



FOURTH STREET
BERKELEY

RESTAURANT LEASING OPPORTUNITY



FOURTH STREET – BERKELEY

Fourth Street is a dynamic food and retail corridor in the West Berkeley neighborhood of Berkeley, California. Known for its well-educated and socially diverse population the city is home to the prestigious UC Berkeley with over 40,000 undergraduate and graduate students. Berkeley enjoys convenient proximity to San Francisco and adjacency to Oakland and Emeryville, making it an ideal destination for food purveyors and restaurateurs alike. While the energetic mix of café's and fast casual offerings are robust along the street, sit-down restaurants are under-represented accounting for only 5.8% of all store fronts and less than 30% of all culinary options. This lends itself as the perfect opportunity for a restaurateur to come into the Spenger's space and create a one of a kind concept that will dominate the market.



SPENGER'S

Originally opened as a clam stand in the 1890s, Spenger's Fresh Fish Grotto is a landmark and part of the fabric of Berkeley's Fourth Street corridor. Its storied history and character are beloved by the local community. The iconic neon signs pay tribute to the institution's rich past.



FOURTH STREET SHOPS

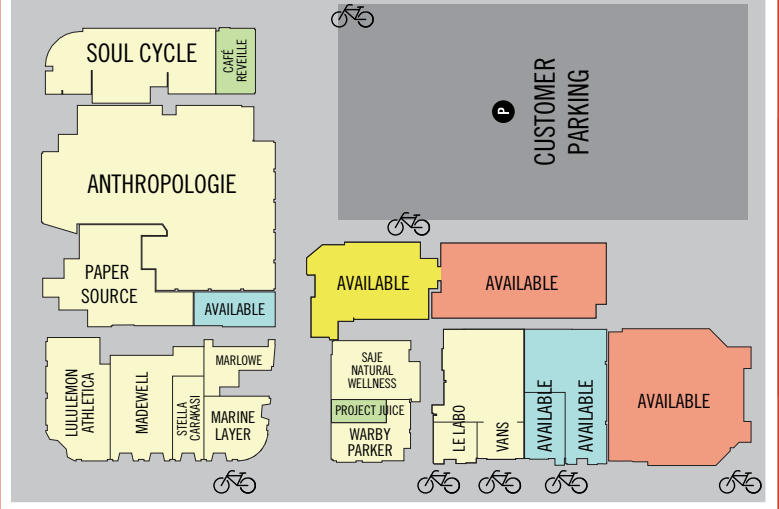
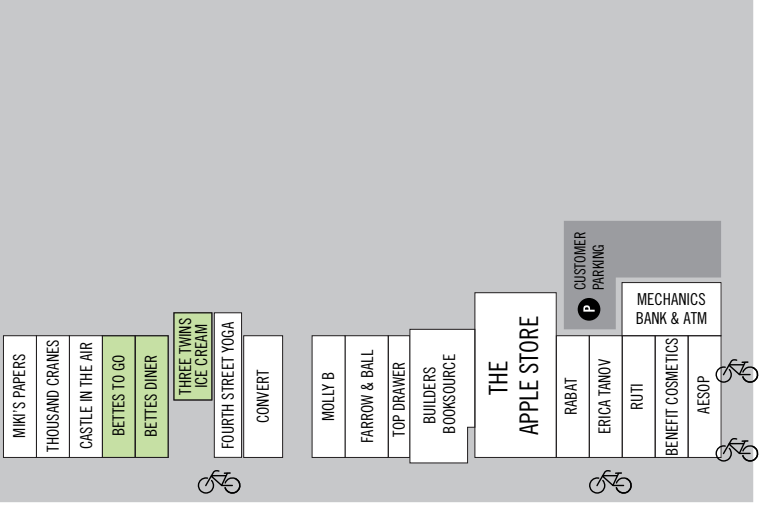
RESTAURANTS + CAFE'S

OWNED AND MANAGED BY JAMESTOWN L.P.

