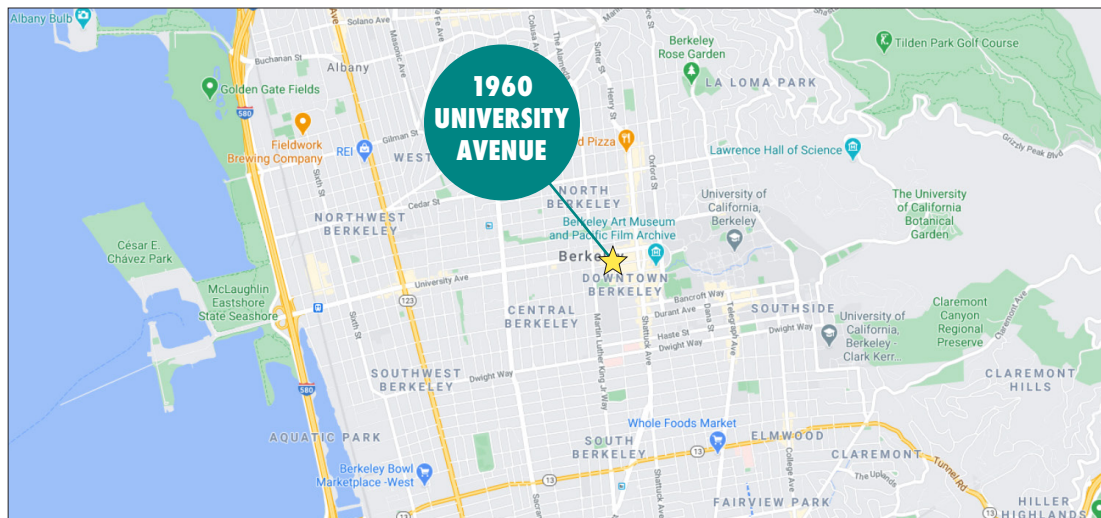


OVERVIEW OF DOWNTOWN BERKELEY



THE CITY OF BERKELEY is densely populated with a highly educated, high income population. There are ~90,000 residents within a 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; an additional 40% have Graduate degrees. Downtown Berkeley has one of the most heavily-used BART stations in the area. Conveniently a major hub of public transportation – with AC Transit multi-county bus lines, free valet bike parking and bike rental available at the nearby Bike Station.

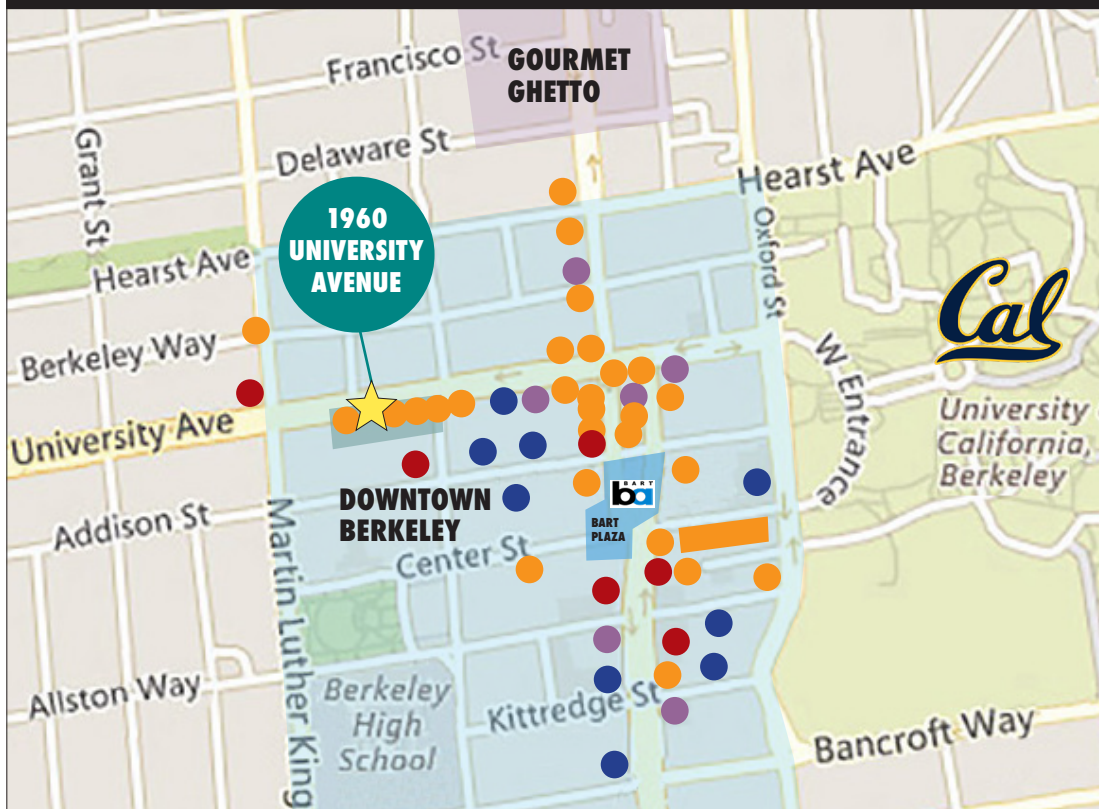
- High-foot traffic every day. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- Downtown Berkeley BART station has $\pm$ 27,000 daily ridership entries and exits
- Berkeley City College has $\pm$ 7,000 students each semester; Berkeley High School has $\pm$ 3,500 students annually
- Downtown Berkeley has $\pm$ 5,500 residents in its 30-block footprint, with over $\pm$ 1,400 new housing units recently completed
- Over 460 new residential units in a 4-block radius
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats



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NEARBY AMENITIES



RESTAURANTS AND CAFÉS

The Butcher's Son
Chocolaterie
Garden Variety
Ono Snax
Revival Bar + Kitchen
Eureka!
Sliver Pizza
Bear's Food Court
Gather
Fresco Mexican Grill
Restaurant Row
Arinell Pizza
Passione Caffe
Comal Next Door
Comal
Bobby G's Pizzeria
Tender Greens

McDonald's
Blue Bottle Coffee
Lucia's
Ippudo
Jupiter Brewpub
Spats
Triple Rock Brewery
Sweetgreen

RETAIL

Trader Joe's
Berkeley Ace Hardware
Half Price Books
Walgreens
FedEx
Target

COFFEE SHOPS AND TEA

Peet's Coffee
Starbucks
Asha Tea House
People's Cafe
Blue Bottle Coffee
Berkeley Espresso

ENTERTAINMENT

UC Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
Freight & Salvage
Landmark Shattuck Theatre
UA Berkeley 7 Theatre
California Theatre
The Marsh Arts Center
BAMPFA

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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.

GORDON COMMERCIAL REAL ESTATE BROKERAGE • 2091 Rose Street Berkeley, CA 94709
www.gordoncommercial.com • T 510 898-0513 • F 510 704-1830 • DRE# 01884390