

# **FOR LEASE – IMMEDIATE OCCUPANCY**

## **Fine Arts Mixed Use Project**

**2471 Shattuck Avenue**

**Berkeley, CA**

**An Architecturally Distinctive New Development  
in the Heart of Berkeley**

**Winner of the Gold Nugget Award 2005 for Mixed Use Building  
9,000 SF Commercial Space Available**



**Available for:**

- ◆ **Retail**
- ◆ **Professional Services**
- ◆ **Office**
- ◆ **Medical**

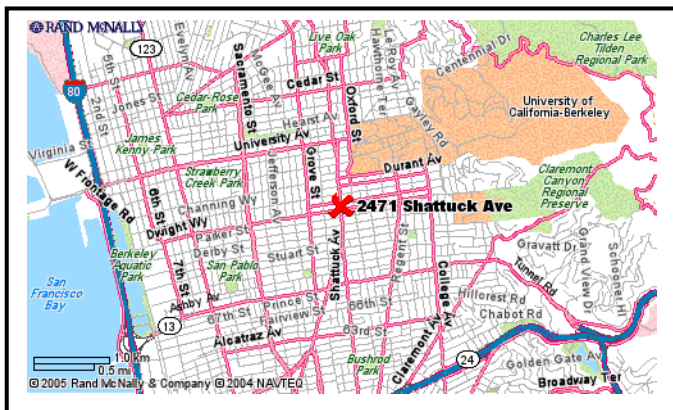
- ◆ **A Mixed Use Project with 100 residential units and 9,000 SF of retail**
- ◆ **Located approx. 4 blocks from the University of California Berkeley**
- ◆ **1,200 – 9,000 SF Available**
- ◆ **Low Lease Rates**
- ◆ **Tenant Improvement Dollars Available**

### **Demographics:**

| <b>2004</b>           | <b>3 mile</b>   | <b>5 mile</b>   |
|-----------------------|-----------------|-----------------|
| <b>Population</b>     | <b>194,669</b>  | <b>357,429</b>  |
| <b>Avg. HH Income</b> | <b>\$55,378</b> | <b>\$53,976</b> |

