

FOURTH STREET

BERKELEY

RETAIL + RESTAURANT LEASING OPPORTUNITY

FOURTH STREET SHOPS

STREET MAP

◄ N

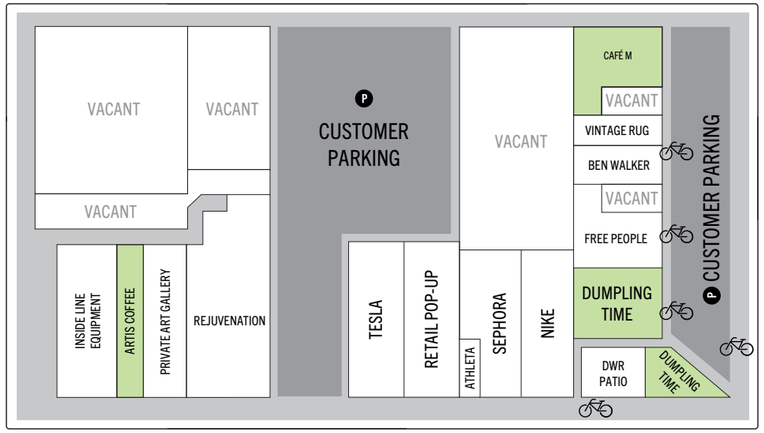
AVAILABLE RESTAURANT/RETAIL

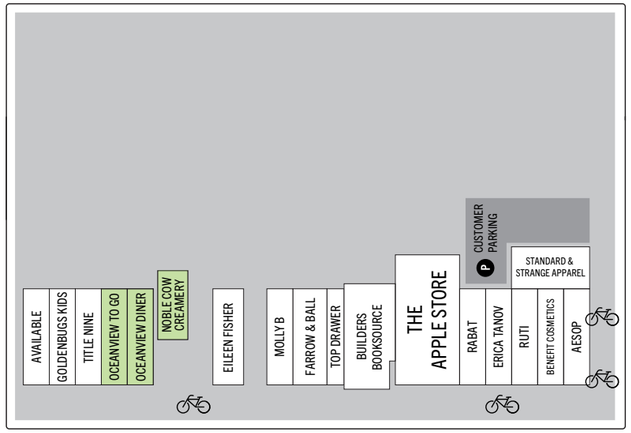
RESTAURANTS + CAFES

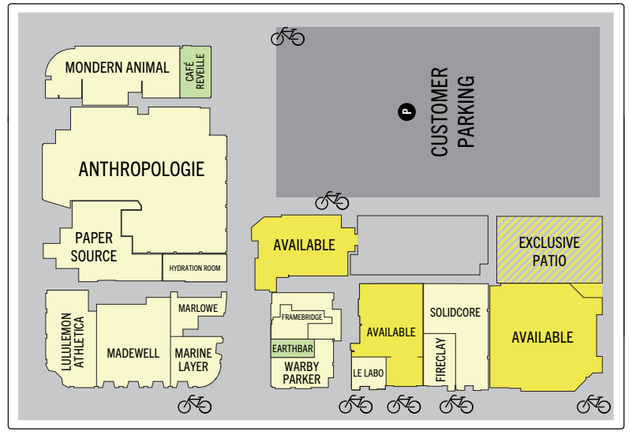
LEASED SPACES

IN LEASE

FIFTH STREET

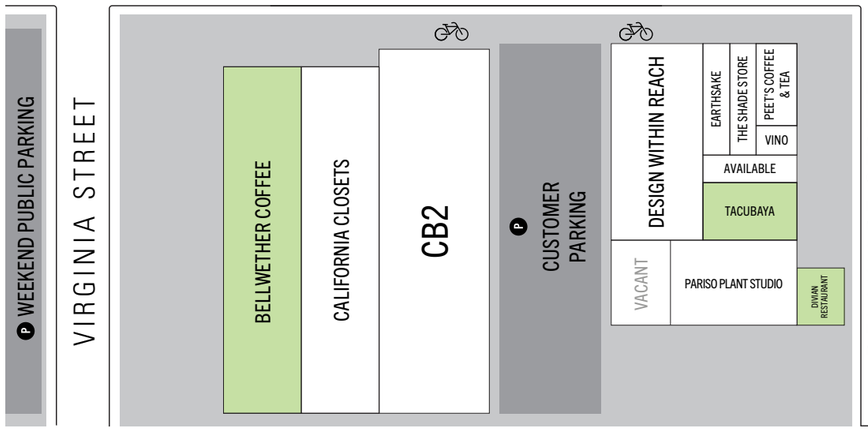


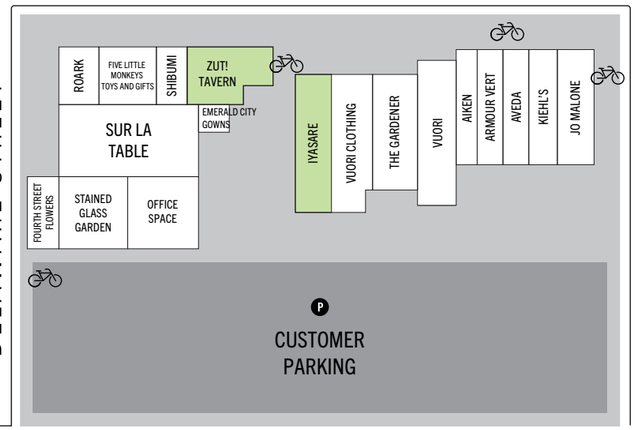


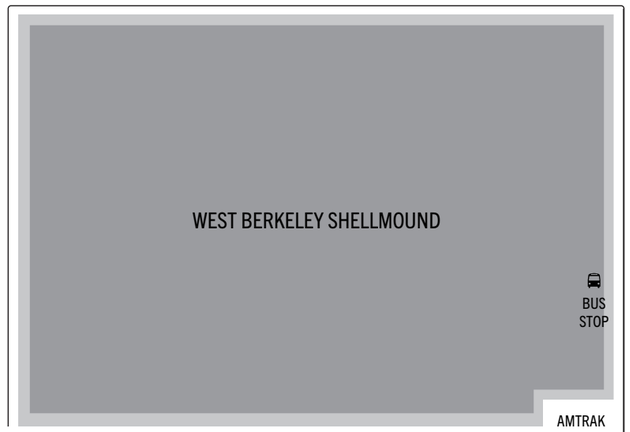




FOURTH STREET





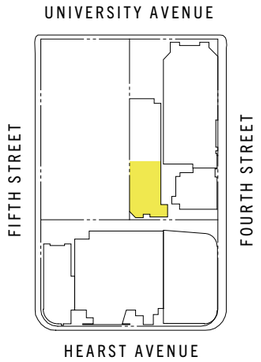




FLOOR PLANS

RETAIL B-06

