

# FOURTH STREET

BERKELEY



# FOURTH STREET BERKELEY



THE NEIGHBORHOOD



THE PROPERTY



SITE PLAN

Fourth Street is a premier retail and dining destination located in the heart of Berkeley. The street has earned a national reputation for its quiet sophistication and unmatched merchandising mix, inclusive of both local and national tenants.

NEWLY ADDED TO  
FOURTH STREET:  
FRAMEBRIDGE &  
HYDRATION ROOM



ONE OF THE  
DENSEST  
CITIES  
IN THE US



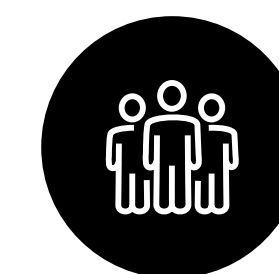
OVER  
2 MILLION  
ANNUAL  
VISITORS



# THE NEIGHBORHOOD

*ESTABLISHED, FAMILY-FRIENDLY NEIGHBORHOOD  
AND HOME TO UC BERKELEY*

The Fourth Street shopping district has become a premier retail destination in the Bay Area, rivaling San Francisco's Hayes Valley and Fillmore Street. Known for its well-educated and socially diverse population, the city is home to the prestigious UC Berkeley with over 41,000 undergraduate and graduate students. Berkeley enjoys convenient proximity to San Francisco and adjacency to Oakland and Emeryville.



Population  
within a 5-mile  
radius:

**300K**



Workplace  
population  
within a 3-mile  
radius:

**106K**



Residents  
within a 3-mile  
radius:

**80K**



College  
students within  
a 3-mile radius:

