

PLUG AND PLAY FOOD SPACES IN THE STUDENT UNION AT UC BERKELEY

:: 2465 & 2495 BANCROFT WAY, BERKELEY, CA ::

RARE OPPORTUNITY:

Just off Sproul Plaza
in the MLK Jr. Building
& Eshleman Hall



GORDON
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FOUR FOOD SPACES, RANGING IN SIZE FROM ±183 RSF TO ±2,088 RSF

Available for Lease in the Extremely High Foot-Traffic Student Union Buildings at UC Berkeley

HIGHLIGHTS

- Extremely heavy foot traffic
- At corner of Telegraph Ave with >2,500 pedestrian crossings per hour
- Close to UC classrooms, administration buildings and sports facilities.
- Serving ±57,637 students and UC Berkeley employees, as well as open to the public
- Easy walk to Downtown Berkeley, and BART
- Steps from Zellerbach Playhouse, Cal Performances, Haas Pavilion, and Spieker Aquatics Complex
- 1 block to Telegraph-Channing public parking garage
- Nearby eateries include Chipotle, Jamba Juice, Cream, Kimchi Garden, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Kip's Bar and Grill, Bongo Burger, and Peet's Coffee
- Food operators required to meet UC Berkeley's Sustainability standards and comply with the University's Fair Wage/Fair Work Plan



**LOCATED
IN THE
VIBRANT
TELEGRAPH
DISTRICT**



GRAB AND GO FOOD OPPORTUNITY – GROUND FLOOR OF ESHLEMAN HALL

SIZE: ±183 rsf

ASKING RENT:
\$5.25 psf/month
– Utilities included

2465 BANCROFT WAY
ESH 143

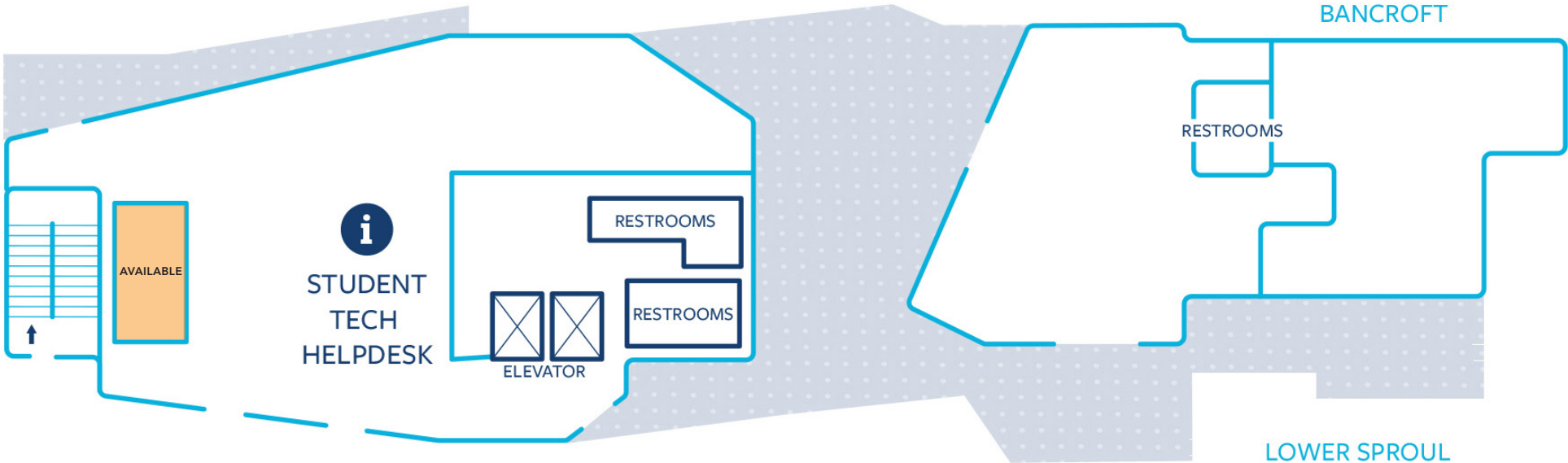
FEATURES

- Built-out food space adjacent to Eshleman's concierge space and study area
- Equipment includes:
 - 2 Grab and Go refrigerators
 - 3 compartment undercounter fridge
 - 3 compartment sink
 - Cup washing station
 - 3 water hookups over a prep counter
 - 3 AMD plugs
 - Hand sink
 - Option for additional dry storage



