

FOR LEASE > THE IDEAL HIGH FOOT TRAFFIC, EXTENSIVE WINDOW-LINE RETAIL SPACE AT UC-BERKELEY

THE GRANADA AT SATHER GATE

NADINE WHISNANT

510 433 5858
nadine.whisnant@colliers.com
Lic. 00966437

ANN NATUNEWICZ

415 288 7880
ann.natunewicz@colliers.com
Lic. 01935970



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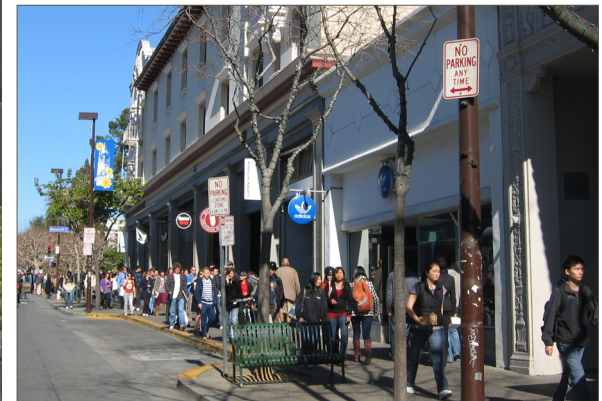
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PROPERTY OVERVIEW

BUILDING ADDRESS:

> 2301 Telegraph Avenue, Berkeley, CA

RETAIL PREMISES:

> ±2,000 sq. ft. Ground

LOCATION HIGHLIGHTS:

High-profile corner location directly across Telegraph Avenue 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 in the immediate vicinity

> Traffic counts: 2,500 pedestrians per hour; major bus transit hub across the street

> Almost 85' of window line (29' on Telegraph, 56' on Bancroft)



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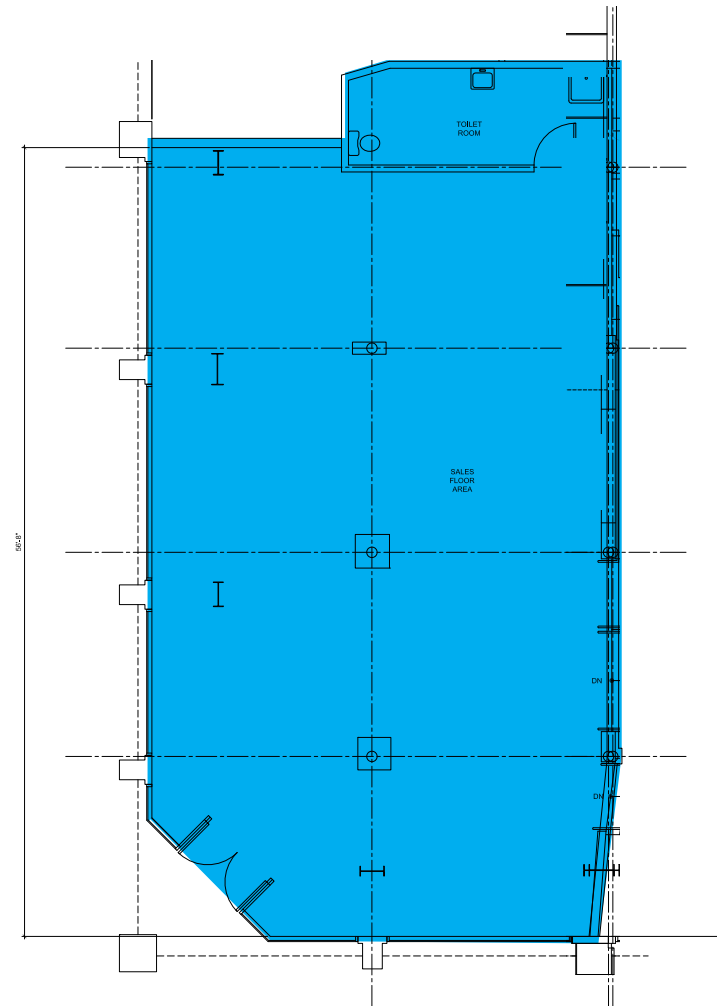
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FLOOR PLANS

GROUND FLOOR

±2,000 sq. ft.