FOR LEASING INFORMATION, PLEASE CONTACT:
Therese Cron 805-878-1684



AVAILABLE NOW
RESTAURANT & RETAIL

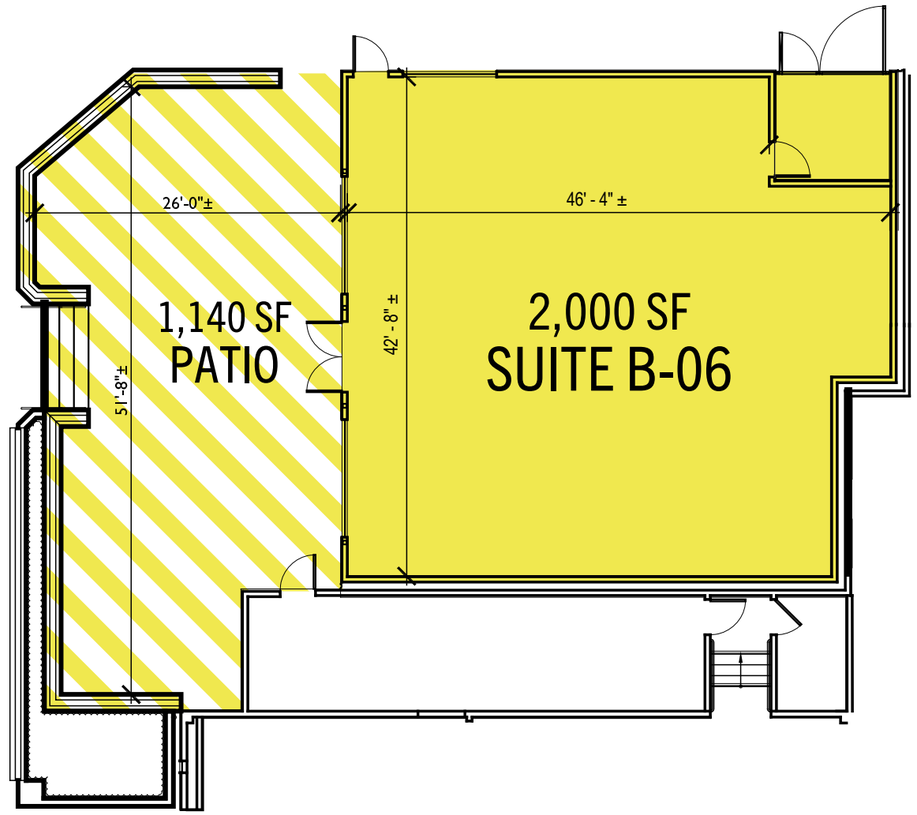
AVAILABLE NOW
PATIO

The Fourth Street project offers prime restaurant, fitness and retail opportunities with first class co-tenancy.

- **Adjacent to Café Reveille & Warby Parker**
- **Ceiling Height 11'-11"**
- **Frontage 42'-8"**
- **Adjacent Parking Lot**
- **Easy Access to freeway**
- **Available Now**
- **Additional SF shown above can be converted into outdoor space. Please inquire for more information.**





