

21 Shattuck Avenue

Corner of University & Shattuck
BERKELEY, CALIFORNIA



 **PRIME COMMERCIAL**
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Property Highlights

- Best retail corner in Downtown Berkeley just 1 block from Cal Campus
- Second Generation Restaurant
 - Type 2 Hood existing, Type 1 Hood possible
 - Kitchen equipment available
- 4,682 SF Ground Floor Space with 1,176 SF Mezzanine, Possible space division
- Strong demographics & daytime demo
- High visibility location & traffic counts
- 2 blocks from Berkeley BART Station
- Walkability Score - 99
Transit Score - 71
Bike Score - 98



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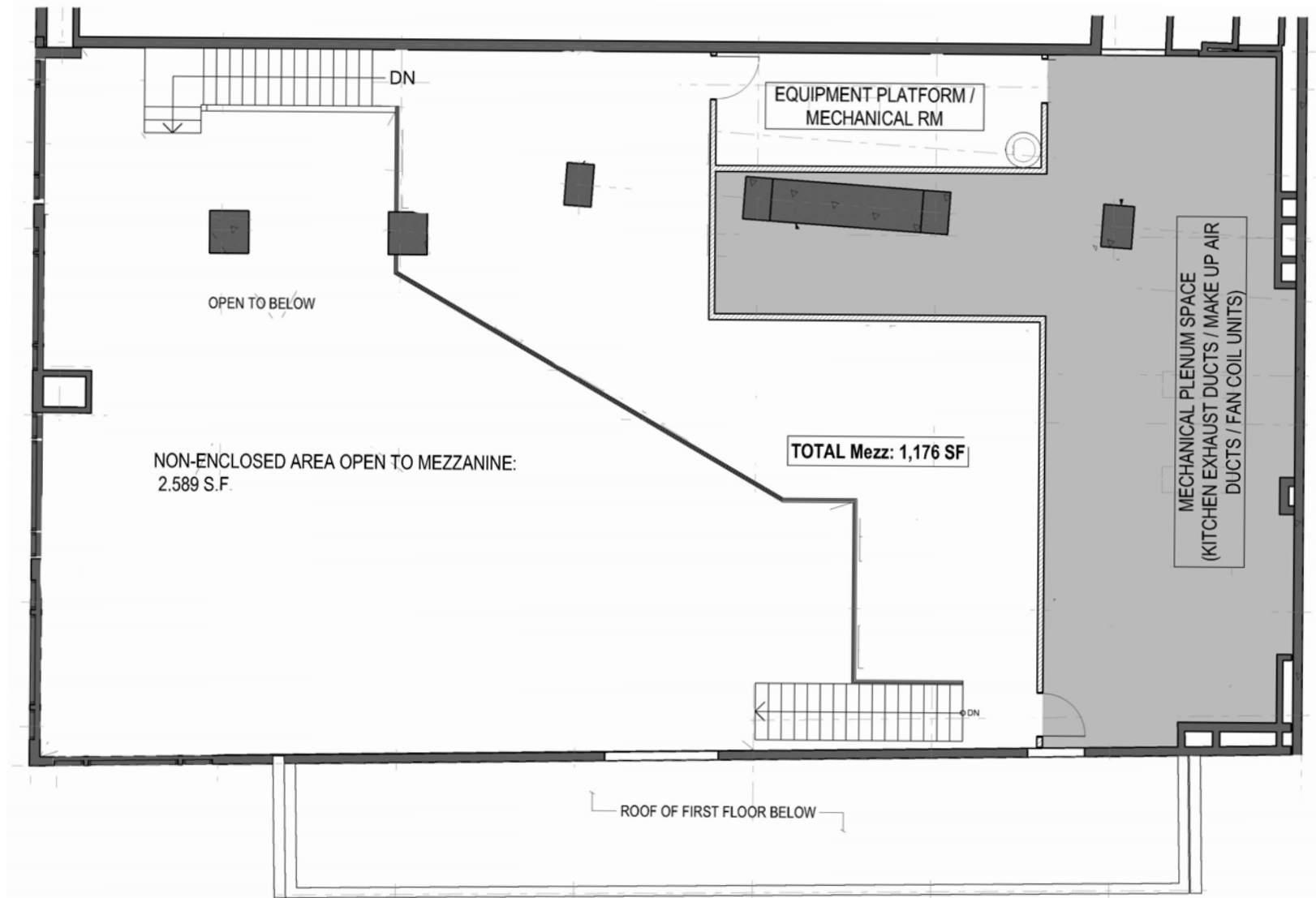
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Floor Plan



