

21 SHATTUCK SQUARE | BERKELEY, CALIFORNIA

RETAIL/RESTAURANT SPACE AVAILABLE

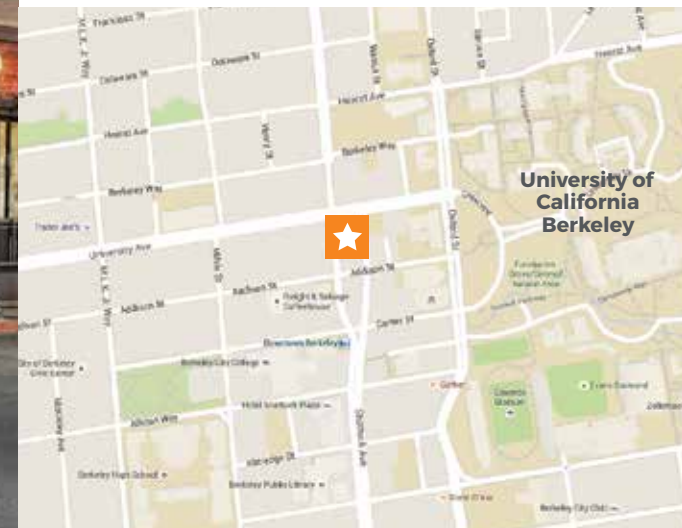


Property Highlights

- +/- 5,252 SF AVAILABLE (Demisable)
- Newly renovated historic building in the exact center of the city at major intersection of Shattuck & University
- One block from UC Berkeley - 43,000 students & 15,000 faculty members
- One block from BART Station
- Excellent foot traffic with over 50,000 residents within a one-mile radius
- Major new construction projects in immediate area (see aerial pg. 6)

Traffic Counts

University Ave @ Shattuck Ave 25,750 ADT



CATHERINE MEUNIER
office 415.806.5566
catherine@mavenproperties.com
DRE #01843732

NADINE WHISNANT
office 510.214.6412
nwhisnant@goldmanltd.com
DRE #00966437

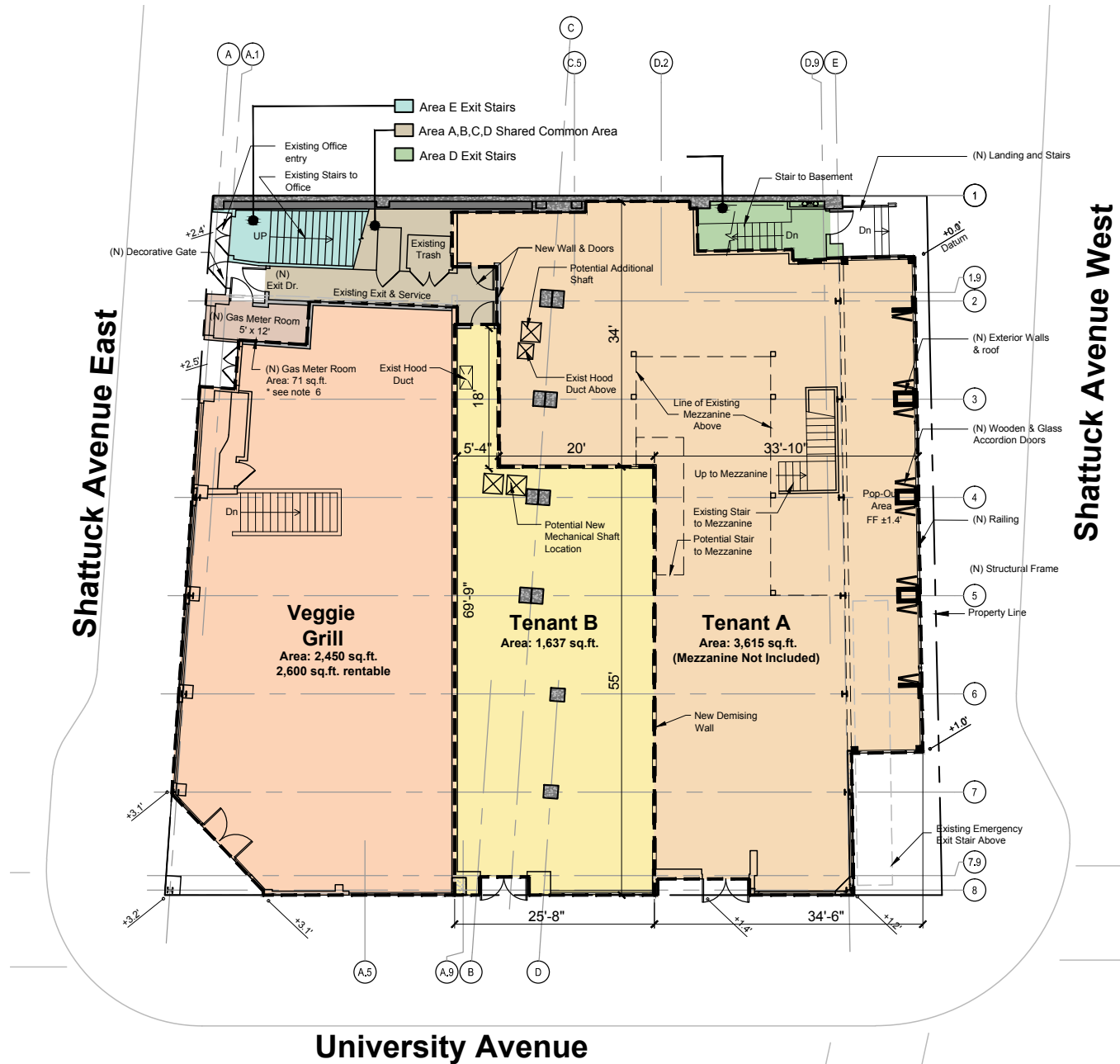
TAMMY CHOY
office 510.214.6408
tchoy@goldmanltd.com
DRE #02023115