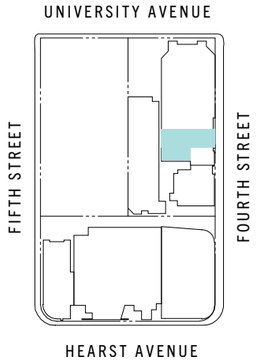


FLOOR PLANS

FISH MARKET – RETAIL B

FOR LEASING INFORMATION, PLEASE CONTACT:
Therese Cron 805-878-1684

Jamestown



AVAILABLE NOW
RETAIL

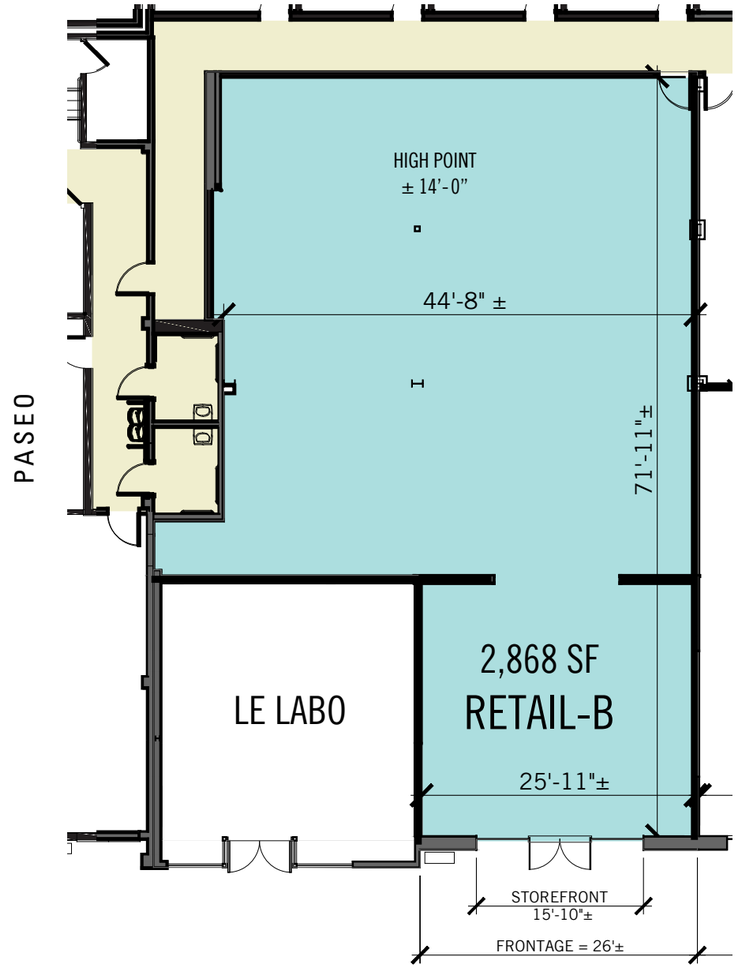
COMMON AREAS

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

- **Historic Fish Market Location**
- **Adjacent to Le Labo, Warby Parker,Marine Layer, SolidCore and Lululemon**
- **Frontage 26’**
- **Storefront 15’-10”**
- **Ceiling Height 14’**
- **Adjacent Parking Lot**
- **Available Spring 2026**







FOURTH STREET



WEST SIDE ELEVATION

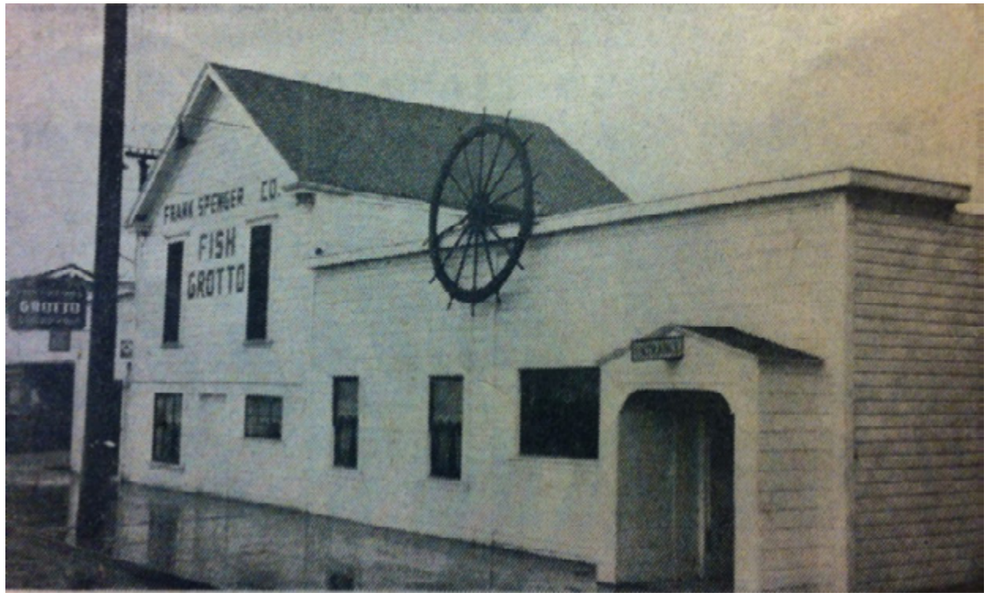


The images provided are for visual representation and are intended for conceptual and illustrative purposes only.

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 cafés 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 restauranteur to come into the Spenger's space and create a one of a kind concept that will dominate the market.





SPENGER'S

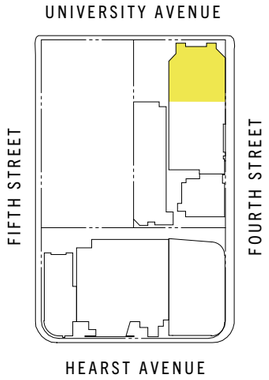
Originally opened as a clam stand in the 1890s, Spenger's Fresh Fish Grotto is a landmark and part of the fabric of Berkeley's Fourth Street corridor. Its storied history and character are beloved by the local community. The iconic neon signs pay tribute to the institution's rich past.



