

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

RETAIL SPACE FOR LEASE: – 1 BLOCK FROM UC BERKELEY

:: 2387 TELEGRAPH AVENUE, BERKELEY, CA ::



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HIGH VISIBILITY ON MAIN CORRIDOR TO UC BERKELEY CAMPUS

SIZE: ±1,489 rsf

PRICE: \$4.25 psf/month NNN

ZONING: C-T

(Telegraph Avenue Commercial)

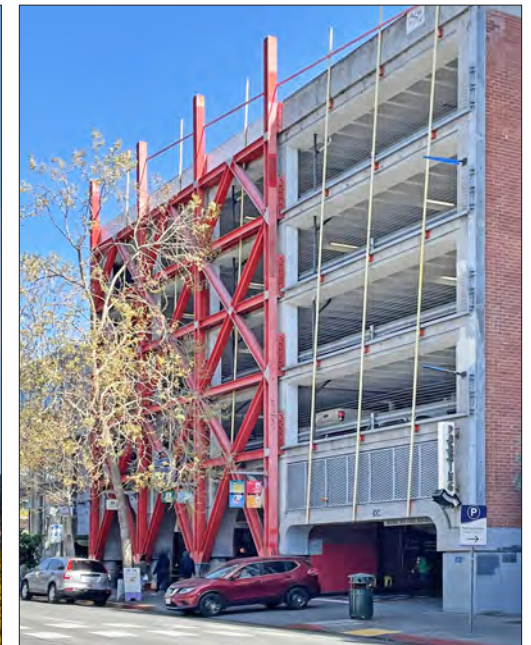
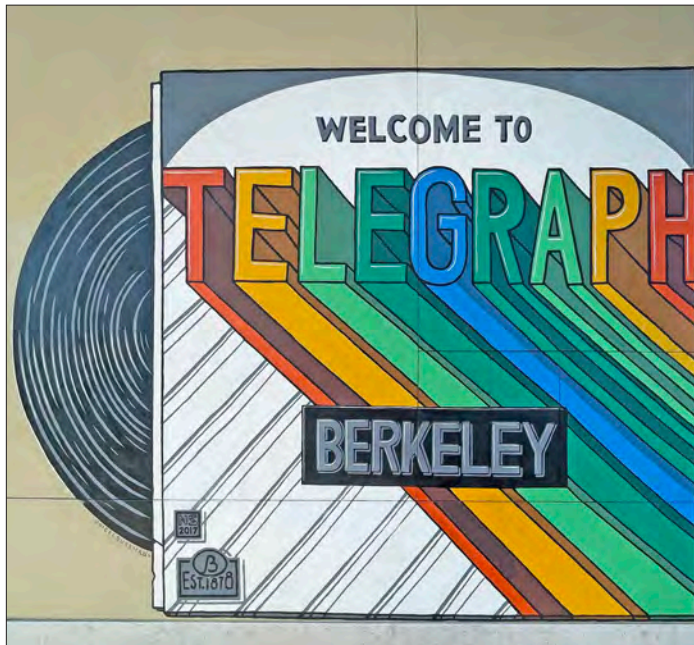
IN THE
VIBRANT
TELEGRAPH
DISTRICT