- AVAILABLE NOW RESTAURANT
- AVAILABLE 2020 RETAIL / RESTAURANT
- AVAILABLE NOW RETAIL
- LEASED SPACES

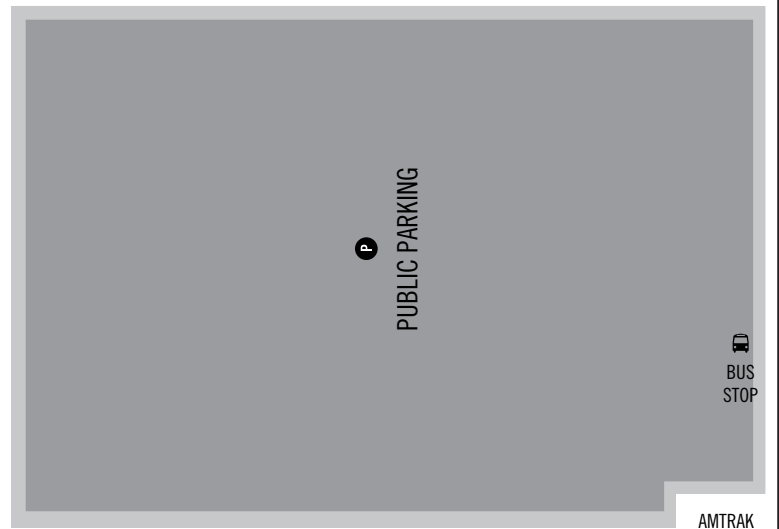
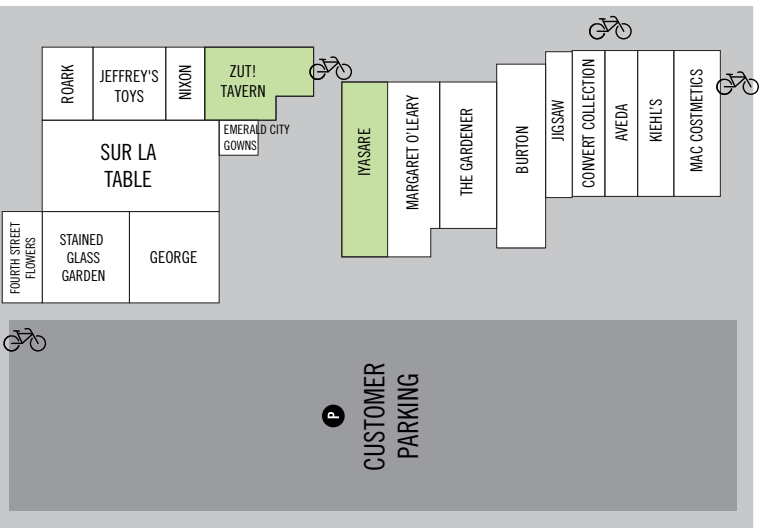
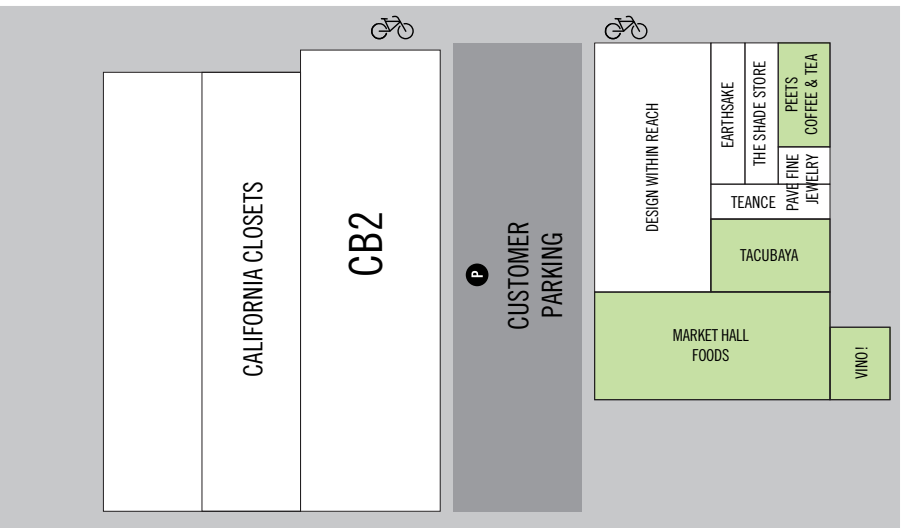
FIFTH STREET