FLOOR PLANS

RESTAURANT

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Therese Cron 805-878-1684
Jamestown



AVAILABLE NOW
RESTAURANT & RETAIL

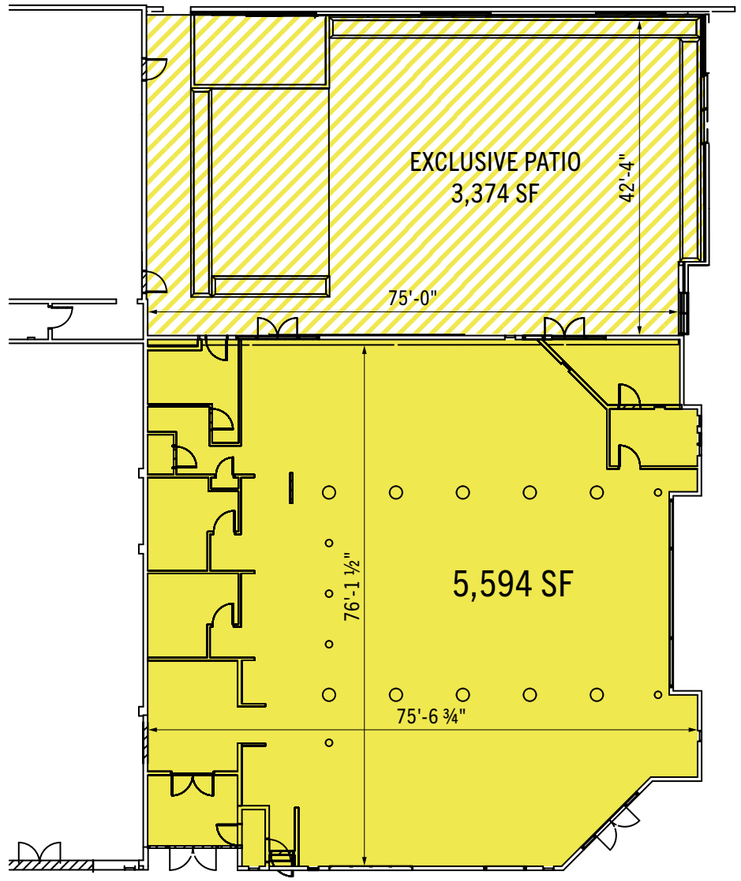
The Fourth Street development offers prime restaurant location within a nationally recognized and heavily sought-after shopping district featuring:

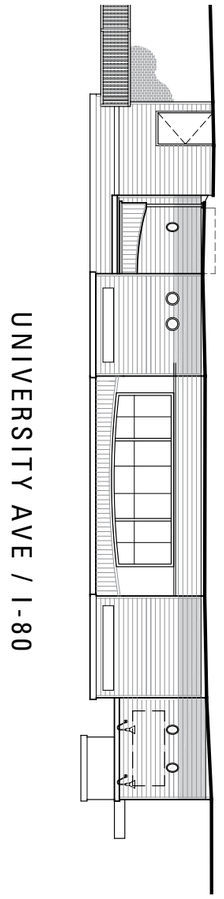
- **Historic Fish Market Location**
- **Opportunity to use the marquee sign facing Fourth and University**
- **Access to exclusive patio**
- **In proximity to Warby Parker, Le Labo, SoldiCore, Marine Layer & lululemon**
- **Street frontage in one of the most sought after streets in Berkeley**
- **Original architecture elements with 14’ ceilings in partial space**
- **Dedicated parking on site**





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FOURTH STREET

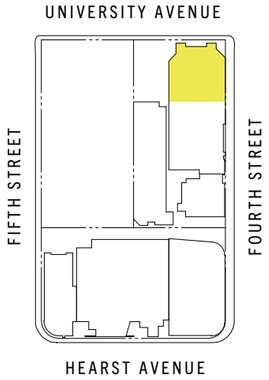
LINK TO RENDERING PACKAGE



FLOOR PLANS

RESTAURANT & RETAIL [DEMISED OPTION]