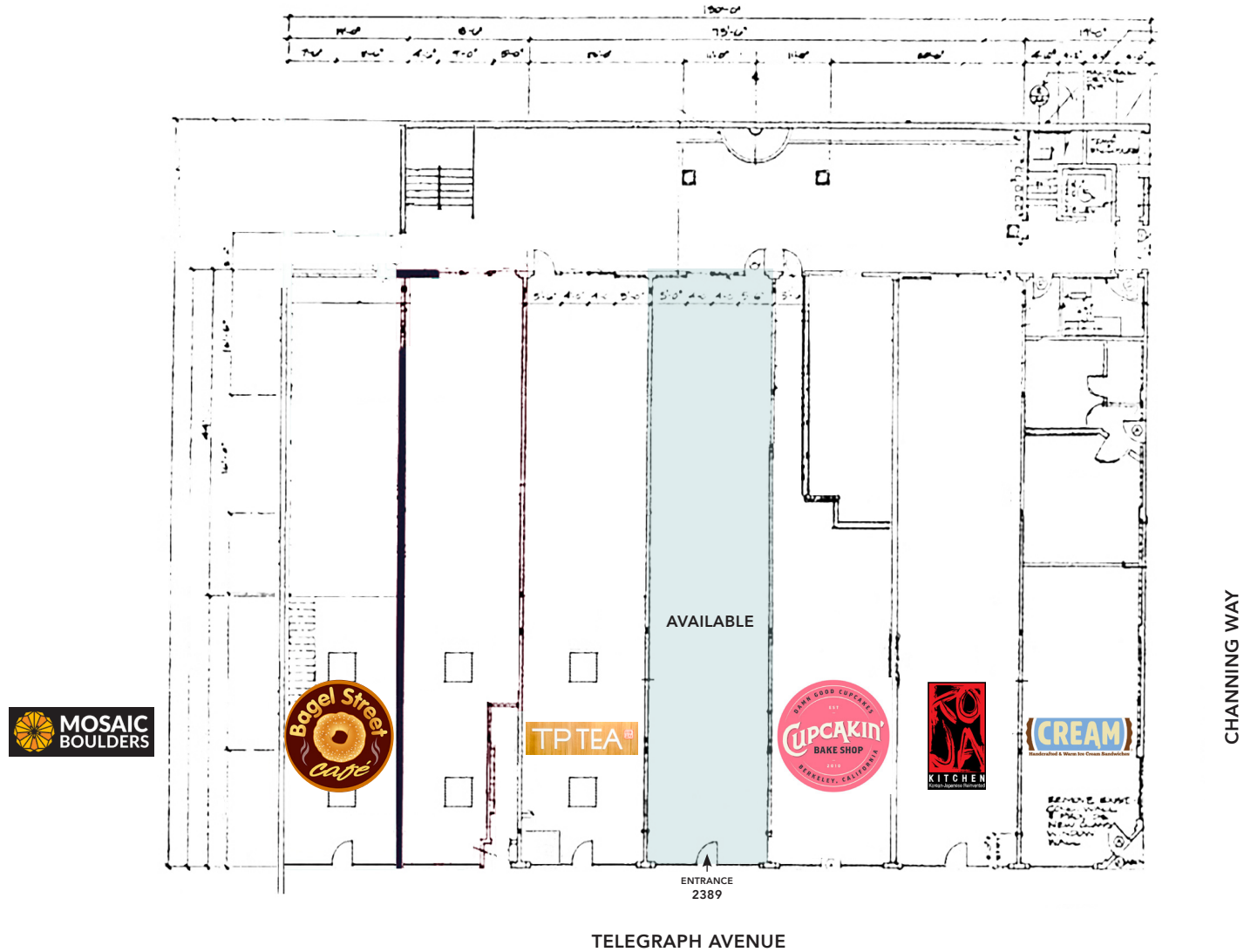
HIGHLIGHTS

- Southside District restaurant retail 1 block to UC Berkeley campus
- High density and extremely heavy foot traffic
- ±15' of street frontage
- Tall windows and clerestory window frontage
- High ceilings with skylights
- Architectural detail, old-world classic feel
- Sprinklered
- City Parking Lot across street
- Easy walk to Downtown Berkeley, and BART
- High traffic counts: 20,531 – Telegraph at Channing (CoStar)



- Adjacent to Mosaic Boulders climbing gym and Cupcakin' Bake Shop
- Nearby eateries include Bagel Street Café, Koja Kitchen, Chipotle, Sliver Pizzeria, Super Duper, Famous Bao, Tacos Sinaloa, Kip's Bar and Grill, Sourdough and Co, Cream, Bongo Burger, Mezzo, and Peet's Coffee
- Amid shops such as Walgreens, Amazon, Bancroft Clothing, Games of Berkeley, Bear Basics, Beck's Shoes, Amoeba Music, and Moe's Books
- Across from Telegraph-Channing public parking garage, ±420 spaces including EV
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, and Spieker Aquatics Complex