GOLDMAN
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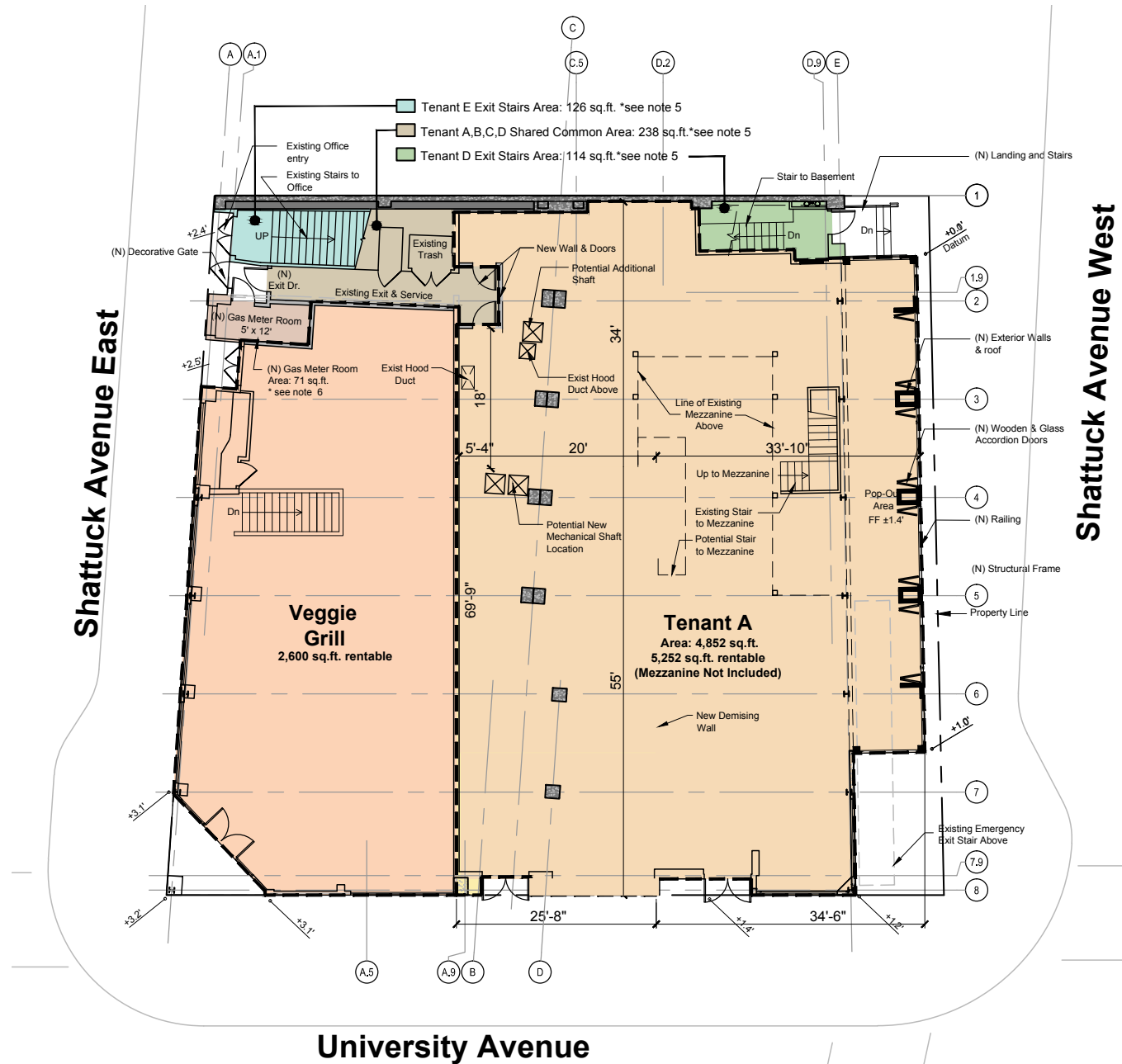
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RETAIL

