

LARGE RETAIL SPACE AVAILABLE NEXT TO UC BERKELEY

2178 Kittredge Street, Berkeley, CA

+/- 8,524 SF

PERFECT SPACE FOR GROCERY, FITNESS, OR DISCOUNT RETAILERS



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PROPERTY SUMMARY



HIGHLIGHTS

- 2178 Kittredge St is a brand new 165-unit residential project with 3 retail spaces on the bottom floor, positioned directly across the street from UC Berkeley (62,000 Daily Headcount).
- Available Space
 - +/- 8,524 SF
 - Large open floor plan with high ceilings
 - Storage available
 - Asking rent: Contact broker
- Great opportunity for grocery, fitness, discount stores, and more.
- 2 blocks from Downtown Berkeley Bart Station
- Entry to Subject Space is located off Kittredge St.
- Parking garage located across the street.
- Fulton St: 22,247 VPD
- Shattuck Ave: 37,984 VPD



NEARBY TENANTS:



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SITE MAP

KITTREDGE ST

Total Subject Space= +/- 8,524

FULTON ST

BANCROFT WAY

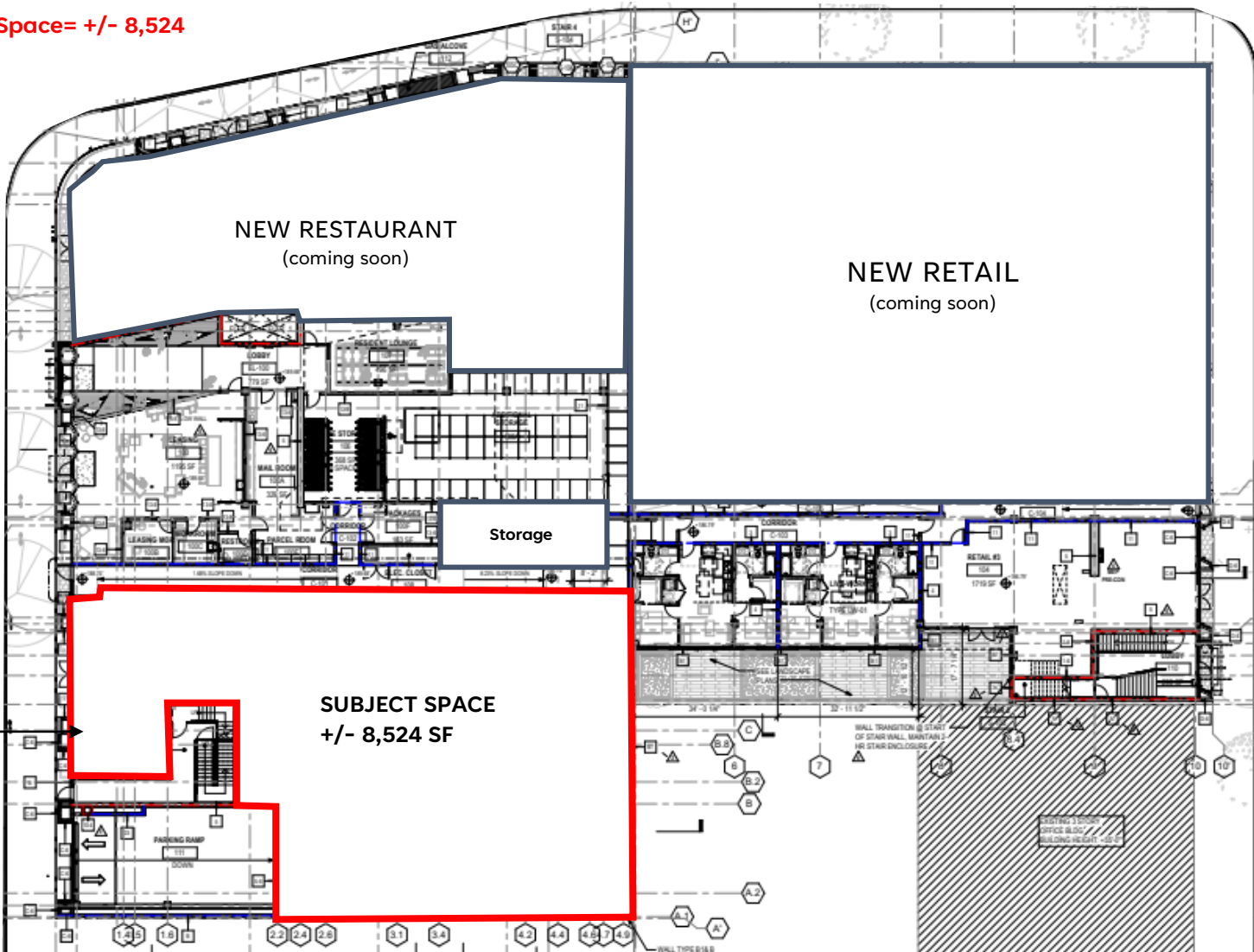
NEW RESTAURANT
(coming soon)

NEW RETAIL
(coming soon)

Storage

SUBJECT SPACE
+/- 8,524 SF

ENTRANCE TO
SUBJECT
SPACE



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AERIAL OVERVIEW



Berkeley
UNIVERSITY OF CALIFORNIA



PARKING GARAGE

22,247 VPD

FULTON ST

KITTREDGE ST

SUBJECT SPACE

+/- 8,000 SF

BANCROFT WAY
15,629 VPD

BRAND NEW 165 UNIT RESIDENTIAL BUILDING

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Aerial Overview



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