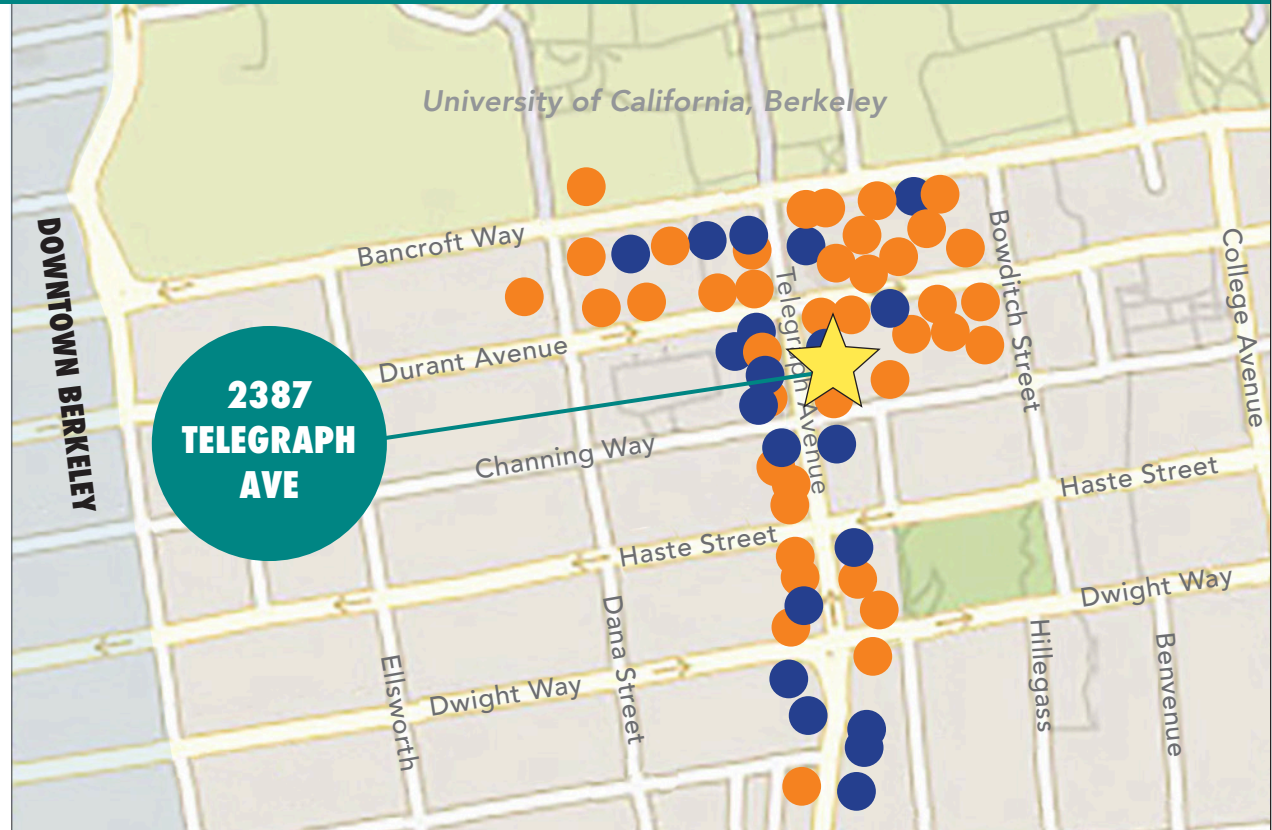
This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

RESTAURANTS, BARS AND CAFÉS

- | | |
|----------------------------|----------------------------|
| Super Duper Burgers | Cupcakin' Bake Shop |
| Chipotle Mexican Grill | Boba Ninja |
| Mezzo | Bears Ramen House |
| Yogurt Park | Gypsy's Trattoria Italiana |
| IB's Berkeley | L'Gusto Mex Fusio |
| Kip's Bar & Grill | Cal Gyros Mediterranean |
| Tacos Sinaloa | Katsumi Sushi |
| Pappy's Grill & Sports Bar | House of Curries |
| Cream Berkeley | Sourdough & Co |
| Sliver Pizzeria | Muracci's |
| Poke Parlor | Ladle & Leaf |
| Bongo Burger | House of Curries |
| Raleigh's Pub | Punjabi Dhaba |
| RareTea Berkeley | Dumpling Express |
| Seniore's Pizza | La Burrita |
| Tap Haus | Crumbl - Berkeley |
| Little Gem Belgian Waffles | Top Dog |
| Peet's Coffee | Artichoke Basille's Pizza |
| Kingpin Donuts | Papa Johns Pizza |

RETAIL

- | | |
|---------------------------|----------------------|
| Bancroft Clothing Company | 510 Skateboarding |
| Walgreens | Sleepy Cat Books |
| The Student Store | Bows and Arrows |
| Bear Basics Clothing | 2nd Street Telegraph |
| Moe's Books | Beck's Shoes |
| Games of Berkeley | Berkeley Hat Company |
| Ink Stone Art Supply | Rasputin Music |
| Anastasia Clothing | Amoeba Music |