**+41K**

**STREET MAP**

HOME NEIGHBORHOOD

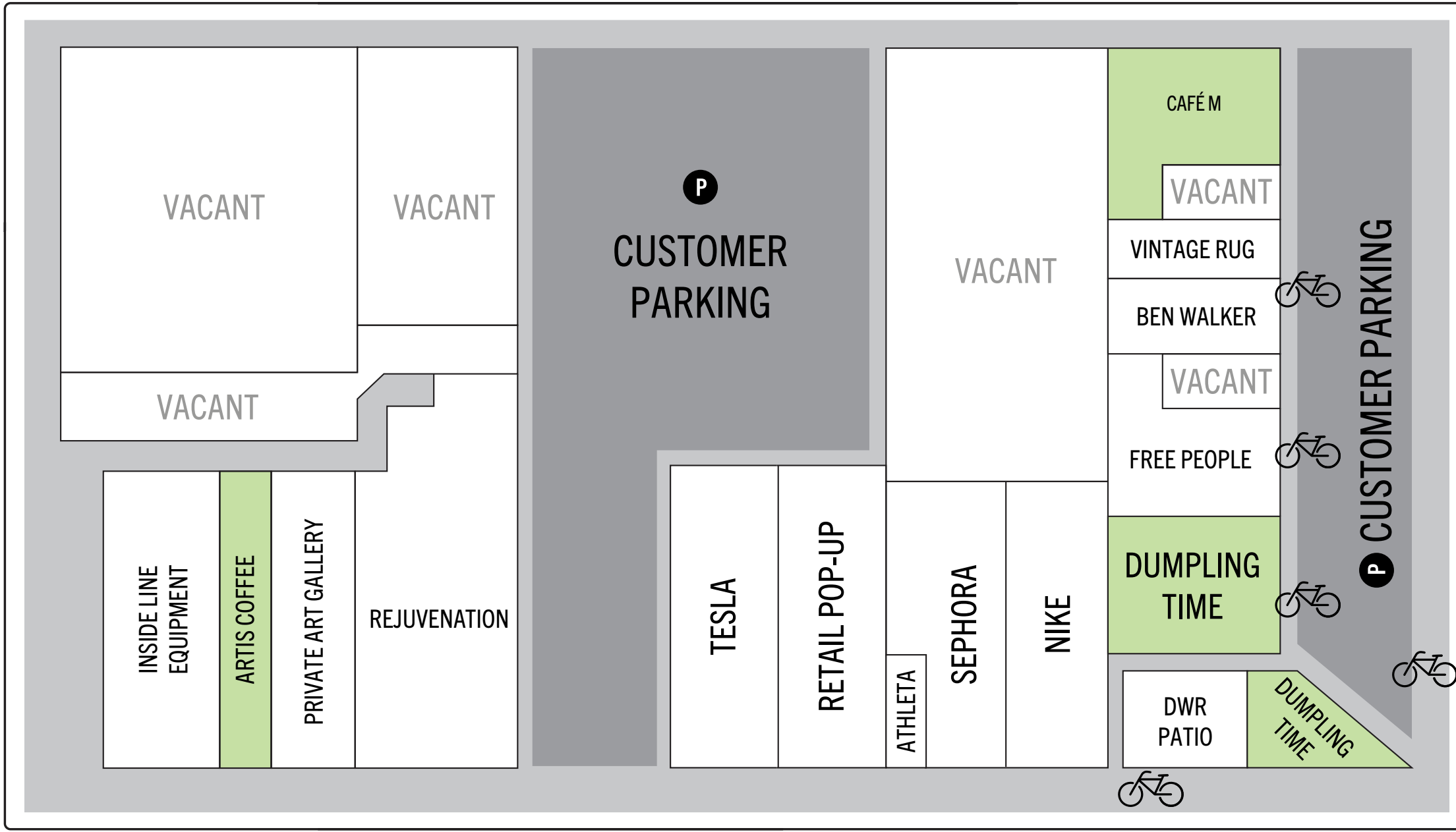