GRAB AND GO FOOD OPPORTUNITY – GROUND FLOOR OF ESHLEMAN HALL

SITE PLAN



PLUG AND PLAY FOOD OPPORTUNITY IN THE UC BERKELEY STUDENT UNION (MLK)

SIZE: ±2,088 rsf

ASKING RENT:

\$5.50 psf/month
– Utilities included

2495 BANCROFT WAY
MLK 112/114

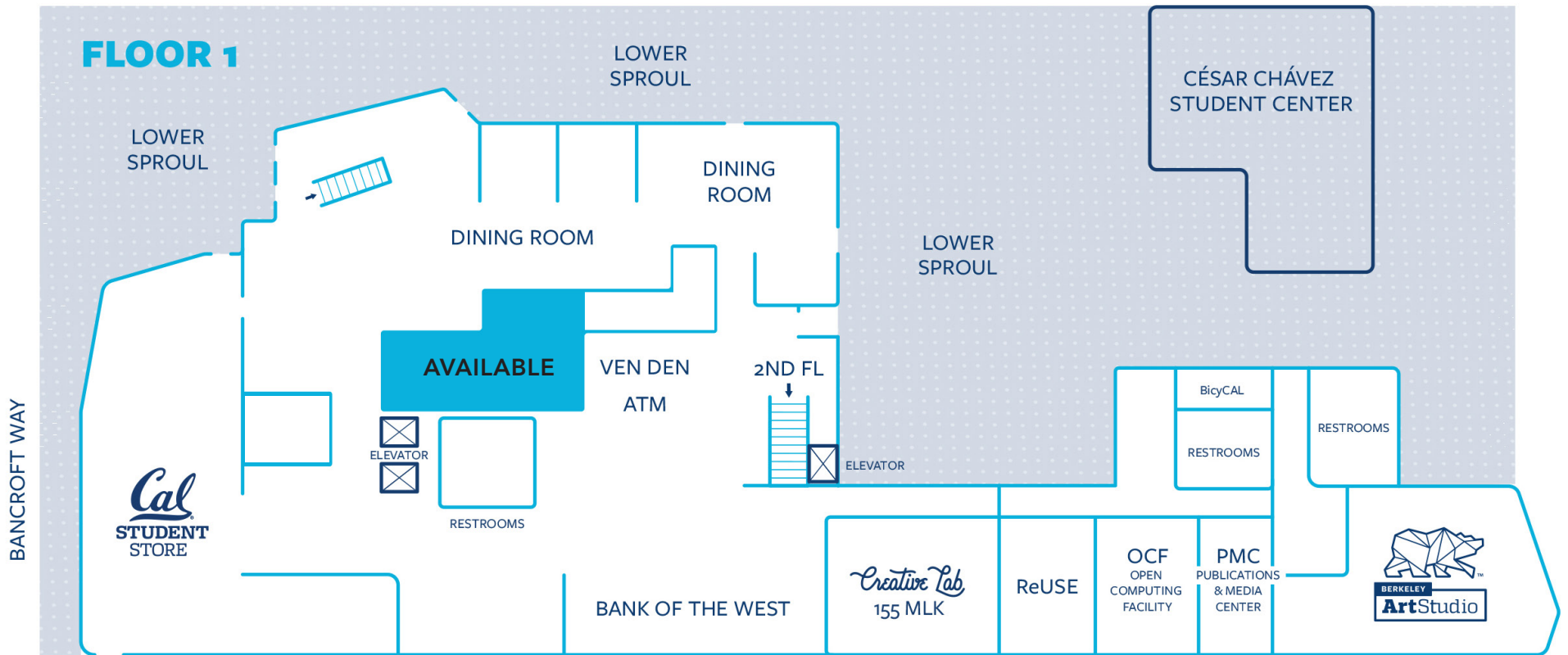
FEATURES

- 2 Food Stations with a centralized kitchen
- Office space with dry storage area
- Amidst student services and abundant shared seating
- 1st food station contains:
 - Dual serving/warming station
 - Warming tray with sneezeguard and heat lamp
 - Prep area with undercounter refrigeration
 - Stacked warmer
 - Coffee station with plumbing
- 2nd food station contains:
 - Warming trays with sneeze guard
 - Prep counters with sink
 - Wired for digital menus
 - 3-compartment under counter refrigeration
 - Ice machine
 - Coffee station with plumbing
- Kitchen space contains:
 - 2 deck pizza oven
 - Pizza hood and fry hood – over 12' combined
 - Six-burner cook top
 - Griddle
 - Flat top griddle
 - 3 Fryers
 - Warmer
 - Oven
 - Walk-in Freezer approximately 5' x 10'
 - Walk-in Refrigeration approximately 5' x 10'
 - Free standing prep counter with sink
 - Miscellaneous shelving
 - Cleaning area with 3 compartment sink, mop sink, hand sink, and storage racks
- Shared trash area in garage



PLUG AND PLAY FOOD OPPORTUNITY IN THE UC BERKELEY STUDENT UNION (MLK)

SITE PLAN



PLUG AND PLAY FOOD OPPORTUNITY IN THE UC BERKELEY STUDENT UNION (MLK)

