

# ACE BERKELEY

1951 SHATTUCK - DOWNTOWN BERKELEY



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CHROMATA  
RETAIL



GROSVENOR



**1951 SHATTUCK**  
163 Residential Units



**RETAIL**  
5,402 SF



**SPENDING POWER**  
\$4.5B (Palo Alto \$2.97B, Walnut Creek \$2.07B)



**MEDIAN INCOME**  
\$97K



**UC BERKELEY**  
169,757 Population of Students & Staff



**STARTUPS**  
170 New and Innovative Businesses



**HOTEL ROOMS**  
599 Rooms



**RESTAURANTS**  
150 Restaurants



**ANNUAL VISITORS**  
2.2M



**DT EMPLOYEES**  
15K



**BART**  
11K Weekly Riders



**PARKING**  
6,174 spaces

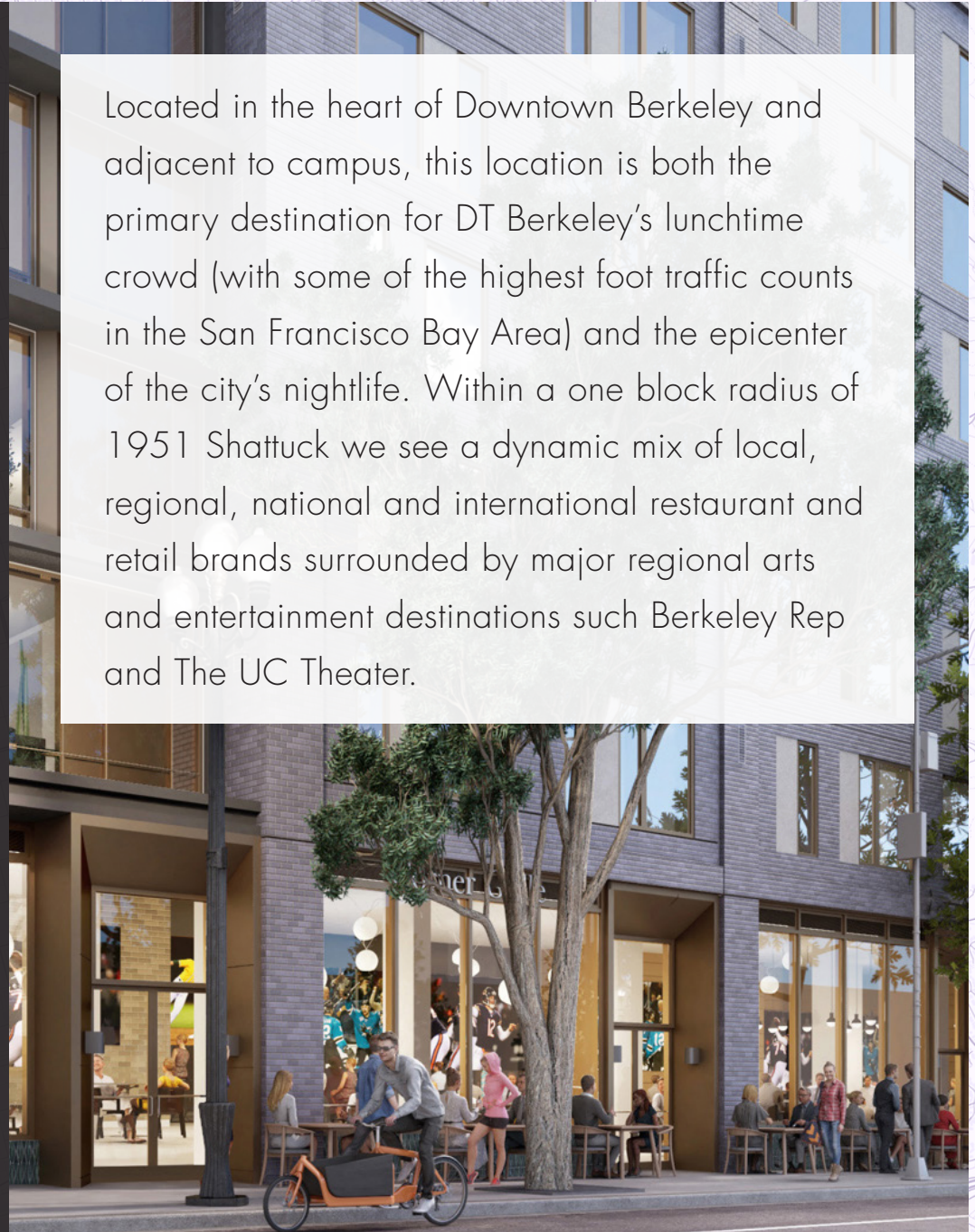


**BIKE SCORE**  
96 Biker's Paradise



**WALK SCORE**  
97 Walkers Paradise

Located in the heart of Downtown Berkeley and adjacent to campus, this location is both the primary destination for DT Berkeley's lunchtime crowd (with some of the highest foot traffic counts in the San Francisco Bay Area) and the epicenter of the city's nightlife. Within a one block radius of 1951 Shattuck we see a dynamic mix of local, regional, national and international restaurant and retail brands surrounded by major regional arts and entertainment destinations such Berkeley Rep and The UC Theater.