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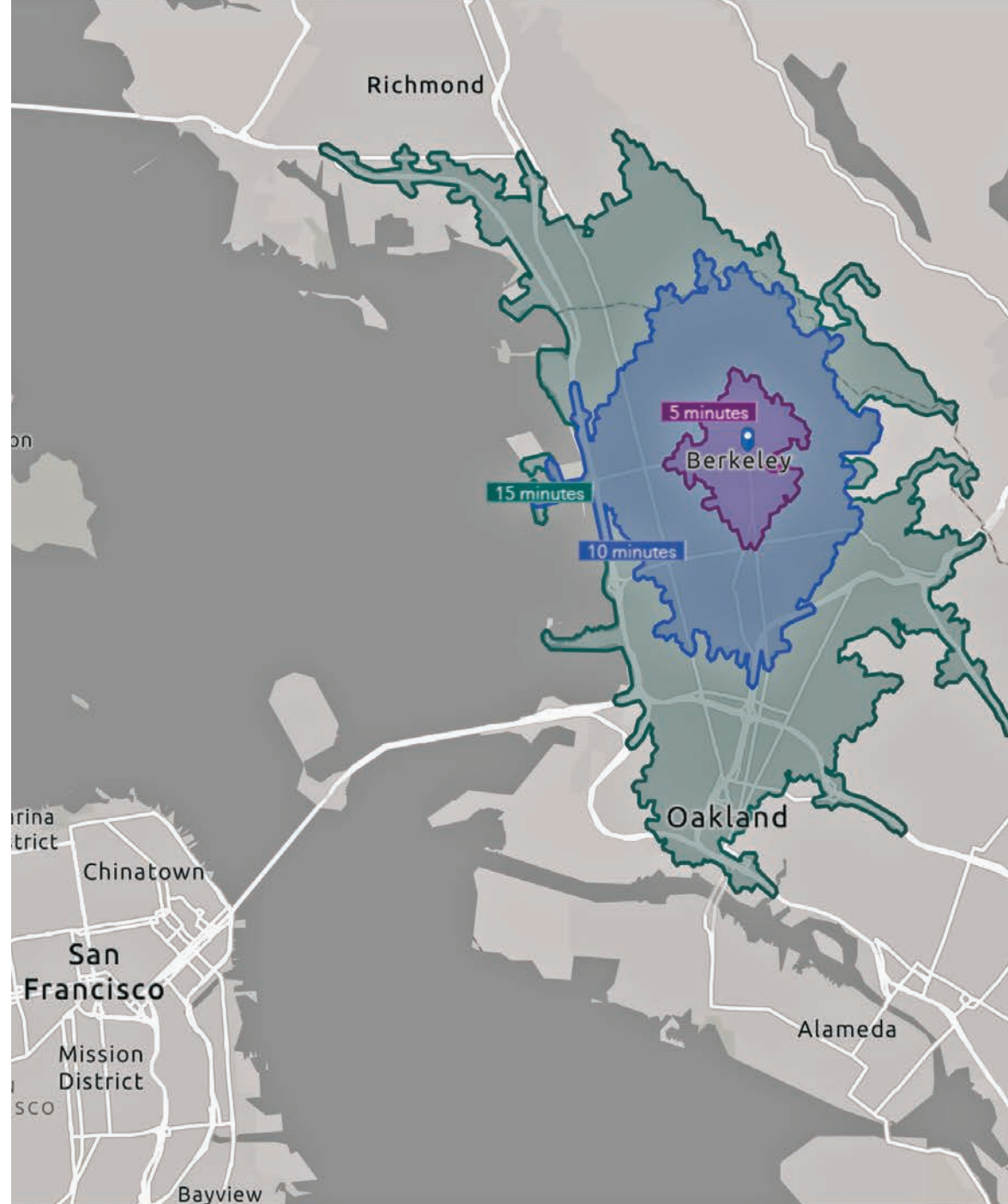
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Demographics

	5 Minutes	10 Minutes	15 Minutes
Population	39,663	148,161	290,774
Daytime Pop.	12,099	182,896	391,065
Avg. HH Income	\$95,099	\$127,813	\$127,178