SIZE: ±1,159 rsf

ASKING RENT:
\$6.50 psf/month
– Utilities included

2495 BANCROFT WAY
MLK 107

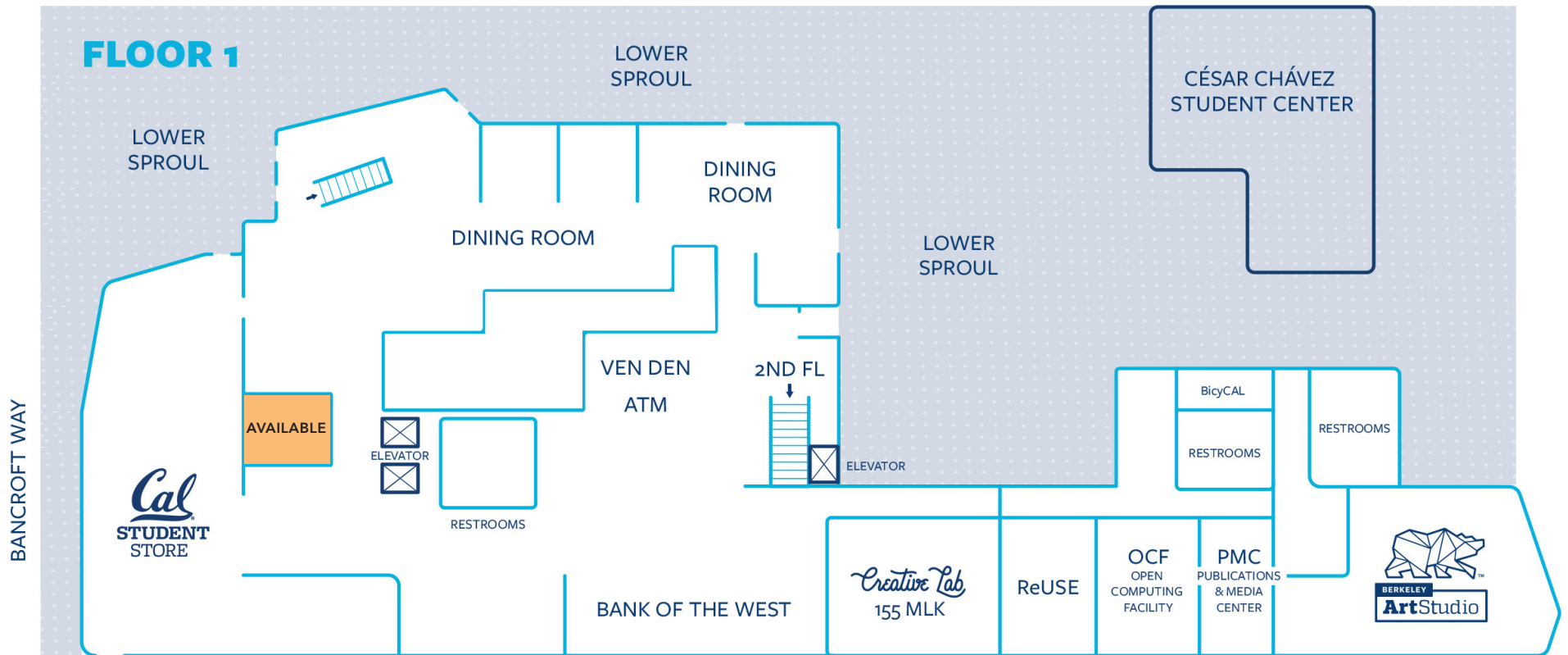
FEATURES

- Food station with Adjacent Kitchen
- Type 1 Hood approx. 8-10' long
- Walk-in refrigerator
- Office with additional storage area
- 2 freezers
- Griddle with warming compartments below
- Ice Maker
- Miscellaneous shelving
- Office with additional storage area



PLUG AND PLAY FOOD OPPORTUNITY IN THE UC BERKELEY STUDENT UNION (MLK)

SITE PLAN



PLUG AND PLAY COFFEE BAR IN THE UC BERKELEY STUDENT UNION (MLK)