FIFTH STREET



FOURTH STREET

FOURTH STREET



WEEKEND PUBLIC PARKING

VIRGINIA STREET

DELAWARE STREET

HEARST AVENUE

UNIVERSITY AVENUE



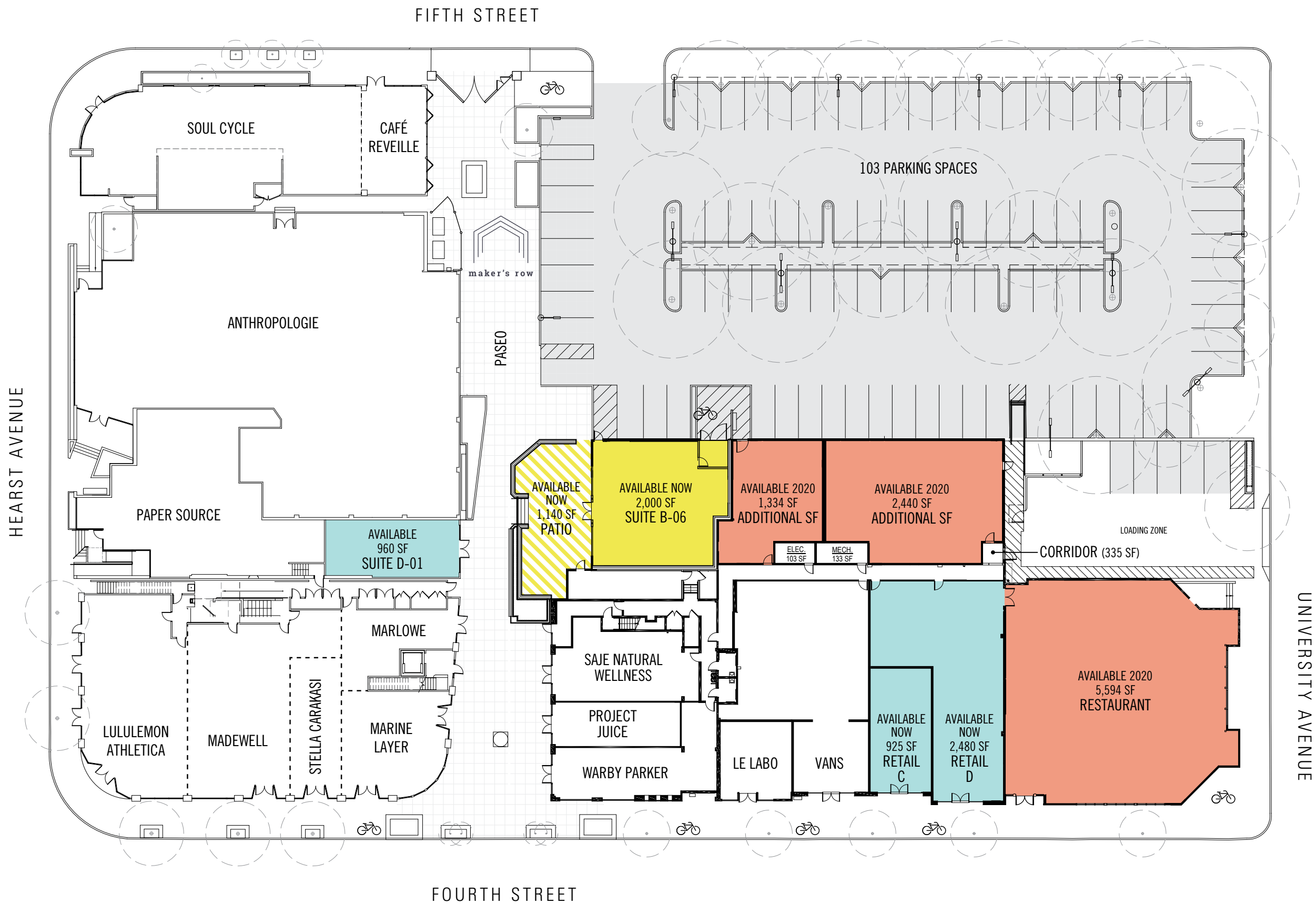
OFF RAMP

PROPOSED ELEVATIONS



Disclaimer: This site plan is intended only to show the general layout of the property or a part thereof. Landlord reserves the right to alter, vary, add or omit in whole or in part any structures, and/or improvements, tenant names, store sizes and/or land area shown on this plan. All measurements and distances are approximate. This plan is not to be scaled.