PROPERTY

SITE PLAN

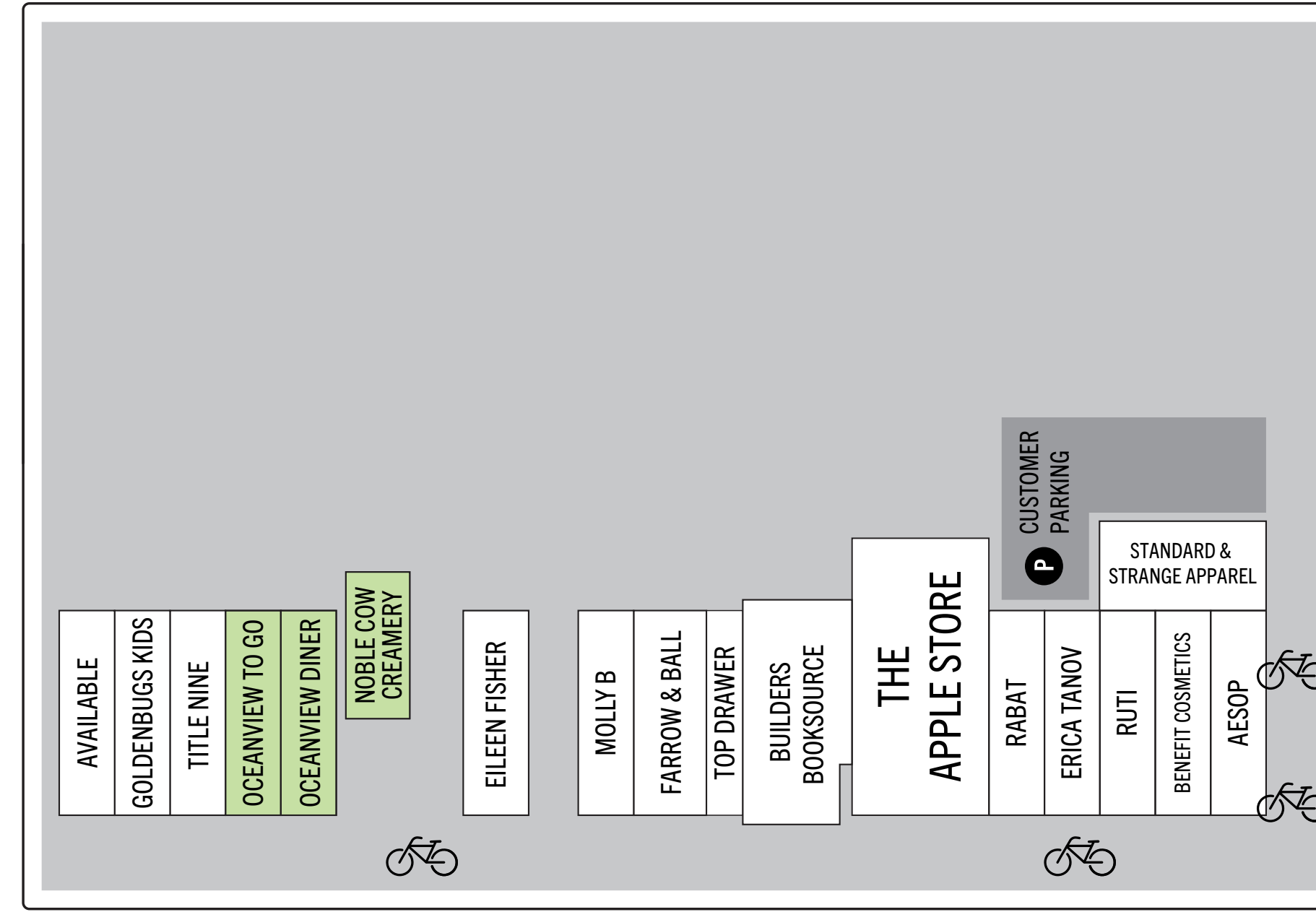
