

±764 - 4,362 SF High Profile Retail & Restaurant Spaces For Lease!



2200 Shattuck Ave,
Berkeley, CA 94704

AVAILABLE ON SHATTUCK AVE IN THE HEART OF BERKELEY

Property Under New
Ownership & Management!



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PROPERTY

Highlights



±18,600 SF of Total Ground Floor Retail Space



Seeking Unique Food/Beverage, Fitness, Retail, and Personal Services Tenants



Highly visible space with all units fronting Shattuck Ave



±11,430 SF basement space available for lease (creative uses welcome)



Spaces are currently demised with shell improvements planned



Downtown Berkeley BART Station accounts for more than 5,300 daily weekday exits



Hotel Shattuck Plaza welcomes approximately 79.1K visitors each year



Situated directly across the street, the Allston Way Garage provides approximately 610 parking stalls

DEMOGRAPHICS (2025)

	1 Mile	3 miles	5 Miles
Daytime Population	99,446	264,879	472,809
Average Household Income	\$129,314	\$178,231	\$176,806
Total Population	64,868	221,876	406,966
Population by Educational Attainment	34,064	152,389	298,050

TRAFFIC COUNTS

Source: Esri

Shattuck Avenue	49,826 ADT
Oxford Street	21,960 ADT
University Avenue	37,245 ADT
Martin Luther King Jr Way	26,880 ADT

PROPERTY
Site Plan



- AVAILABLE
- IN LEASE NEGOTIATION

**±764 - 4,362 SF
 Available Retail and
 Restaurant Spaces**

CLOSE-UP
Aerial



Eureka! Est. 1978 Drink American CHASE AT&T

BART TARGET

elaiichi co.

GATHER Kitchen - Bar - Tavern

Allston Way Garage
±610 Parking Stalls

HOTEL
Shattuck
PLAZA

verizon

CHIPOTLE
MEXICAN GRILL

Regan's
Organic Kitchen

2200 SHATTUCK AVE

University
of California
Berkeley

±46,000 STUDENTS

ALLSTON WAY

SHATTUCK AVE: 54,184 ADT

OXFORD ST: 21,952 ADT

KITTREDGE STREET

FULTON ST: 21,960 ADT

Binge Coffee House 許留山 丹麥餅家

HEROIC
ITALIAN

TOM'S
BRITTLE BAR

T Mobile Angeline's
LOUISIANA KITCHEN
TUPPER & REED Penelope's
COFFEE & TEA

UC Berkeley
Swimming Pool

DOWNTOWN Berkeley



sweetgreen

BERKELEY ESPRESSO

TRIPLE ROCK BREWERY

MARUGAME UDON

SIZZLING LUNCH

SHAKE SHACK Palmetto SIGHT GLASS
COMING SOON!

SPATS

USE THE GREEN

TEASPOON

BERKELEY WAY

tender greens

UNIVERSITY AVE: 37,245 ADT

BLUE BOTTLE COFFEE

THE DUTCHERS SON VEGAN DELICATESSEN

THE THEATRE

ASHA

CHOLITA LINDA

IPPUDO

University of California Berkeley

ROSE PIZZERIA

BERKELEY SOCIAL CLUB

KURA

BAMPFA

±46,000 STUDENTS

Berkeley Rep School of Theatre

AURORA

REVIVAL BAR & KITCHEN

Residence Inn Marriott

Center Street Parking Garage

HALE PRICE BOOKS

IPPUKU

THE FREIGHT

SUBJECT

Jupiter

GATHER

BERKELEY COMMUNITY THEATER

Eureka

TARGET

CHIPOTLE

Allston Way Garage

Angeline's LOUISIANA KITCHEN

MILVIA STREET: 28,468 ADT

BANCROFT WY: 15,560 ADT

SHATTUCK AVE: 64,184 ADT

TUPPER & REED

LITTLE PLEARN

DURANT AVE: 7,968 ADT

crumbl cookies

BERKELEY HIGH STADIUM

CORNERSTONE

La Note

CHANNING WY

IMMEDIATE

Trade Area



MARKET Aerial

BERKELEY

2200 SHATTUCK AVE

Berkeley
UNIVERSITY OF CALIFORNIA

CALIFORNIA
MEMORIAL STADIUM

SIESTA VALLEY

CLAREMONT CANYON
REGIONAL PRESERVE

DOWNTOWN BERKELEY

WILLARD PARK

SAN PABLO PARK



123

580

Bay St Emeryville

Powell St Plaza Shopping Center

East Bay Bridge

ROCKRIDGE

NORTH OAKLAND
REGIONAL SPORTS CENTER

The Ridge

GLEN HIGHLANDS

SAFeway



SAFeway



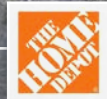
TARGET

Ashley HOMESTORE ULTA BEAUTY NORBERT RACK

CVS pharmacy

BEST BUY

Office DEPOT



SPROUTS FARMERS MARKET

GROCERY OUTLET bargain market

SAFeway

PIEDMONT

MIDDLE HARBOR SHORLINE PARK



OAKLAND



CLEVELAND HEIGHTS



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