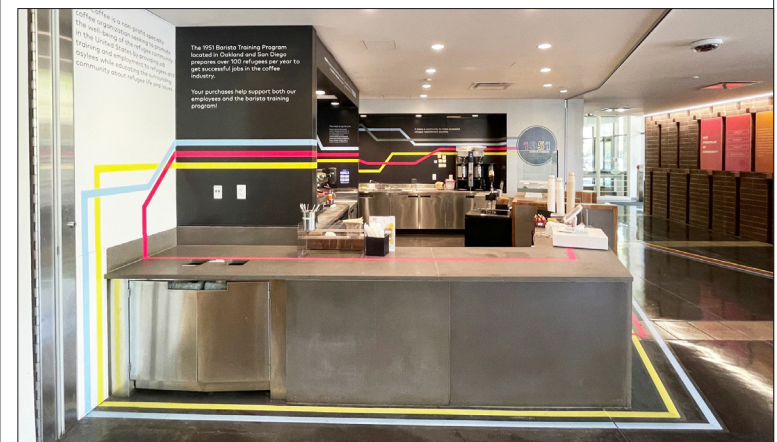
SIZE: ±627 rsf

ASKING RENT:
\$6.00 psf/month
– Utilities included

2495 BANCROFT WAY
MLK 209

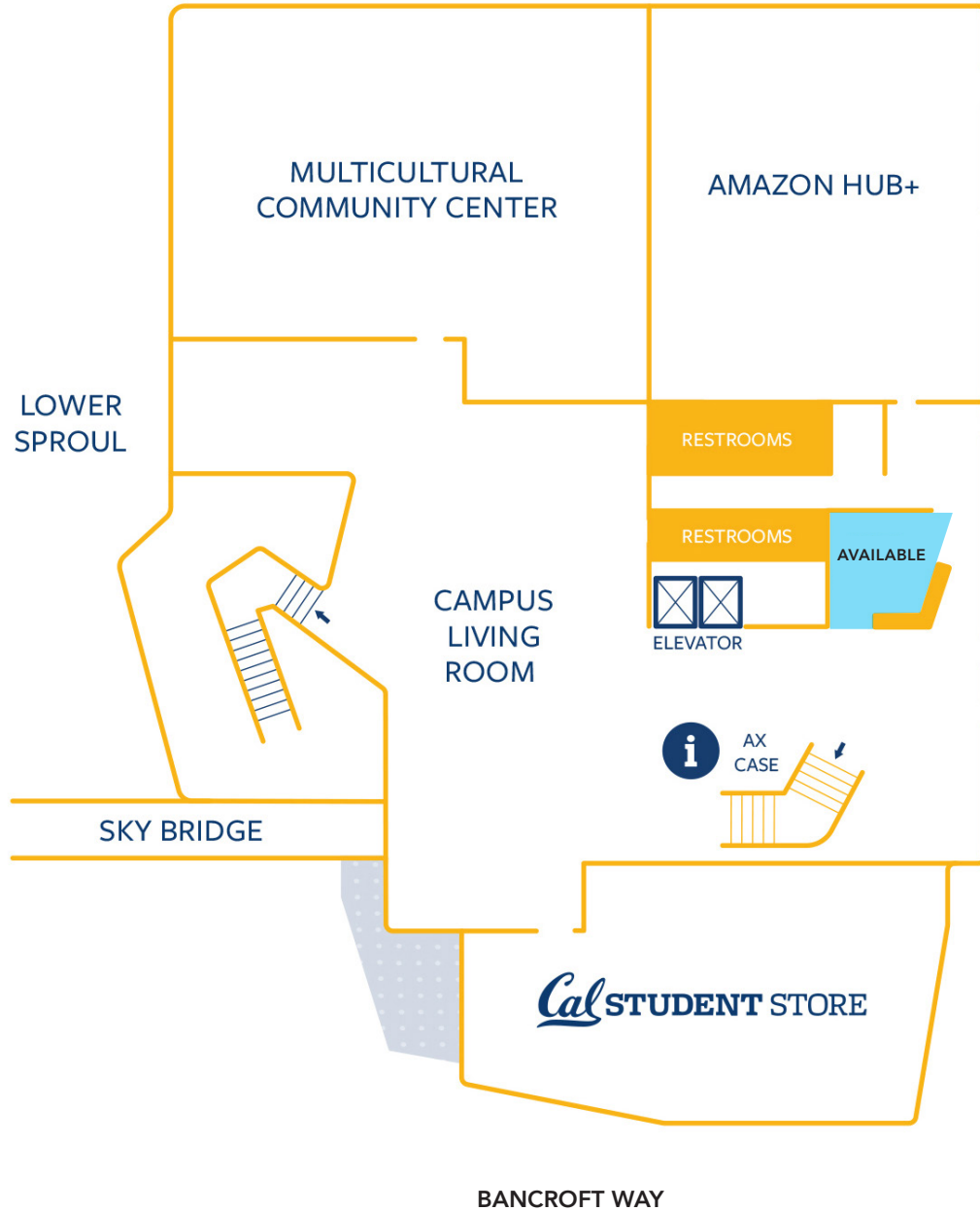
FEATURES

- Bustling location adjacent to the Amazon Hub+, Cal Student Store, Campus Living Room
- L-shaped counter with trash and recycling cutouts
- Grab-and-go refrigerated display case
- 2 Nuova Simonelli coffeemakers
- Espresso machine with 2 heads and 2 steamers
- 3 coffee makers with urns
- Single Beer tap with refrigeration for one keg
- Ice machine
- Work space
- 2-door Undercounter refrigeration
- Miscellaneous shelving
- Undercounter storage
- 3 compartment sink and wash station
- Office/dry storage area in rear



PLUG AND PLAY COFFEE BAR IN THE UC BERKELEY STUDENT UNION (MLK)