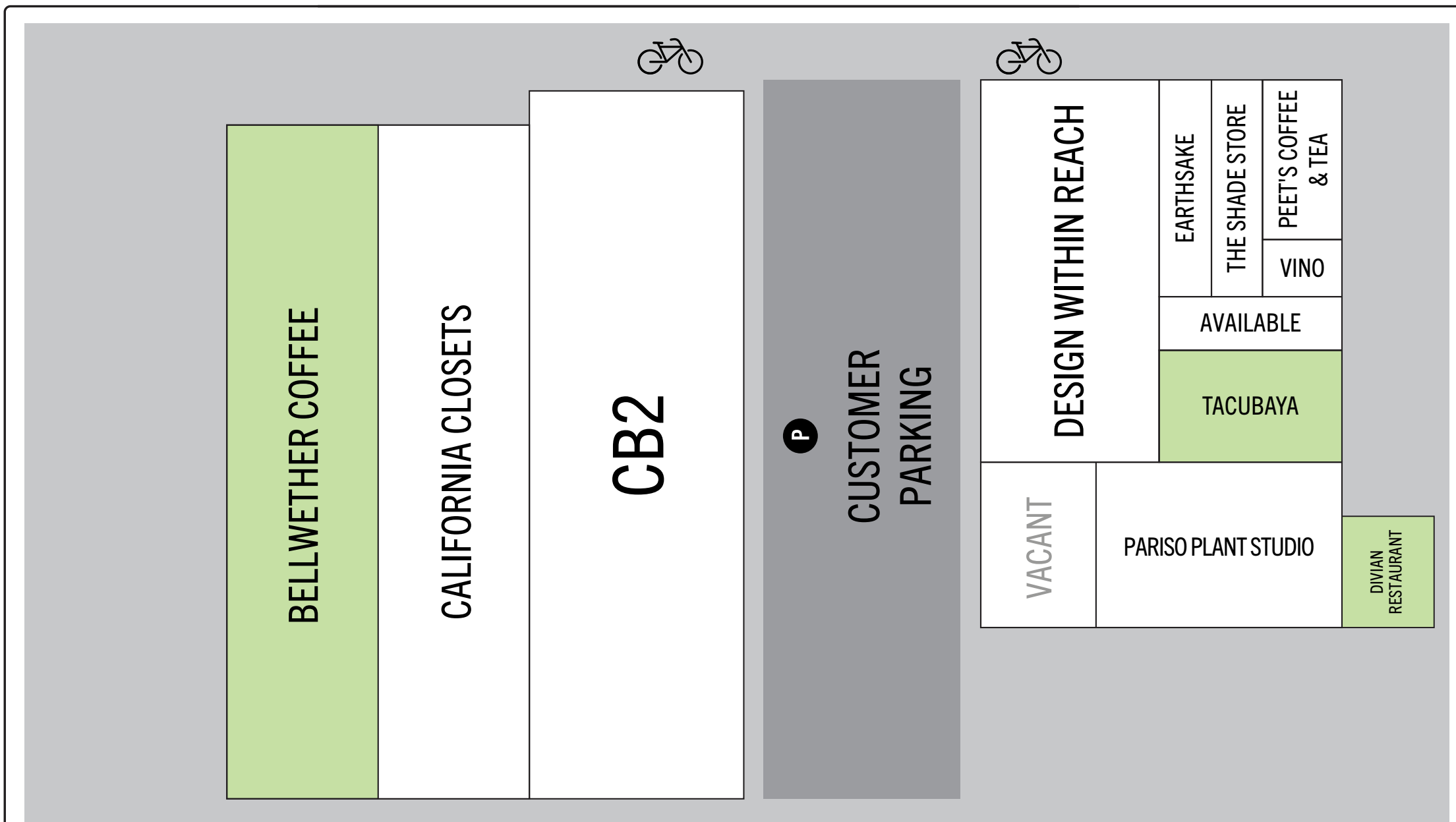
# STREET MAP