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Jamestown



AVAILABLE NOW
RESTAURANT & RETAIL

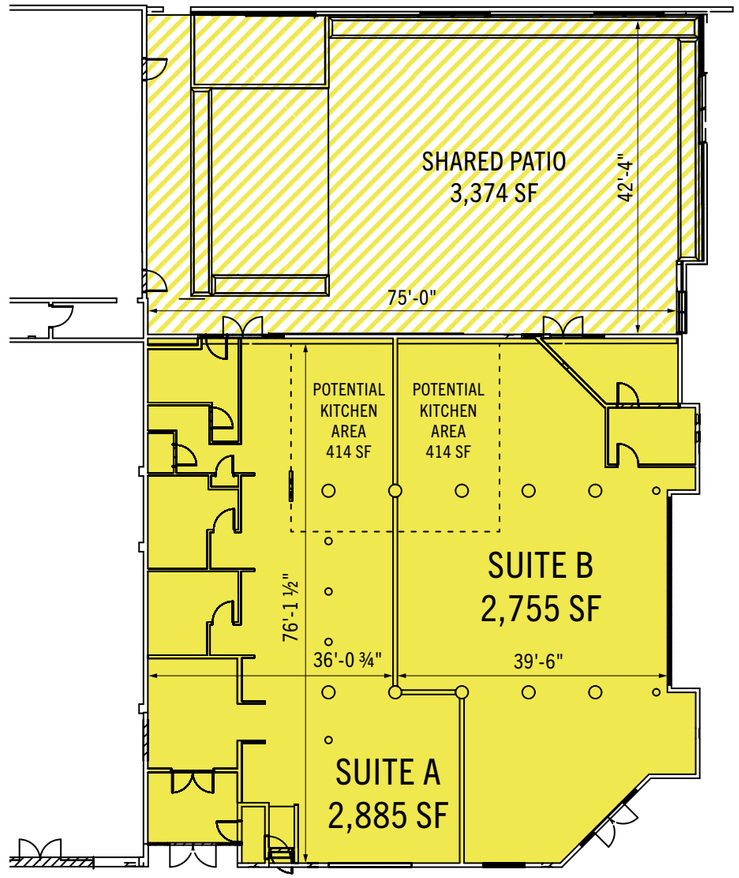
The Fourth Street development offers prime restaurant & retail location within a nationally recognized and heavily sought-after shopping district featuring:

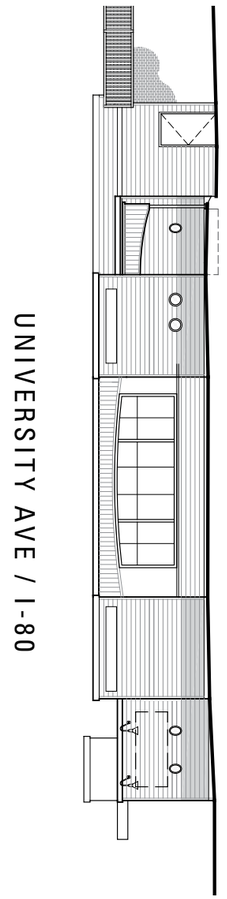
- **Iconic restaurant available with the potential to demise into two prominent suites**
- **Opportunity to use the marquee sign facing Fourth & University**
- **Access to a shared outdoor patio**
- **Dedicated parking on-site**
- **80–4” street frontage in one of the most sought-after streets in Berkeley**
- **Original architectural elements with 14’ ceilings in partial space**





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FOURTH STREET

LINK TO RENDERING PACKAGE



WEST SIDE ELEVATION







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

Jamestown is a global real estate investment and management company with over 40 years of experience creating places that foster innovation and build community. As of June 30, 2026, Jamestown manages $13.9 billion in assets across the U.S., Europe, and Latin America. Jamestown employs more than 600 people globally across 11 offices, including headquarters in Atlanta and Cologne. Through its vertically integrated platform, Jamestown brings a design-focused, hospitality approach to diverse product types, including retail, office, residential, mixed-use, and grocery-anchored shopping centers. Jamestown's current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square and Levi's Plaza in San Francisco, and Groot Handelsgebouw in Rotterdam. For more information, visit http://www.jamestownlp.com.



CHELSEA MARKET, NEW YORK



INDUSTRY CITY, BROOKLYN



ONE TIMES SQUARE, NEW YORK CITY


PONCE CITY MARKET, ATLANTA



Jamestown

RETAIL + RESTAURANT LEASING OPPORTUNITY

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