SITE PLAN



EXTERIOR PHOTO TOUR



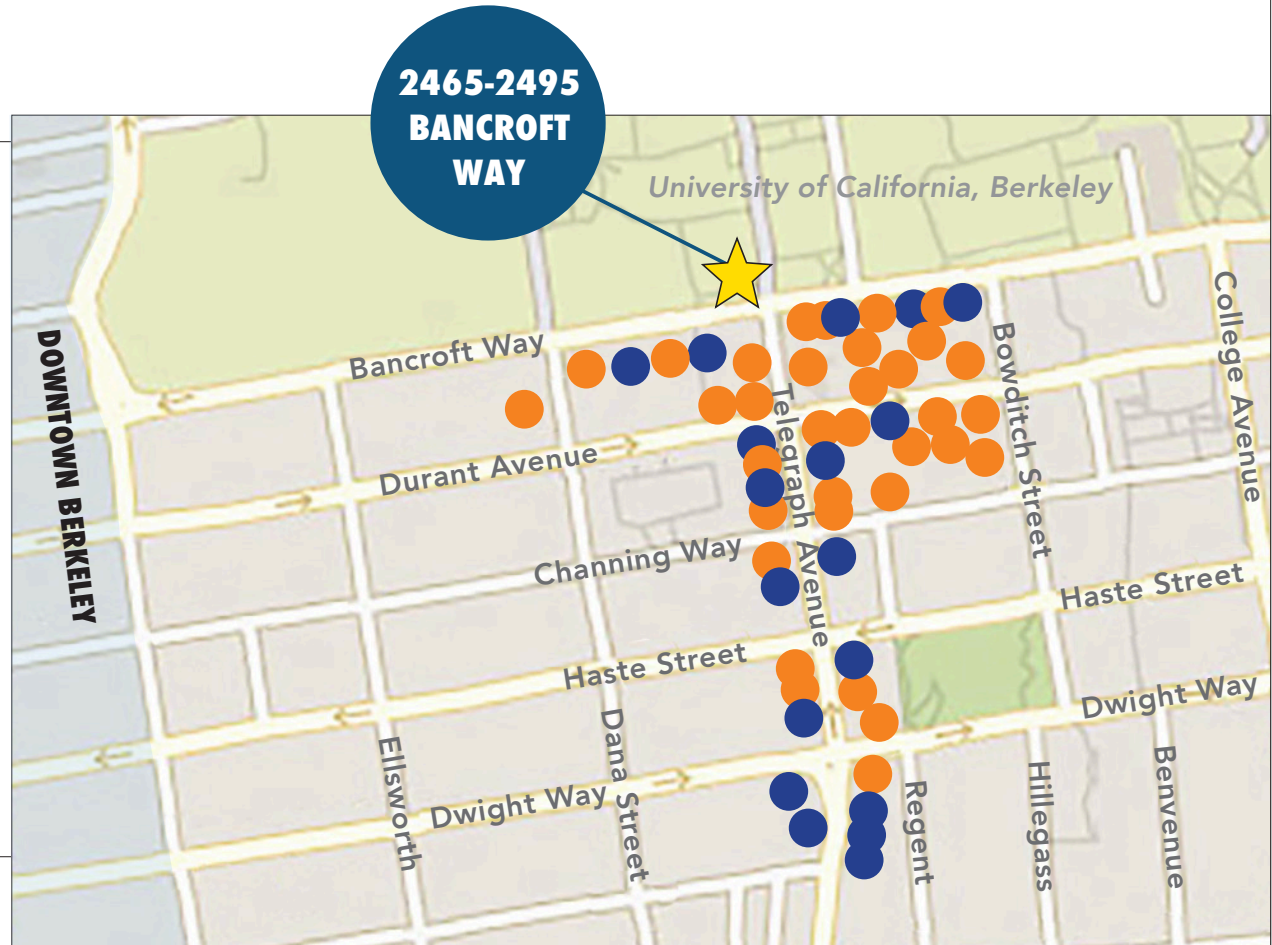
NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

Super Duper Burgers	Peet's Coffee
Chipotle Mexican Grill	Gypsy's Trattoria Italiana
Jamba Juice	Ladle & Leaf
Yogurt Park	House of Curries
Kip's Bar & Grill	Dumpling Express
Julia's Restaurant	La Burrita
KoJa Kitchen	Berkeley Thai House
Tacos Sinaloa	The Organic Coup
Pappy's Grill & Sports Bar	Café Mezzo
Cream Berkeley	Raleigh's Bar & Grill
Sliver Pizzeria	RareTea Berkeley
Romeo's Coffee	Tap Haus
Abe's Pizza	Tivoli Caffè
Poke Parlor	Top Dog
Gordito Amigos	Seniore's Pizza
Bongo Burger	Tako Sushi
Little Gem Belgian Waffles	Artichoke Basille's Pizza