- AVAILABLE RESTAURANT/RETAIL
- RESTAURANTS + CAFES
- LEASED SPACES
- IN LEASE

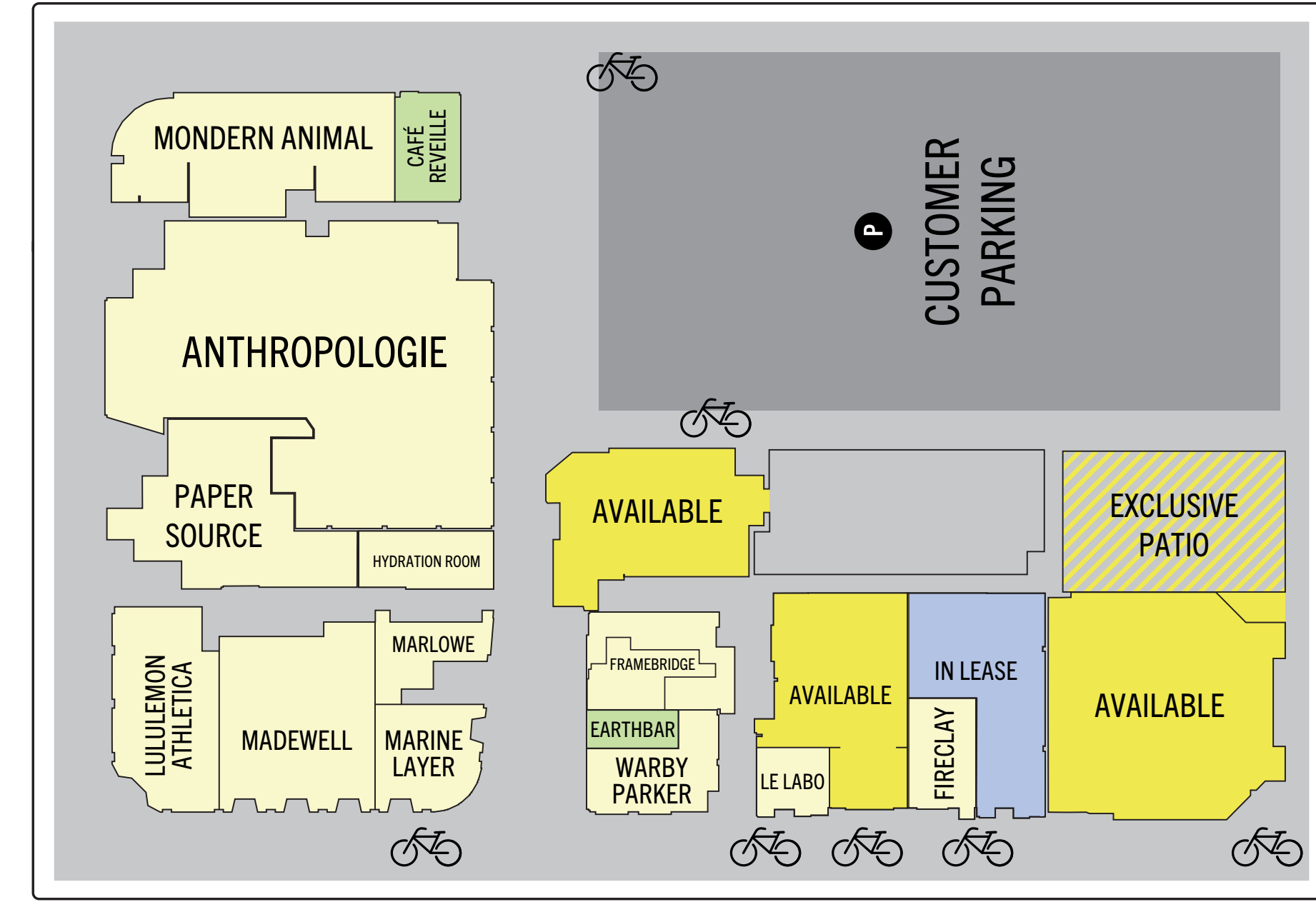
FIFTH STREET



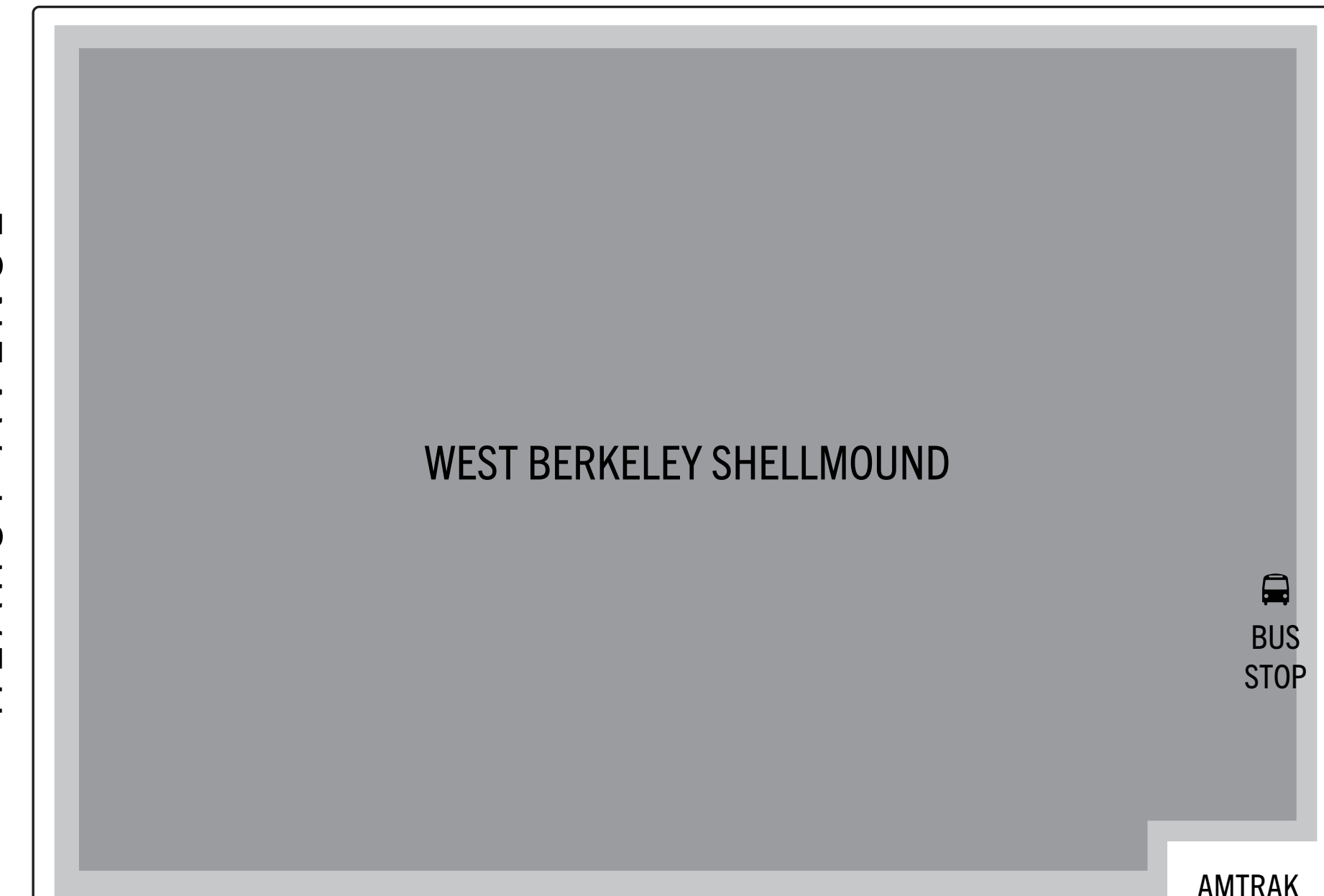
FOURTH STREET



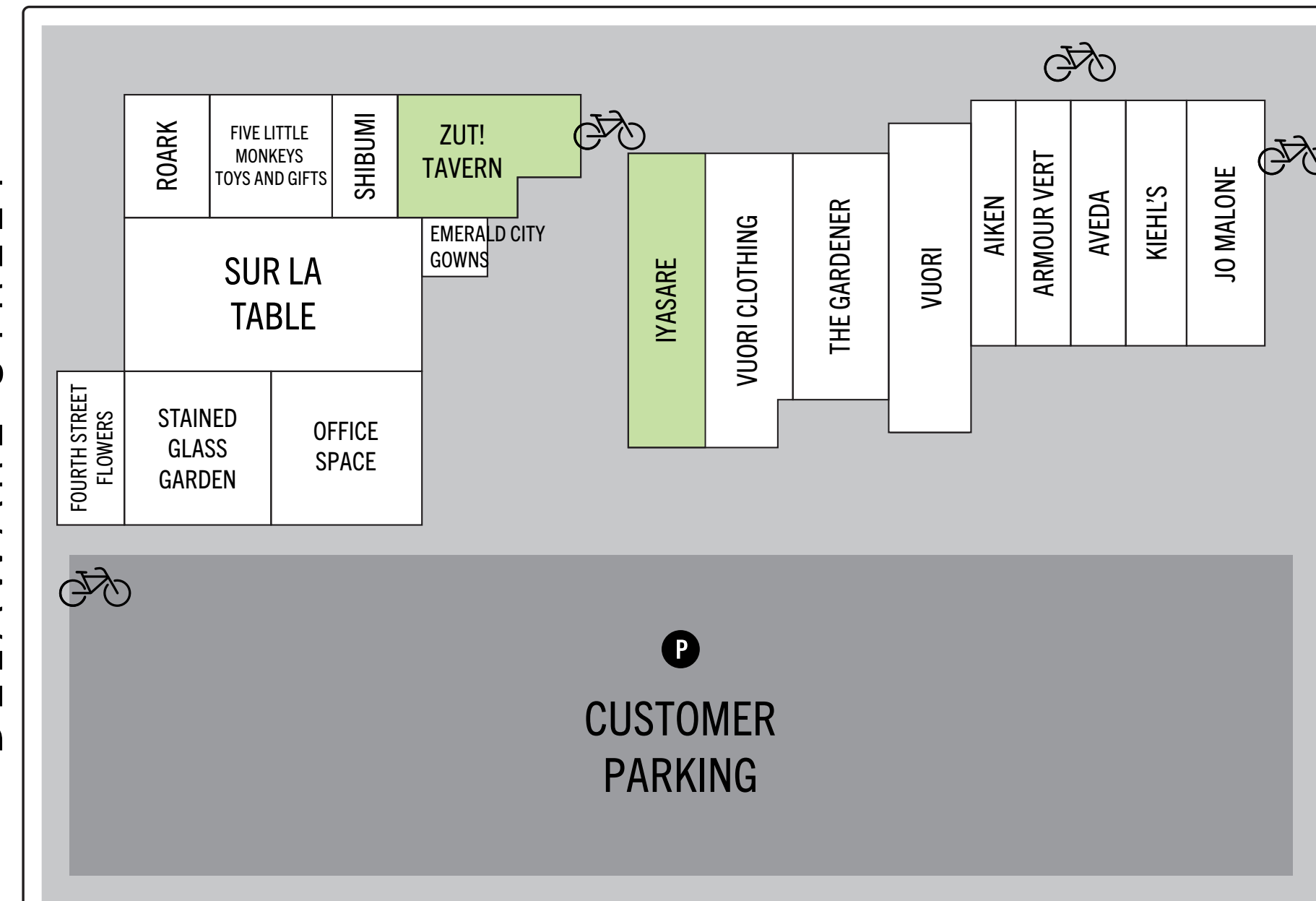
FIFTH STREET



FOURTH STREET



DELAWARE STREET



HEARST AVENUE

UNIVERSITY AVENUE

- Great Notion Brewery
- SOL Physical Therapy & Performance
- BUS STOP

- 1,000 residential units within a block radius
- Takara Sake USA Tasting Room & Museum
- Wine So Cru

STATION



Fourth Street runs through West Berkeley and parallel to Interstate 80 & 580 (the “East shore 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 THE PROPERTY

