

FOR LEASE > FREESTANDING RETAIL OPPORTUNITY at UC BERKELEY

2333 TELEGRAPH AVENUE

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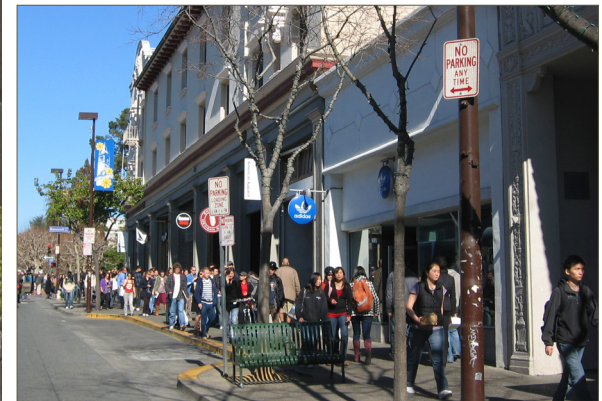
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PROPERTY OVERVIEW

RETAIL PREMISES:

- > ±4,200 sq. ft. Ground
- ± 900 sq. ft. Mezzanine
- ±5,100 sq. ft. TOTAL**
- > 30' Frontage
- > Opportunity to create a full building identity

LOCATION HIGHLIGHTS:

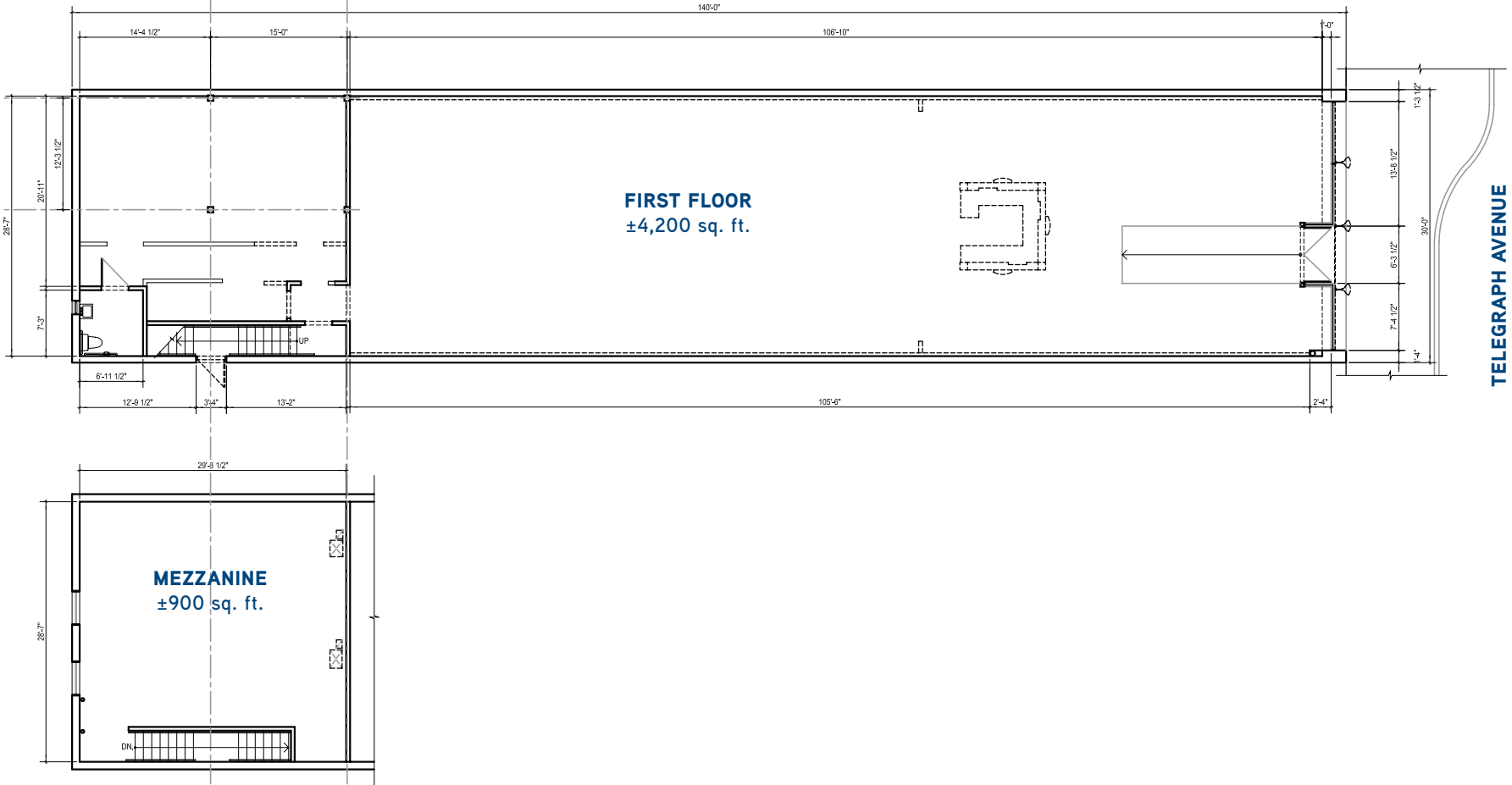
- High-traffic location less than one block from UC Berkeley campus and student union*
- > UC Berkeley: 35,000 students plus 21,000 faculty/staff
- > Diverse, youthful student population with high discretionary income
- > Numerous athletic and cultural venues within four blocks
- > Traffic counts: 2,500 pedestrians per hour; major bus transit hub less than one block away



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FLOOR PLANS



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