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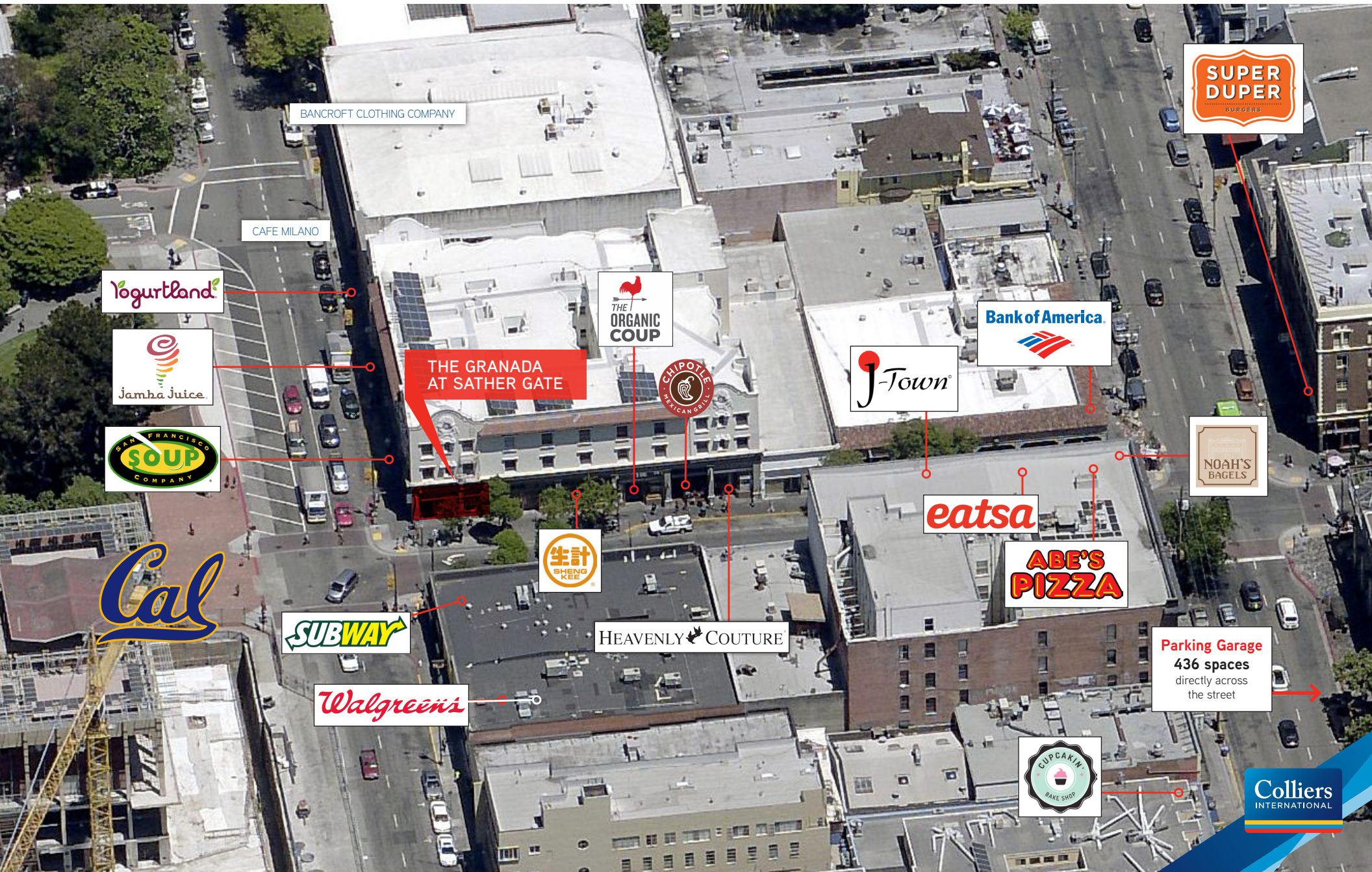
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BANCROFT CLOTHING COMPANY

CAFE MILANO

Yogurtland

Jamba Juice

SAN FRANCISCO
SOUP
COMPANY

THE GRANADA
AT SATHER GATE

THE
ORGANIC
COUP

CHIPOTLE
MEXICAN GRILL

Bank of America

J-Town

SUPER
DUPER
BURGERS

NOAH'S
BAGELS

eatsa

ABE'S
PIZZA

生計
SHING
KEE

HEAVENLY COUTURE

Walgreens

SUBWAY

Cal

Parking Garage
436 spaces
directly across
the street

CUPCAKE
BAKE SHOP

Colliers
INTERNATIONAL