STONEFIRE

- 98 residential units
- Opened 2017



PARKER PLACE

- 155 residential units
- Opened 2017



130-134 BERKELEY SQ

- 50 residential units
- Proposed



2190 SHATTUCK

- 326 residential units
- Approved



2113 KITTREDGE

- 214 residential units
- Proposed



THE PANORAMIC

- 69 residential units
- Opened 2019



METROPOLITAN

- 45 residential units
- Opened 2017



THE DEN

- 40 residential units
- Opened 2022



2065 KITTREDGE

- 189 residential units
- Proposed



2132 CENTER

- 283 residential units
- Proposed



SEQUOIA

- 42 residential units
- Opened 2017



THE VARSITY

- 96 residential units
- Opened 2017



THE DWIGHT

- 99 residential units
- Opened 2017



2067 UNIVERSITY

- 50 residential units
- Under Construction



2176 Kittredge

- 165 residential units
- Under Construction



2556 TELEGRAPH

- 22 residential units
- Opened 2023



STRANDA HOUSE

- 21 residential units
- Opened 2017



ACHESON COMMONS

- 205 residential units
- Opened 2022



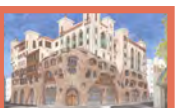
2274 SHATTUCK

- 239 residential units
- Proposed



2538-2542 DURANT

- 32 residential units
- Approved



THE ENCLAVE

- 254 residential units
- Opened 2020



GARDEN VILLAGE

- 84 residential units
- Opened 2017



THE LAIR

- 40 residential units
- Opening Late 2024



1752 SHATTUCK

- 68 residential units
- Proposed



1935 ADDISON

- 69 residential units
- Open



2420 SHATTUCK

- 132 residential units
- Proposed



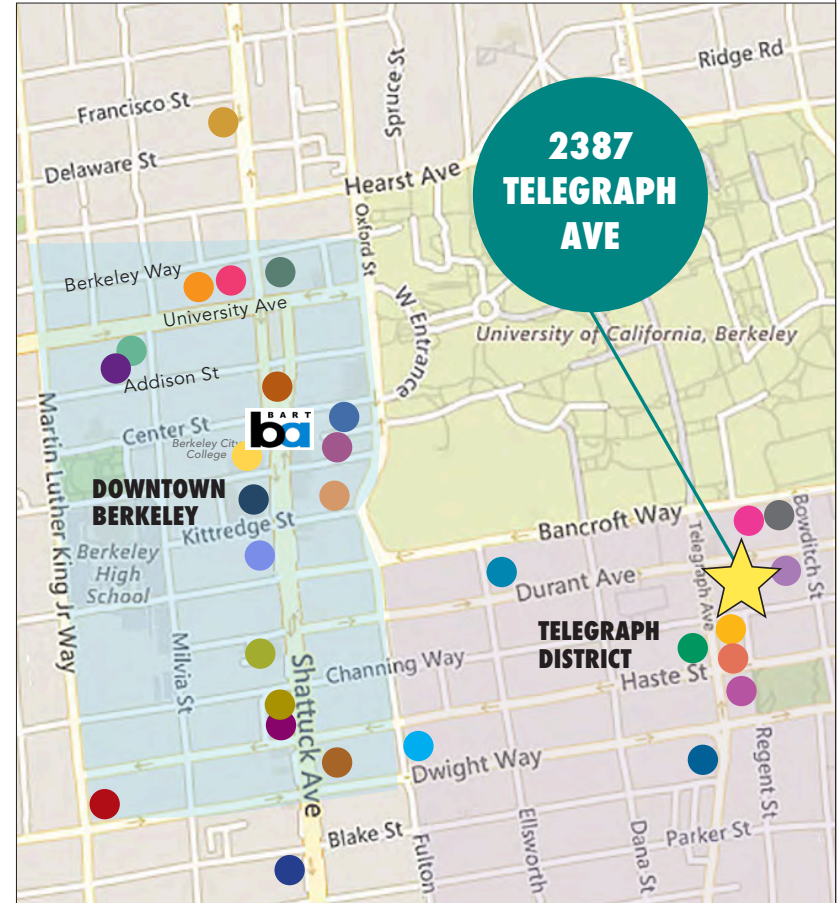
THE STANDARD

- 330 Beds
- Open



THE CROFT

- 87 residential units
- Under Construction



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2387 TELEGRAPH AVENUE, BERKELEY, CA NEIGHBORHOOD

- Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors
- Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings
- Leading directly to UC Berkeley campus, Telegraph is home to street fairs, annual music festivals
- Situated amidst TONS of student housing, including UC and private dorms. Several new housing development projects are in the works
- Close to numerous world-class theatre, arts, live music and sports venues
- Many hourly parking lots are in the area, **Visit www.douglasparking.com**
- The [Telegraph Business Improvement District](#) works to build a dynamic and inclusive community

DEMOGRAPHICS

	1 MILE	3 MILE
Population	55,162	225,363
Households	20,383	95,927
Average HH Income	\$181,837	\$131,686
Average Home Value	\$1,067,155	\$1,057,489

(Source: CoStar)



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.