

FOR LEASE > RETAIL SHOP SPACE



UC Berkeley Retail Available

2333 TELEGRAPH AVENUE, BERKELEY, CA



PROPERTY HIGHLIGHTS

- > Prime location across the street from Cal Berkeley Student Union and Sproul Plaza
- > Consistent 37,500 student customer base and nearly 24,700 UC Berkeley employees
- > Heavy pedestrian traffic: $\pm 2,500$ pedestrians per hour (Source: City of Berkeley)



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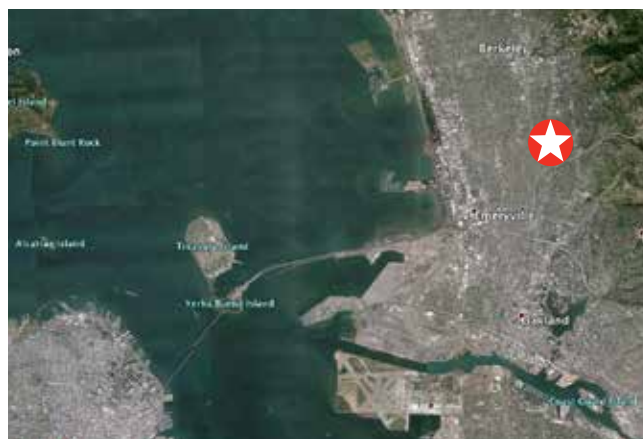
Prime Location

- > Located on Telegraph Avenue steps away from the UC Berkeley campus gates, this site offers an unrivaled opportunity for exposure to the campus population as well as the tourist and regional traffic that floods this street.
- > Numerous sports and cultural venues are located in the immediate vicinity.
- > Located directly across the street from a major transit hub
- > Co-tenancy includes: American Apparel, Noah's Bagels, Blondie's Pizza, Urban Outfitters, Chipotle, SF Soup Co, Jamba Juice and Sheikh Shoes.



Building Area:

- > Main Floor (approx): 4,200 SF
- > Mezzanine (approx): 900 SF
- > Land Area: . 1136 Acres
(estimated)
- > Date Constructed: 1958
- > Rent: \$21,000 NNN
- > Passthroughs, tax, ins: \$1.25/SF/month



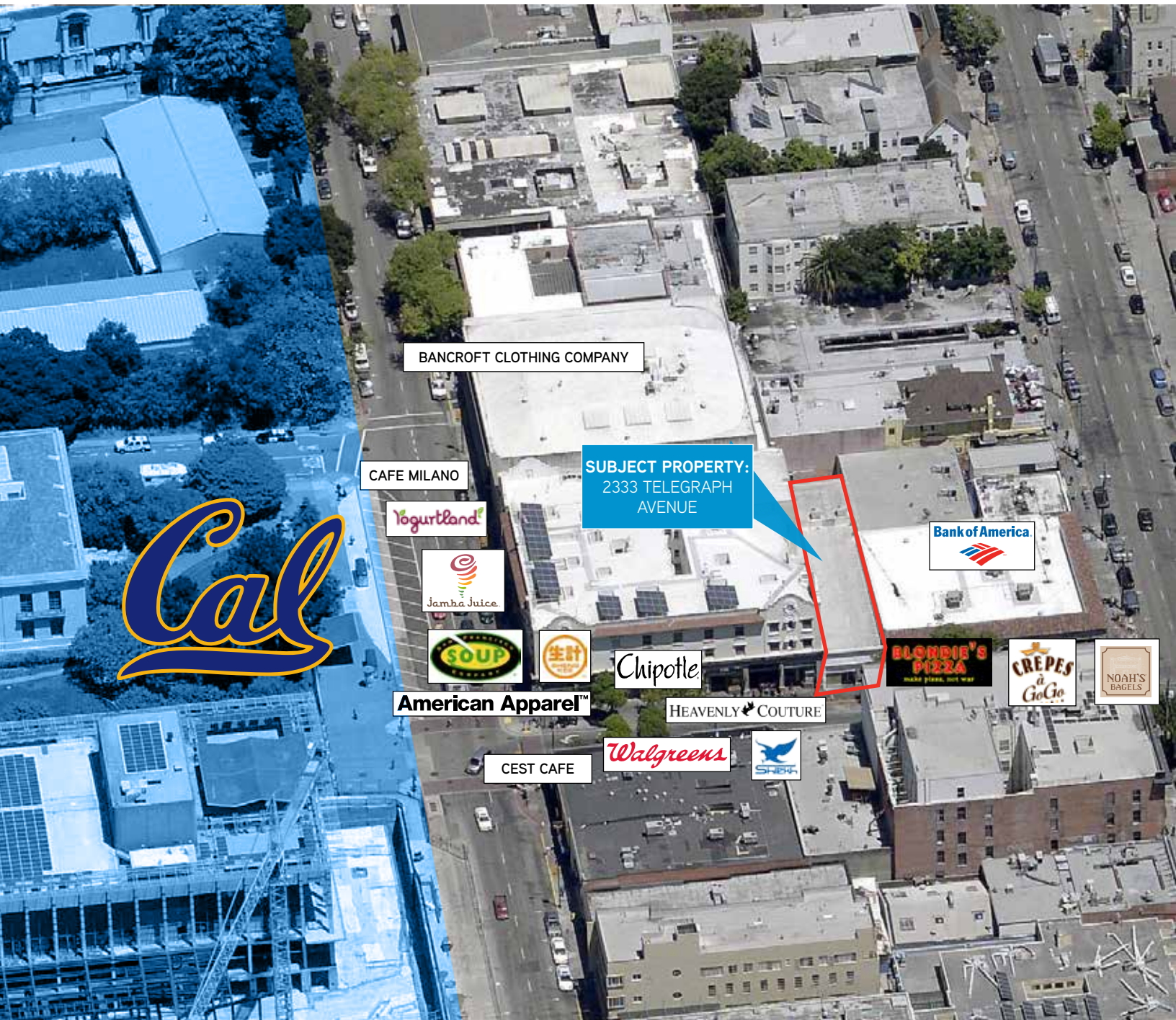
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LOCAL AMENITIES