**ADDRESS** 1951 Shattuck Avenue

**AVAILABLE SPACE** Retail 1: 2,851 square feet  
Retail 2: 1,304 square feet  
Retail 3: 1,074 square feet

**RENTAL RATE** Negotiable

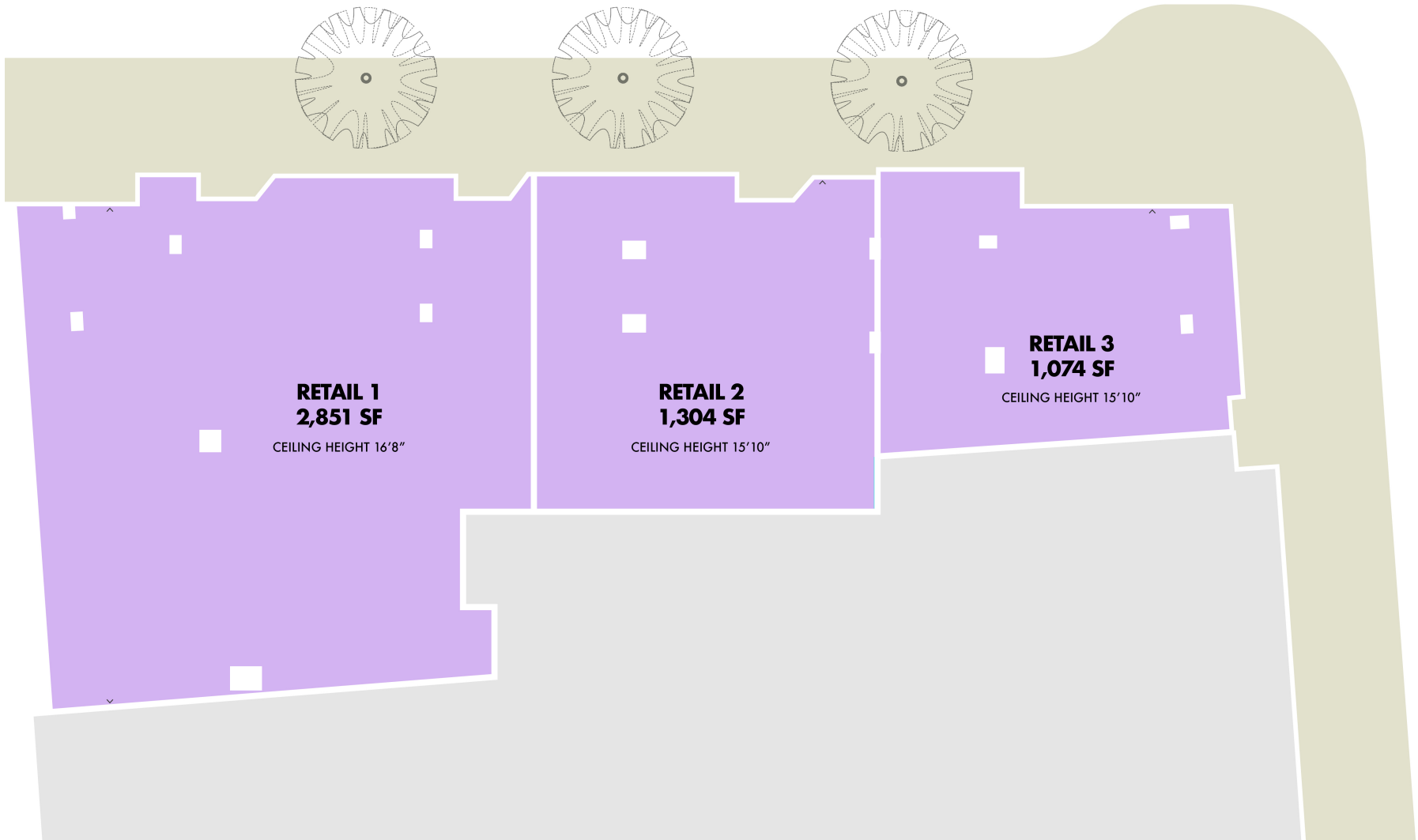
## LOCATION HIGHLIGHTS

- 1951 Shattuck is a new 12-story, 163-unit mixed-use project located in the heart of Downtown Berkeley and within a mile of Alice Waters' Chez Panisse and North Berkeley's Cali-cuisine culinary hub.
- Downtown Berkeley is a regional destination for food, entertainment and the arts with over 150 restaurants, cafes, bars and entertainment venues with over 2 million annual theater and cinema patrons.
- 1 block from the UC Berkeley campus and the new 311-room Residence Inn by Marriott. Two blocks from 720 parking spaces at the new Center Street Garage & DT Berkeley's BART station.
- Neighborhood destinations include Berkeley Repertory Theatre, Freight & Salvage, UC Theatre, The Butcher's Son Vegan Delicatessen and Comal, all within one block.
- Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B).
- 69,757 UC Berkeley population of students & staff projected to grow.



# SITE PLAN

SHATTUCK AVENUE



BERKELEY WAY

## RETAIL & RESTAURANTS

Half Price Books  
 Comal Restaurant  
 The Butcher's Son  
 Triple Rock Brewing  
 Marugame Udon  
 Berkeley Social Club Eureka!  
 Jupiter Pizza & Beer  
 Revival Bar + Kitchen  
 Cornerstone Craft Beer & Live Music  
 La Note Restaurant  
 Ippudo Ramen  
 Blue Bottle Coffee  
 Tupper & Reed Cocktail Bar  
 Asha Tea House  
 Tender Greens  
 Milkbomb Ice Cream  
 Chocolaterie  
 Rose Pizzeria  
 Sweetgreen  
 Citibank  
 Target  
 Chipotle  
 Peet's  
 Sliver

## ENTERTAINMENT

Aurora Theatre  
 UC Theatre  
 Berkeley Repertory Theatre  
 Freight & Salvage  
 BAMPFA

## HOTELS & TRANSIT

Residence Inn by Marriott Berkeley  
 Downtown Berkeley BART Plaza  
 Center Street Parking Garage - 720 spaces  
 Allston Way Garage - 610 spaces



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