

VINE STREET INVESTMENTS



The Shops @ Telegraph Avenue The newest retail project @ UC Berkeley

2499-2485 Telegraph Avenue Berkeley, CA

Hip, newly re-invented retail spaces ranging from 753 square feet to 3,195 square feet

Call for Lease Rates

Available Early 2016

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Iconic Telegraph Avenue

- Not your parents' Berkeley from the 60's, today's Telegraph Avenue is packed with Millennials, tourists, neighbors and families with money to spend
- Across from Peet's Coffee, historic Moe's Books, Pieology, Bleeker Street Bistro, and more!
- Daily street cleaning! Well organized Business Improvement District
- Building is situated amidst TONS of student housing, including UC and private dorms, and there are several new housing development projects in the works
- Major thoroughfare that is the straight-shot to Campus



Building Features

- New storefronts with excellent window line
- Busy, visible corner location
- High ceilings
- ADA compliant entryways, restrooms
- Seismic upgrade to meet current code
- Four short blocks to Campus, two blocks to parking structure



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DID YOU KNOW?

- Daily population at U.C. Berkeley is greater than 45,000
- A storefront on Telegraph is an opportunity to reach Millennials, tourists, and families that all shop on Telegraph, and have dollars to spend
- U.C. Berkeley had an increase in applications this past year
- Developers can't build nearby housing fast enough- the demand is high
- Telegraph is *the* Bay Area shopping destination for a full day of visiting unique and dynamic retailers, tasting awesome and innovative culinary eats, and experiencing great nightlife, sports and entertainment
- Dustin Hoffman sat next door to *The Shops @ Telegraph Avenue* in the famous Café Meditteraneum in a scene in *The Graduate*.

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Gorgeous storefront



Amazing visibility



Clearstory windows



110' of frontage



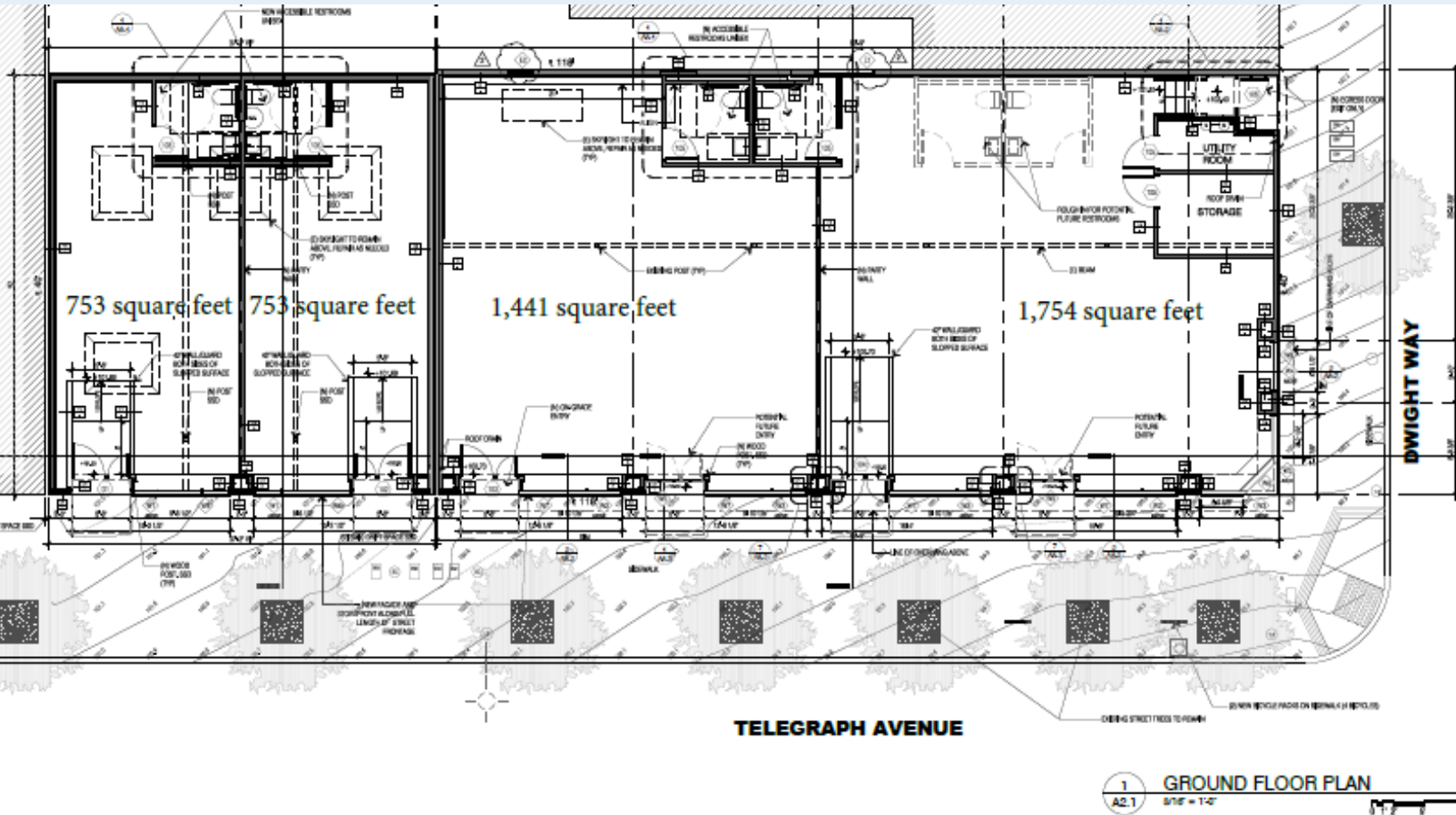
Go Bears!



