

FOR LEASE

RESTAURANT SPACE AVAILABLE

2132 CENTER STREET BERKELEY, CA

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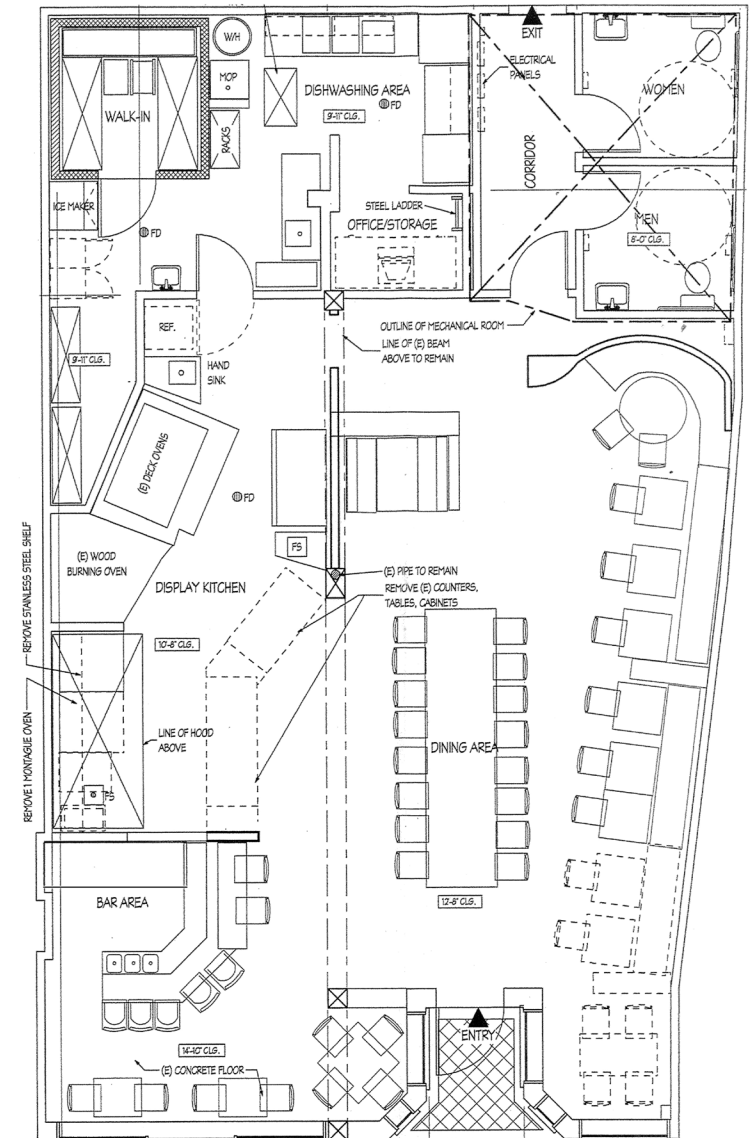
±2,000 SF RESTAURANT SPACE

PREMIER BERKELEY LOCATION OUTSIDE OF UC BERKELEY CAMPUS

- Type I Hood
- Type 47 liquor license
- Existing restaurant infrastructure
- Approximately 33 ft. of frontage
- Built out bar area
- Indoor and outdoor dining



SITE PLAN

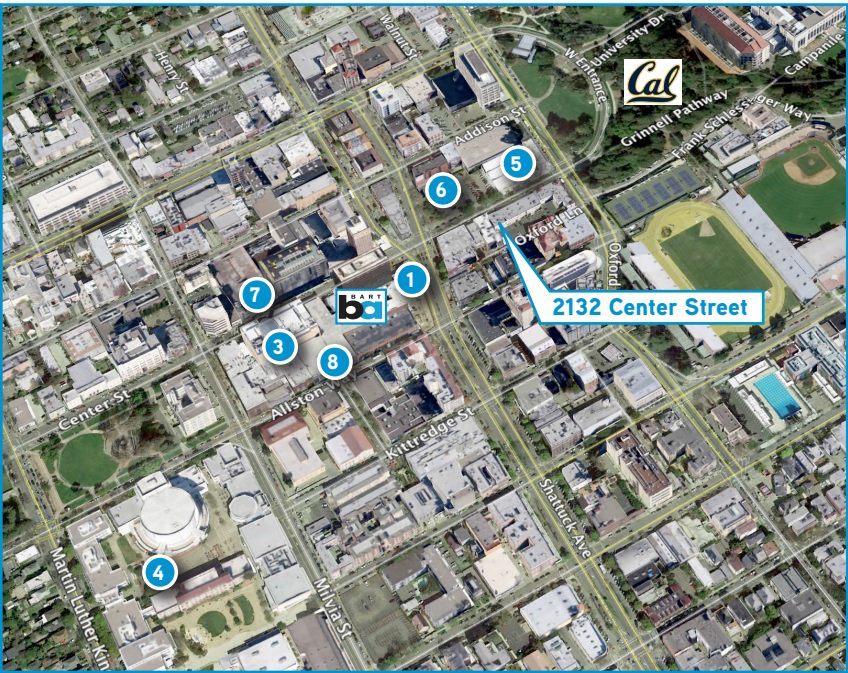


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LOCATION HIGHLIGHTS

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Located in the heart of Center Street’s “Restaurant Row,” the restaurant space is one block from UC Berkeley campus, Berkeley City College, and Downtown Berkeley BART and two blocks from Berkeley High School. It benefits from a combined population of 62,000+ students, faculty, and staff members, 120,000 daytime population, and over 23,000 working professionals from downtown Berkeley. New projects in the immediate area include the Downtown Berkeley Bart Plaza with over 13,700 people exiting per day as well as proposed high-rise hotel and convention center across the street.



WALK SCORE: **97**
Walker's Paradise



TRANSIT SCORE: **70**
Excellent Transit



BIKE SCORE: **97**
Excellent Transit

“Center Street is the main pedestrian route between downtown Berkeley and the UC Campus.”

1	Berkeley Bart - 13,700 daily exits
2	UC Berkeley - 54,000 students, faculty, staff
3	Berkeley City College - 4,700 students, faculty, staff
4	Berkeley High School - 3,500 students, faculty, staff
5	UC Berkeley Art Museum and Pacific Film Archive
6	Proposed High-Rise Hotel and Convention Center
7	Center Street Garage - 720 parking spaces
8	Allston Way Garage - 600 parking spaces



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