### **Traffic Count:**

**Shattuck Ave./Dwight Way**  
**Approx. 27,000 cars per day**



**FOR LEASING INFORMATION,  
CONTACT:**

**Tallen & Keshen Holdings  
Retail Enterprise Group, Inc.**

**Terrence P. Tallen**

**Chief Executive Officer**

**(877) 777-5450**

**ttallen@retailernterprisegroup.com**

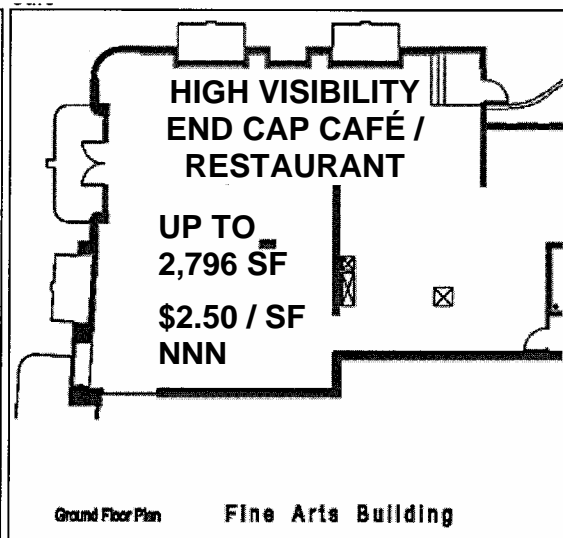
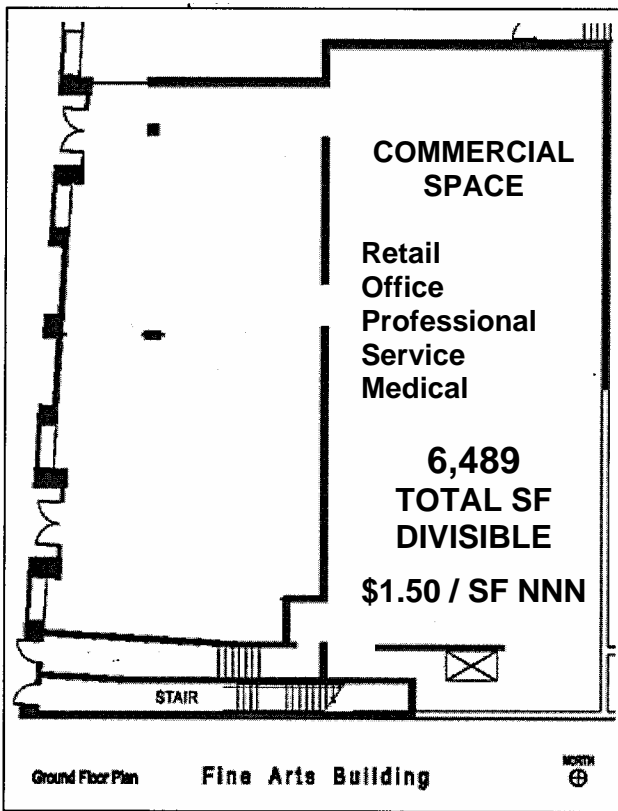
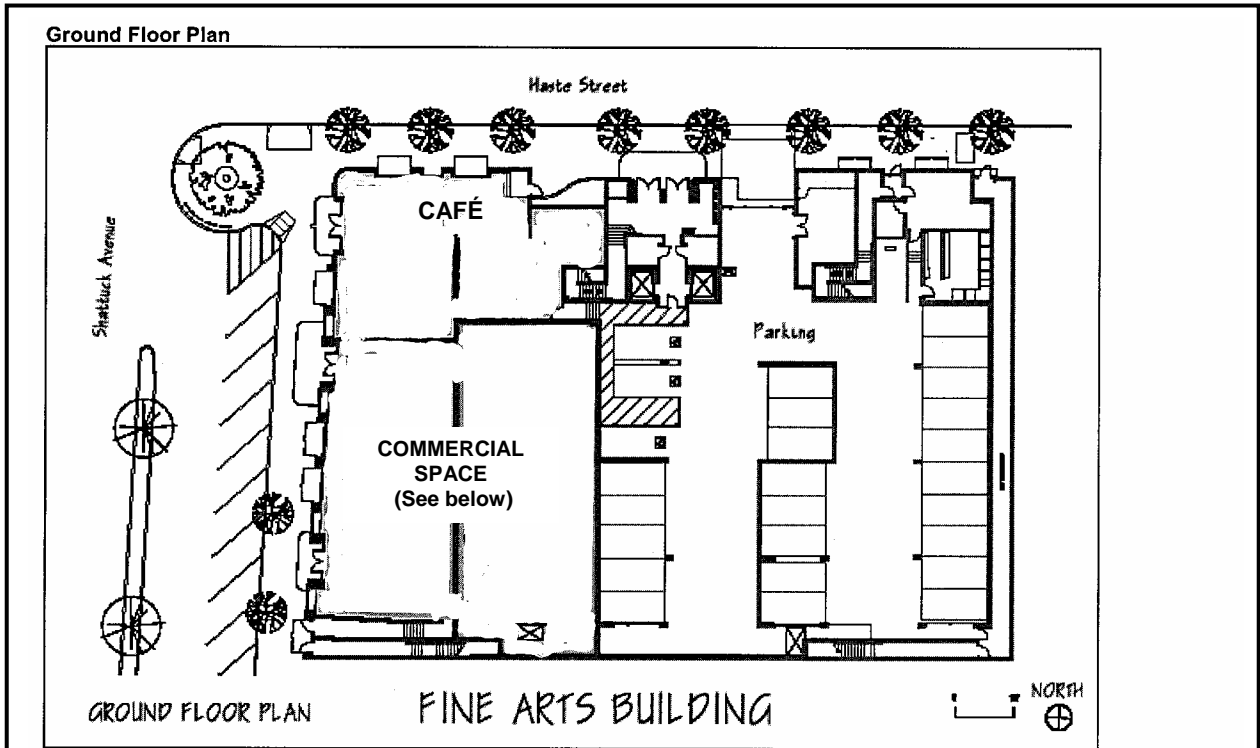
**Member - International Council of Shopping Centers  
Senior Member – Urban Land Institute**

**“A 21<sup>st</sup> Century Retail Real Estate Value Creation Resource”**

**visit our website at [www.TallenKeshenHoldings.com](http://www.TallenKeshenHoldings.com)**

**Investment • Development • Client Services**

# SITE PLAN



*visit our website at [www.TallenKeshenHoldings.com](http://www.TallenKeshenHoldings.com)*

Investment • Development • Client Services