RETAIL

Bancroft Clothing Company	Moe's Books
Walgreens	Sleepy Cat Books
Mars Mercantile	Bows and Arrows
Bear Basics Clothing	Berkeley Hat Company
Games of Berkeley	The T-Shirt Orgy
Anastasia Clothing	Rasputin Music
Indigo Vintage Co-Op	510 Skateboarding
	Amoeba Music



BOWS AND ARROWS.



NEARBY NEW HOUSING DEVELOPMENTS



STONEFIRE

- 98 residential units
- Opened 2017



PARKER PLACE

- 155 residential units
- Opened 2017



2538-2542 DURANT

- 32 residential units
- Approved



THE STANDARD

- 330 Beds
- Under Construction



THE CROFT

- Units TBD
- Approved



THE PANORAMIC

- 69 residential units
- Opened 2019



METROPOLITAN

- 45 residential units
- Opened 2017



THE DWIGHT

- 99 residential units
- Opened 2017



SEQUOIA

- 42 residential units
- Opened 2017



THE VARSITY

- 96 residential units
- Opened 2017



LOGAN PARK

- 204 residential units
- Approved



2556 TELEGRAPH

- 22 residential units
- Under Construction



STRANDA HOUSE

- 21 residential units
- Opened 2017



ACHESON COMMONS

- 205 residential units
- Under Construction



THE ENCLAVE

- 254 residential units
- Under Construction



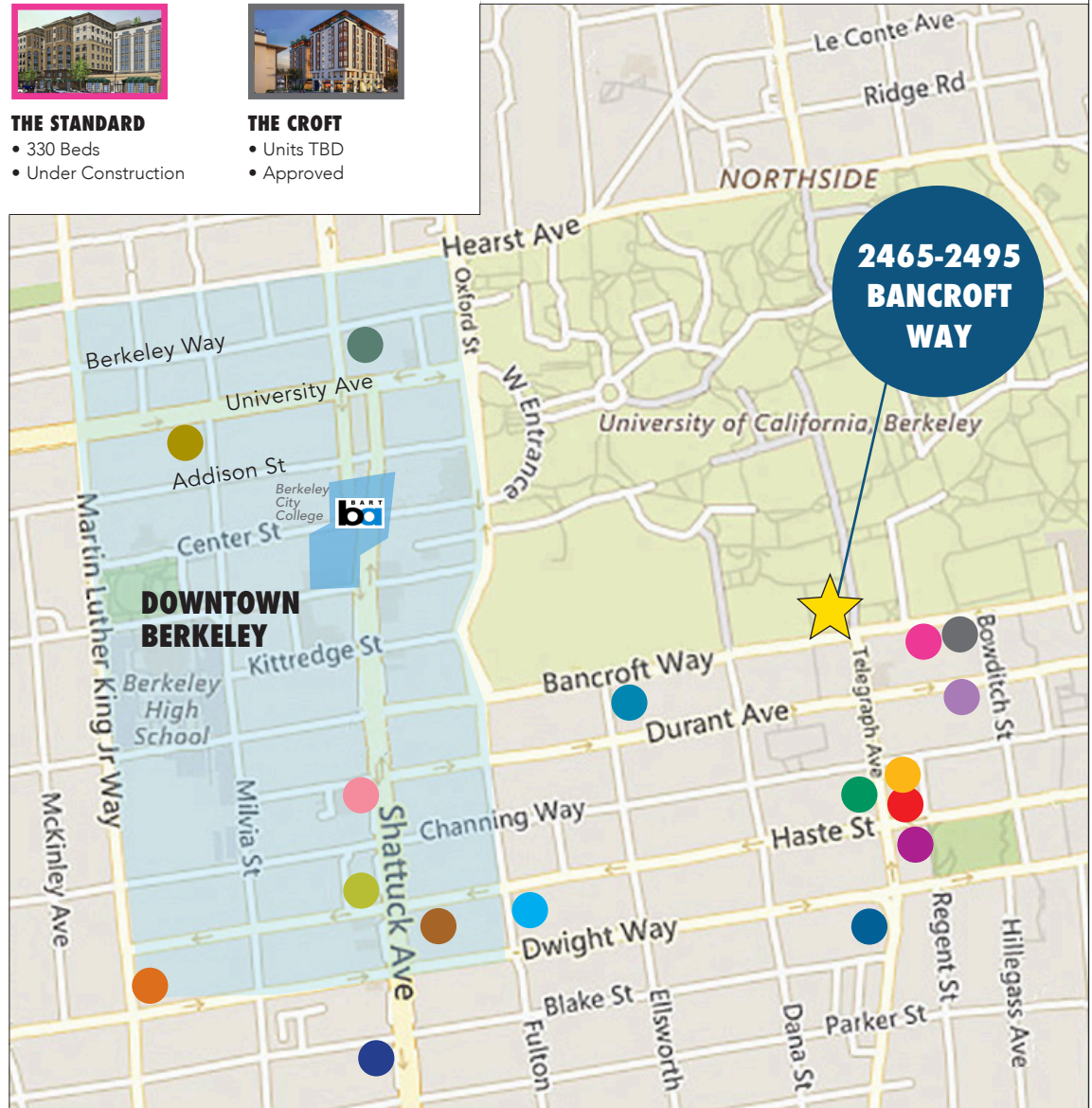