Your sign here!

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Floorplan

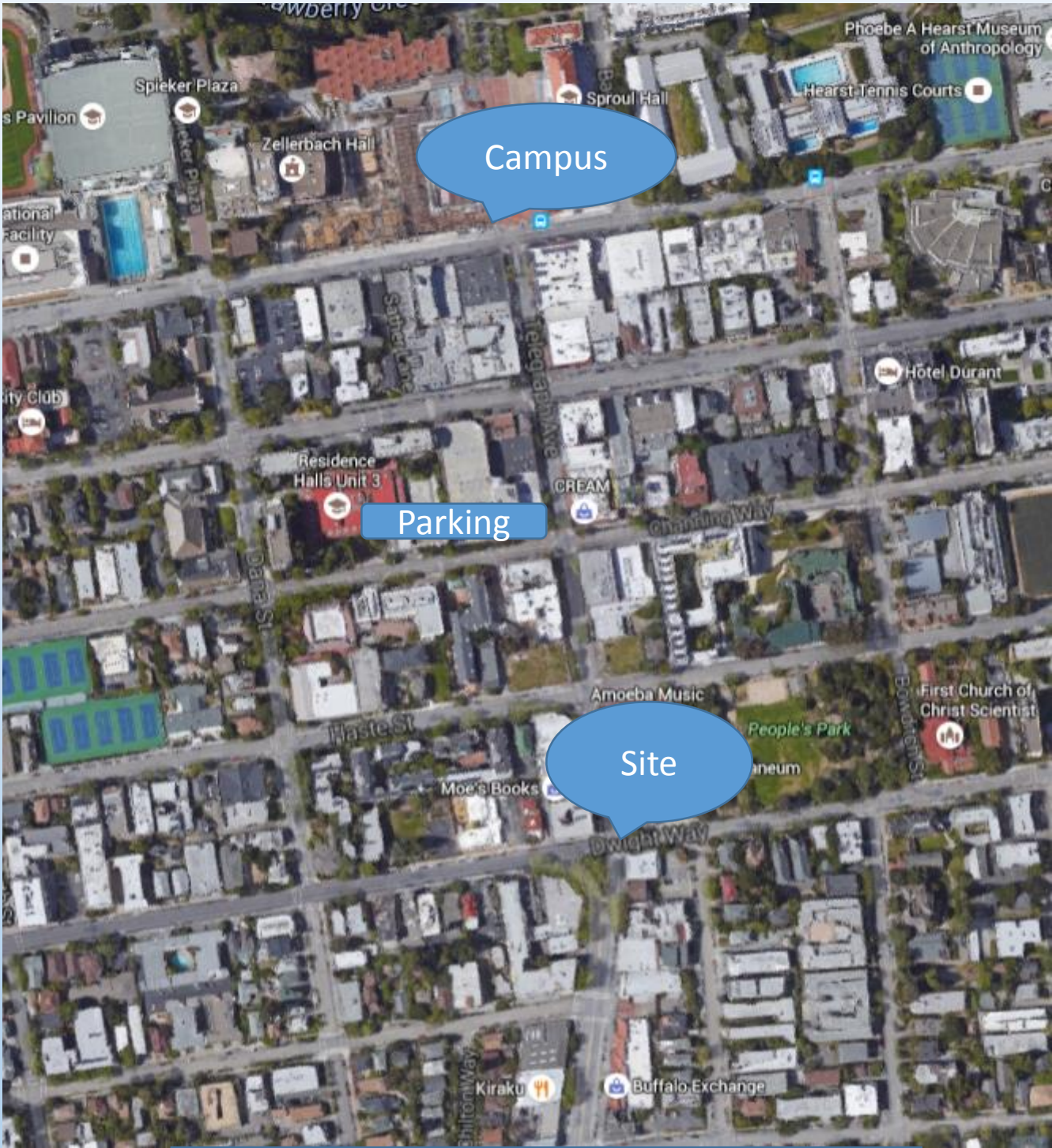


Breakdown:

Four spaces: 1,754 square feet, 1,441 square feet, 753 square feet and 753 square feet

Corner and adjacent space can be combined for 3,195 square feet

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Four short blocks to Campus

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For more information

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