FLOOR PLANS

Potential Floor Plan Demised into Tenant A & B



Existing Floor Plan

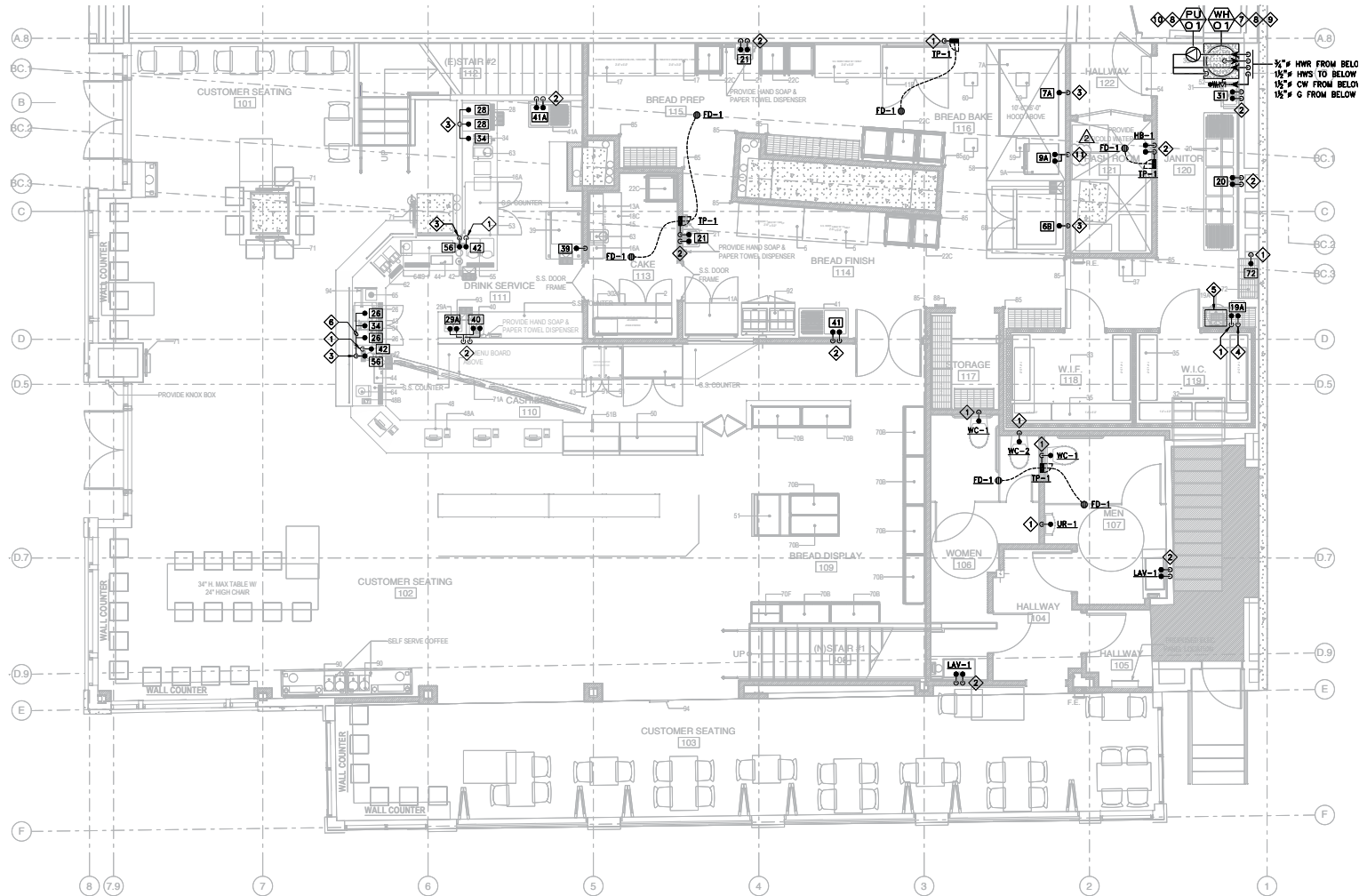


FLOOR PLANS

Current Tenant Improvement Plan

Features

- Existing infrastructure including Type II hood (Type I can be available), walk-in cooler and freezer and prep/dish area
- Office space and dry storage available
- Existing ADA bathrooms
- Operable Windows all along Shattuck
- Street parking available