GARDEN VILLAGE

- 84 residential units
- Opened 2017



THE DEN

- 36 residential units
- Under Construction



OVERVIEW OF TELEGRAPH DISTRICT

Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors. A pair of Berkeley's leading hotels are here, too: the hip Graduate Berkeley and the Julia Morgan-designed Berkeley City Club, an architectural gem. Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings. It's a hub of 24 x 7 activity.

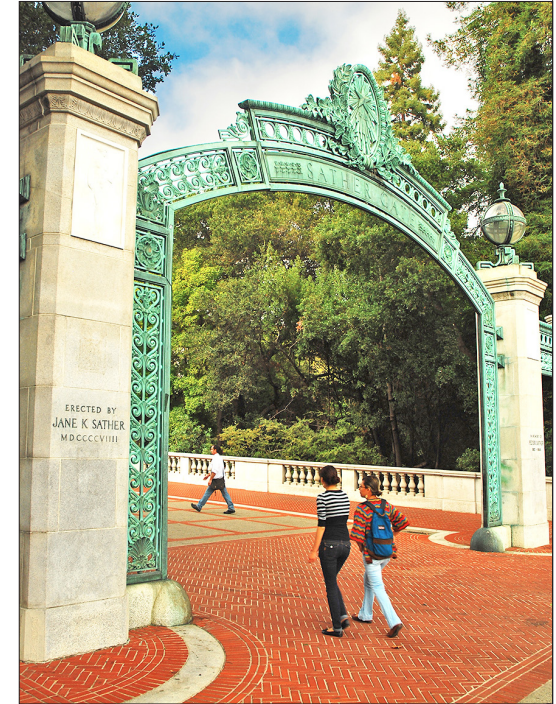
- Leading directly to the UC Berkeley campus, Telegraph is home to street fairs, annual music festivals and street vendors
- UC Berkeley campus has ± 57,637 daily population – projected by 2022 to be 65,000
- High foot traffic every day, seven days/week
- 436 public parking spaces within one block at the Telegraph Channing Garage (first hour free!)
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats
- \$4.04 billion in total spending power

DEMOGRAPHICS

WITHIN 3 MILES

Population	212,725
Average Household Income	\$142,014
Daytime Employees	142,939

Source: CoStar



UC BERKELEY

DAILY POPULATION IS PROJECTED TO BE 65,000 BY 2022



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.