SITE PLAN



- AVAILABLE NOW RESTAURANT
- AVAILABLE NOW PATIO
- AVAILABLE 2020 RETAIL / RESTAURANT
- AVAILABLE NOW RETAIL
- PARKING
- BIKE PARKING

The Fourth Street project offers prime retail locations within a nationally recognized and heavily sought-after shopping district featuring:

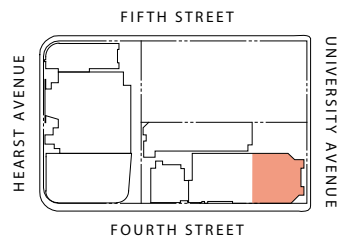
- Available retail and restaurant space ranging in size from +/- 960-9,000 square feet
- Frontage along 4th Street & Hearst Avenue
- Convenient access to 103 customer parking spaces

PARKING

44	Bicycle Spaces
103	Parking Spaces
5	Accessible
34	Semi Compact
57	Standard
3	Elec. Charging Stations
4	Low Emission Vehicle

TEST FIT

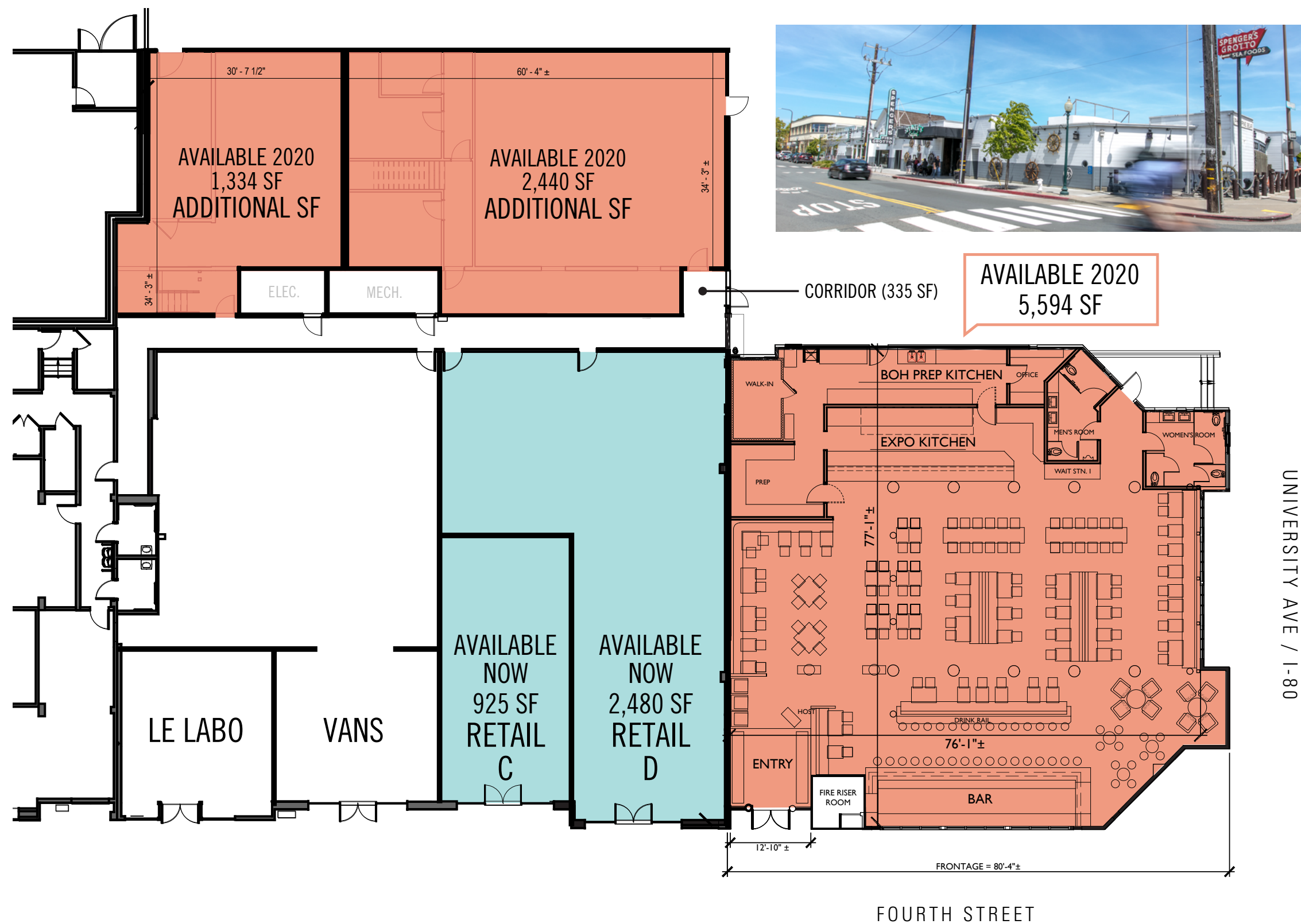
FOURTH STREET RESTAURANT - 5,594SF



- AVAILABLE 2020
RETAIL / RESTAURANT
- AVAILABLE NOW
RETAIL

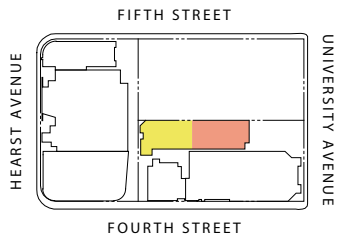
The Fourth Street project offers prime food and beverage opportunities within a nationally recognized and heavily sought-after dining and shopping district featuring:

- Historic Spenger's Restaurant
- Ceiling Height Range from 11'-8" and 14'-9"
- Store Front 12'-10", Frontage 80'-4"
- Easy Access to Freeway
- Adjacent Parking Lot
- Available Summer 2020
- Additional SF shown above for 2020 availability, can be converted into outdoor space. Please inquire for more information