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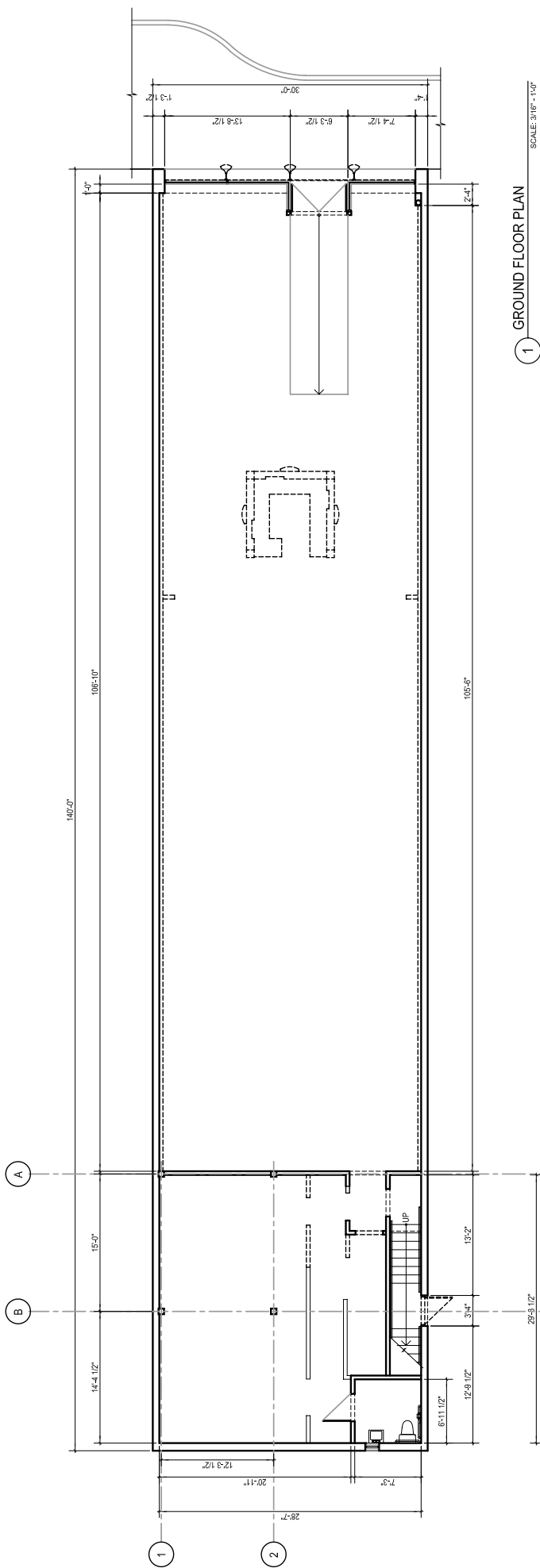
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SITE PLAN



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