DETAILS



LOCATION



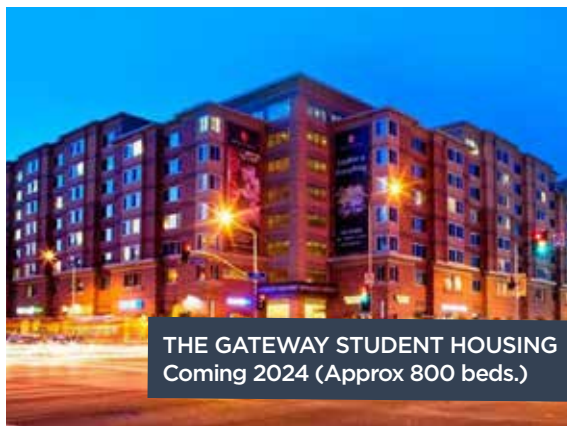
COMAL



MARRIOTT HOTEL & CONVENTION CENTER
Coming Q3 2021



EUREKA



THE GATEWAY STUDENT HOUSING
Coming 2024 (Approx 800 beds.)






BAMPFA

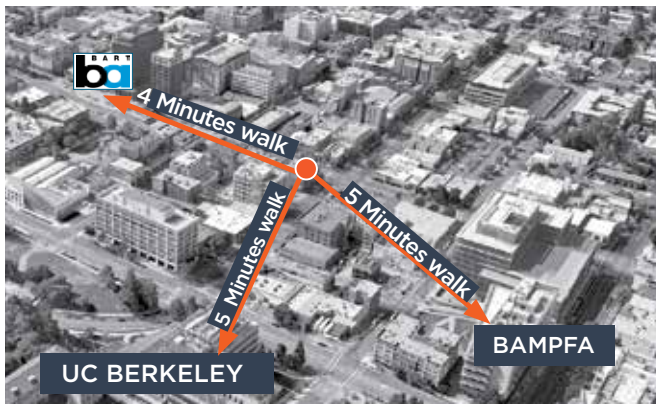


UC BERKELEY CAMPUS
43,000 Students +
15,000 Faculty & Staff (2019)

SHATTUCK SQUARE

Is centrally located in downtown Berkeley on the corner of University Avenue and Shattuck. The property is one block from UC Berkeley campus with approximately 58,000 students, faculty, and staff.

<p>1 MILE RADIUS DEMOS</p>	<p>\$282M RETAIL SPENDING</p> 
<p>\$27M HOUSING UNITS</p> 	<p>59,184 DAYTIME POPULATION</p> 



sweetgreen

BERKELEY ESPRESSO

21 SHATTUCK SQUARE

UC BERKELEY'S
NEW HELIOS
FACILITY

UC BERKELEY
43,000 STUDENTS
15,000 FACULTY MEMBERS

Berkeley Way

UC THEATER
NIGHTCLUB & CONCERT VENUE
1,400 CAPACITY



ACHESON
COMMONS

GATEWAY STUDENT
HOUSING PROJECT
800 BEDS

El Burro Picante

tender greens

University Ave

Shattuck Ave

Shattuck Square

Oxford St



COMAL

FIRE WINGS

BLUE BOTTLE
COFFEE



DOWNTOWN ARTS DISTRICT

HOUSE KOMBUCHA

SUBWAY

SCANDINAVIAN
DESIGNS

Addison St

NEW HOTEL & CONVENTION CENTER

Marriott

14,500 SF CONFERENCE CENTER
3 PUBLIC RESTAURANTS + BAR
BANK OF AMERICA BRANCH

BERKELEY
ART MUSEUM

APREGGIO
LUXURY
CONDOMINIUMS



Sushi Secrets



GADANI

Bank of America

BONGO BURGER

BERKELEY
CITY
COLLEGE

Eureka!



BART PLAZA



Center St

RESTAURANT ROW



CINNAHOLIC

Walgreens



Jupiter

TARGET

SABOR MEXICANO

GATHER

21 SHATTUCK SQUARE

BERKELEY | CA



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CATHERINE MEUNIER
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