FLOOR PLANS

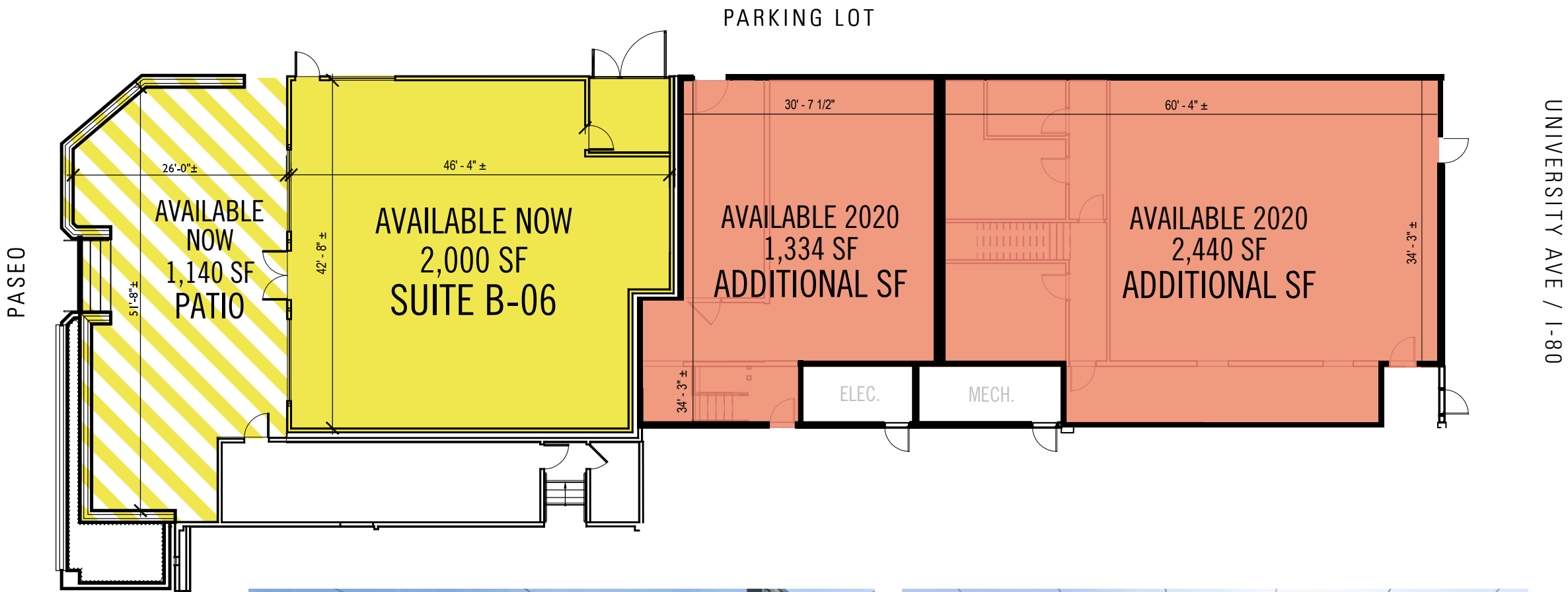
PASEO RESTAURANT - 2,000SF



- AVAILABLE NOW RESTAURANT
- AVAILABLE NOW PATIO
- AVAILABLE 2020 RETAIL / RESTAURANT

The Fourth Street project offers prime food and beverage opportunities within a nationally recognized and heavily sought-after dining and shopping district featuring:

- Paseo Restaurant Space
- Adjacent to Café Reveille, Soul Cycle & Warby Parker
- Ceiling Height 11'-11"
- Frontage 42'-8"
- Adjacent Parking Lot
- Easy access to freeway
- Available Now
- Additional SF shown above for 2020 availability, can be converted into outdoor space. Please inquire for more information





BERKELEY – CALIFORNIA

KEY DEMOGRAPHICS

- 201,152 residents within a three-mile radius
- 102,935 aged 35 years or older
- 89,173 with B.A. degrees or more
- 36,493 households earning \$75,000 or more
- \$4.04 billion in total spending power
- 17th-most-dense city in the United States, at 10,470 persons per square mile (higher than Washington, D.C., Seattle, Oakland and San Jose)
- 46,000 students and 13,000 university faculty/staff
- 1.65 million annual visitors, approaching two million by 2018
- Cultural epicenter of the East Bay, a sub-region of 2.5 million people

Source: Downtown Berkeley Retail Attraction Brochure.

RANK CITY POPULATION DENSITY ('10)

