

DRE Lic # 01942201

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Neyborly (X) =

**ADDRESS** 2070 Addison Street

**AVAILABLE SPACE** 2,336 Square Feet

**RENTAL RATE** Negotiable

## **LOCATION HIGHLIGHTS**

- The Artisan is a new 7-story, 66 unit mixed-use project situated at the heart of Berkeley's Downtown Arts District.
- Directly across from the 1,000 seat Tony Award-winning Berkeley Repertory Theatre.
- Downtown Berkeley is a regional destination for food, entertainment and the arts with over 150 restaurants, cafes, bars and entertainment venues with over 2 million annual theater and cinema patrons.
- 2 blocks from the UC Berkeley campus and 1/2 a block from 720 parking spaces at the new Center Street Garage.
- Neighboring destinations include Revival Bar + Kitchen, Freight & Salvage, Eurekal, Comal, Ippudo Ramen & Jupiter.
- Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B). 69,757 UC Berkeley population of students & staff projected to grow.

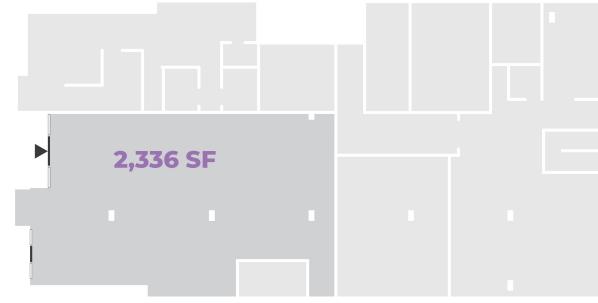




## **PROPERTY SUMMARY**







# **SPACE SPECS**

- 2,336 SF Available September 2022

-Potential for Outdoor Patio

-Ceiling Height: 14 feet

-Power: 400 amp service 120 V/208 V, 3-phase

-Gas: 3" low pressure with 2,000 MBH capacity

-Water & Waste: 1.5" water stub, 4" grease waste & 4" sanitary waste

ADDISON ST.

-HVAC:1ton per 200 SF

-Grease Interceptor: 1,500-gallon capacity

-Venting louvers: Four locations



#### **RETAIL & RESTAURANTS**

Half Price Books

Comal Restaurant

Passione Emporio

The Butcher's Son

Triple Rock Brewing

Marugame Udon

Berkeley Social Club

Eureka!

Jupiter Pizza & Beer

Revival Bar + Kitchen

Cornerstone Craft Beer & Live Music

La Note Restaurant

Ippudo Ramen

Blue Bottle Coffee

Tupper & Reed Cocktail Bar

### **ENTERTAINMENT**

Aurora Theatre

California Jazz Conservatory

**UC** Theatre

Landmark Shattuck Theatre

Berkeley Repertory Theatre

Freight & Salvage

BAMPFA

#### **HOTELS & TRANSIT**

Residence Inn by Marriott Berkeley Hotel Shattuck Plaza Downtown Berkeley BART Plaza Center Street Parking Garage - 720 spaces Allston Way Garage - 610 spaces





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