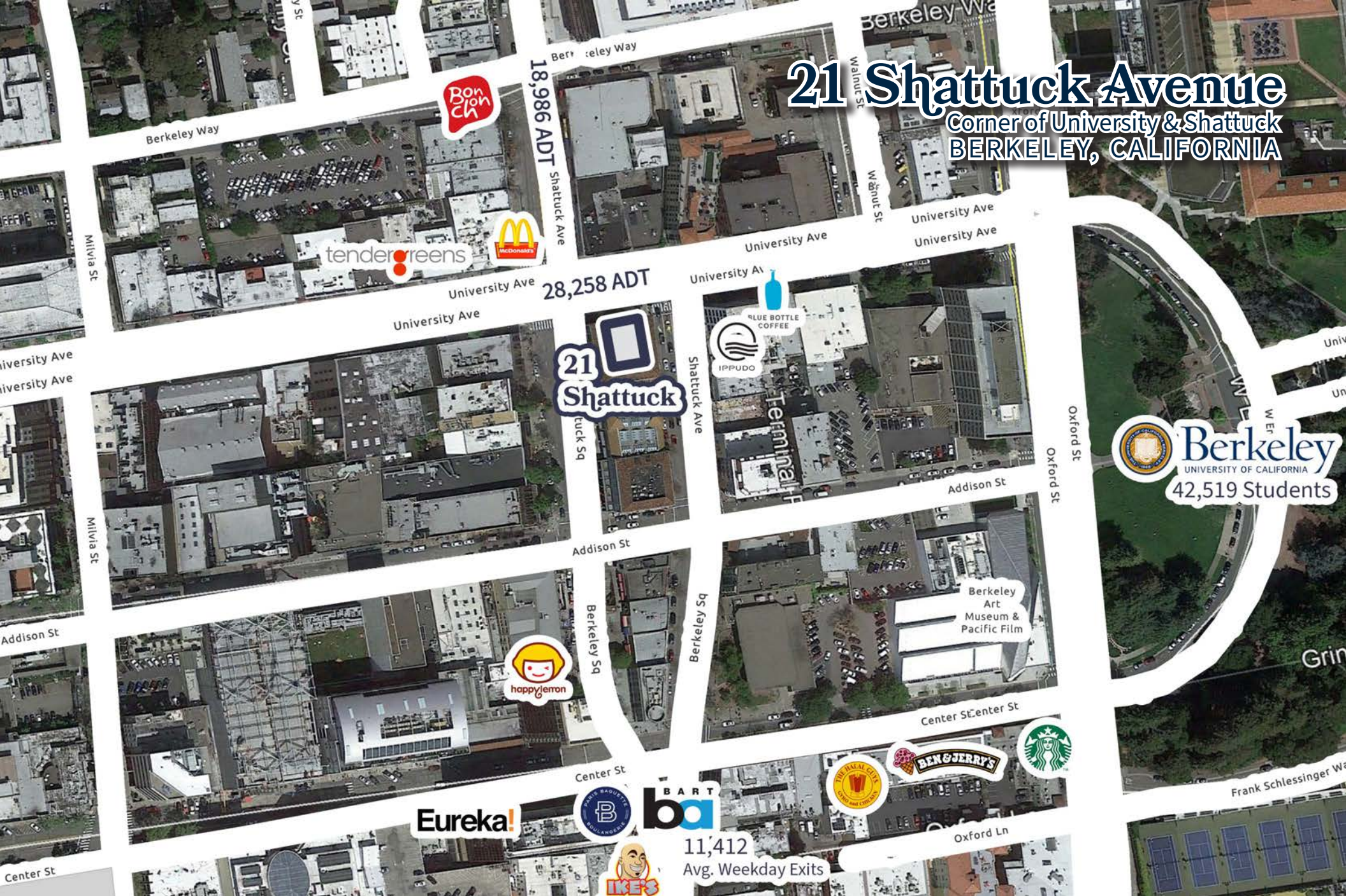
UC Berkeley Enrollment (2018) 42,519

Berkely BART Station Avg. Daily Exits 11,412



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Demographics

5 minutes

10 minutes

15 minutes

KEY FACTS

39,663

Population

28.0

Median Age



Average
Household Size

\$56,935

Median Household
Income

KEY FACTS

148,161

Population

33.8

Median Age



Average
Household Size

\$87,228

Median Household
Income

KEY FACTS

290,774

Population

36.9

Median Age



Average
Household Size

\$86,167

Median Household
Income

EDUCATION

3%

No High
School
Diploma



6%

High School
Graduate



15%

Some College



75%

Bachelor's/Grad/Prof
Degree

EDUCATION

4%

No High
School
Diploma



8%

High School
Graduate



17%

Some College



71%

Bachelor's/Grad/Prof
Degree

EDUCATION

6%

No High
School
Diploma



9%

High School
Graduate



19%

Some College



65%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,931

Total Businesses



35,841

Total Employees

BUSINESS



8,442

Total Businesses



100,711

Total Employees

BUSINESS



18,703

Total Businesses



208,064

Total Employees