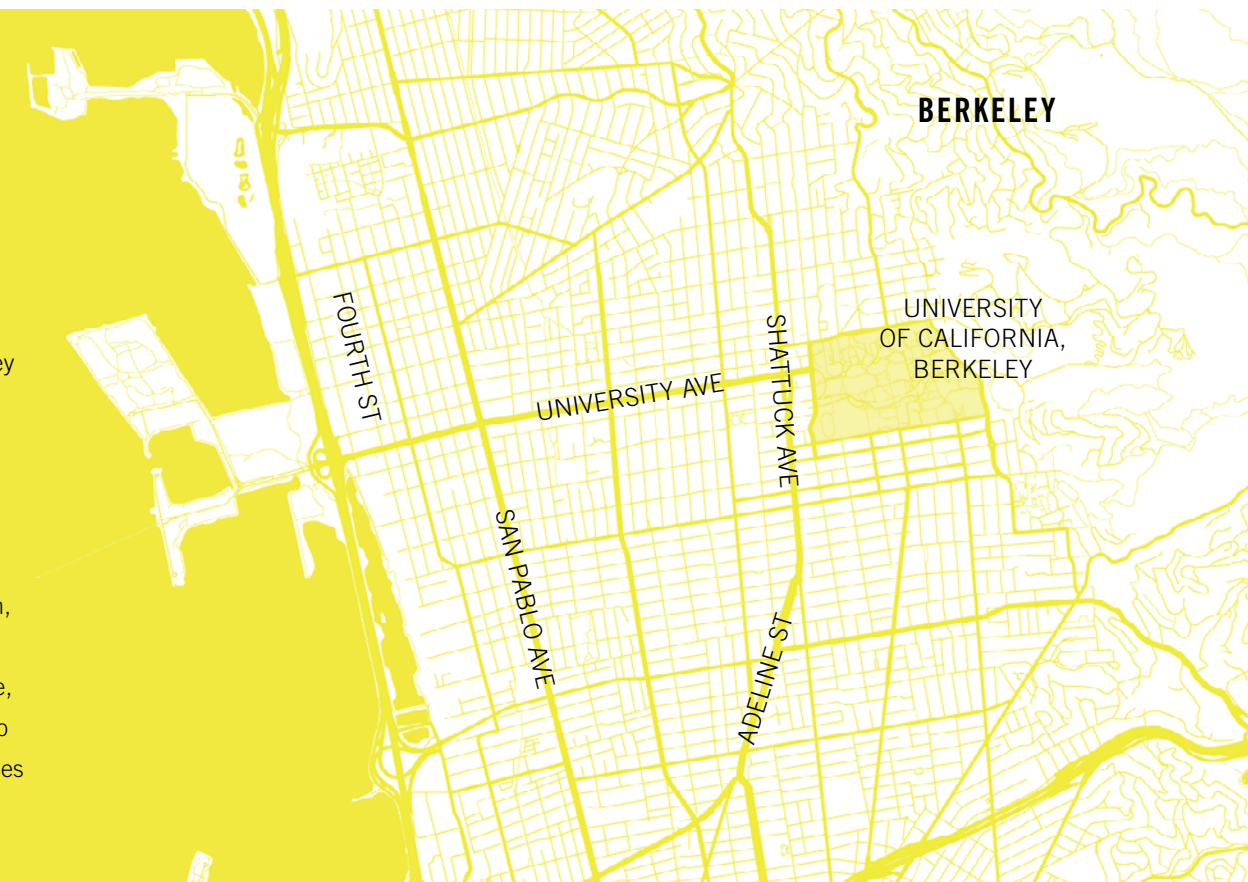
1	New York, NY	27,016 per sq m
3	San Francisco, CA	17,180 per sq m
11	Chicago, IL	11,842 per sq m
17	Berkeley, CA	10,470 per sq m
20	Washington, DC	10,298 per sq m
31	Seattle, WA	7,251 per sq m
37	Oakland, CA	7,004 per sq m
61	San Jose, CA	5,359 per sq m

Berkeley is one of the densest cities in the United States, outranking San Jose and Oakland.

Source: U.S. Census

THE SURROUNDING AREA

Fourth Street runs through West Berkeley and parallel to Interstate 80 & 580 (the “Eastshore Freeway”), which connects Berkeley to Oakland, San Francisco to the South and West, and Marin County to the Northwest. University Avenue, which borders Fourth Street to the south, connects the Interstate to UC Berkeley. At the opposite end of University Avenue, along the shoreline of The San Francisco Bay, is the Berkeley Marina, which houses several restaurants and a yacht club.



ABOUT JAMESTOWN

Founded in 1983 in Cologne, Jamestown is a leading real estate investment firm with U.S. headquarters in Atlanta and regional offices in New York, Washington, D.C., Boston, and San Francisco. Jamestown is known for prominent landmark properties including Chelsea Market and One Times Square in New York, Ponce City Market in Atlanta, and Ghirardelli Square in San Francisco.

Jamestown is an engaged owner, with a multi-disciplinary team of professionals who understand business and take an active role in supporting tenants' success. As a direct extension of this, Jamestown is wholly committed to making an impactful impression on the city and surrounding neighborhoods in which they do business in. With that comes great pride in the company's strategic placemaking and revitalization efforts, in both on-site food and retail offerings.



INDUSTRY CITY, BROOKLYN



ONE TIMES SQUARE, NEW YORK CITY



GHIRARDELLI SQUARE, SAN FRANCISCO



PONCE CITY MARKET, ATLANTA



RESTAURANT LEASING OPPORTUNITY

FOR MORE INFORMATION, PLEASE CONTACT:

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