In addition to unique local tenants, Fourth Street has also attracted quality national retailers such as Warby Parker, Lululemon, Madewell, Marine Layer, the Apple Store and as of recently, Framebridge, Le Labo, and Modern Animal. Fourth Street is home to over 80 retailers and full service food establishments, one quarter of which belong to Jamestown. The portfolio offers retail and restaurant space ranging in size from 2,000 – 5,594 SF.



## SHOPPER DEMOGRAPHICS

[HOME](#)

[NEIGHBORHOOD](#)

[PROPERTY](#)

[SITE PLAN](#)

# SHOPPER DEMOGRAPHICS



**WELL-EDUCATED PROFESSIONALS** spanning in age from 25 to mid-50's, who primarily live within 10 miles of the property. They spend their income on dining out with family and friends after work and on the weekends. They're interested in travelling to new destinations and yet regularly enjoy the local conveniences and culture that their city has to offer.

**STUDENTS** who attend UC Berkeley and like to spend their funds on dining out, shopping the latest fashion trends and creating new experiences with their college friends.

**RETIRED COUPLES** who enjoy frequenting their local coffee shops on Fourth Street in the early hours. They spend their free time shopping, volunteering, dining out with their neighbors and attending local art and music events locally.

AVERAGE AGE WITHIN  
A 1-MILE RADIUS:

30 YEARS

AVERAGE  
DWELL TIME:

72 MIN



\$121K

AVERAGE  
HHI

HOUSEHOLDS WITH  
CHILDREN:

26%

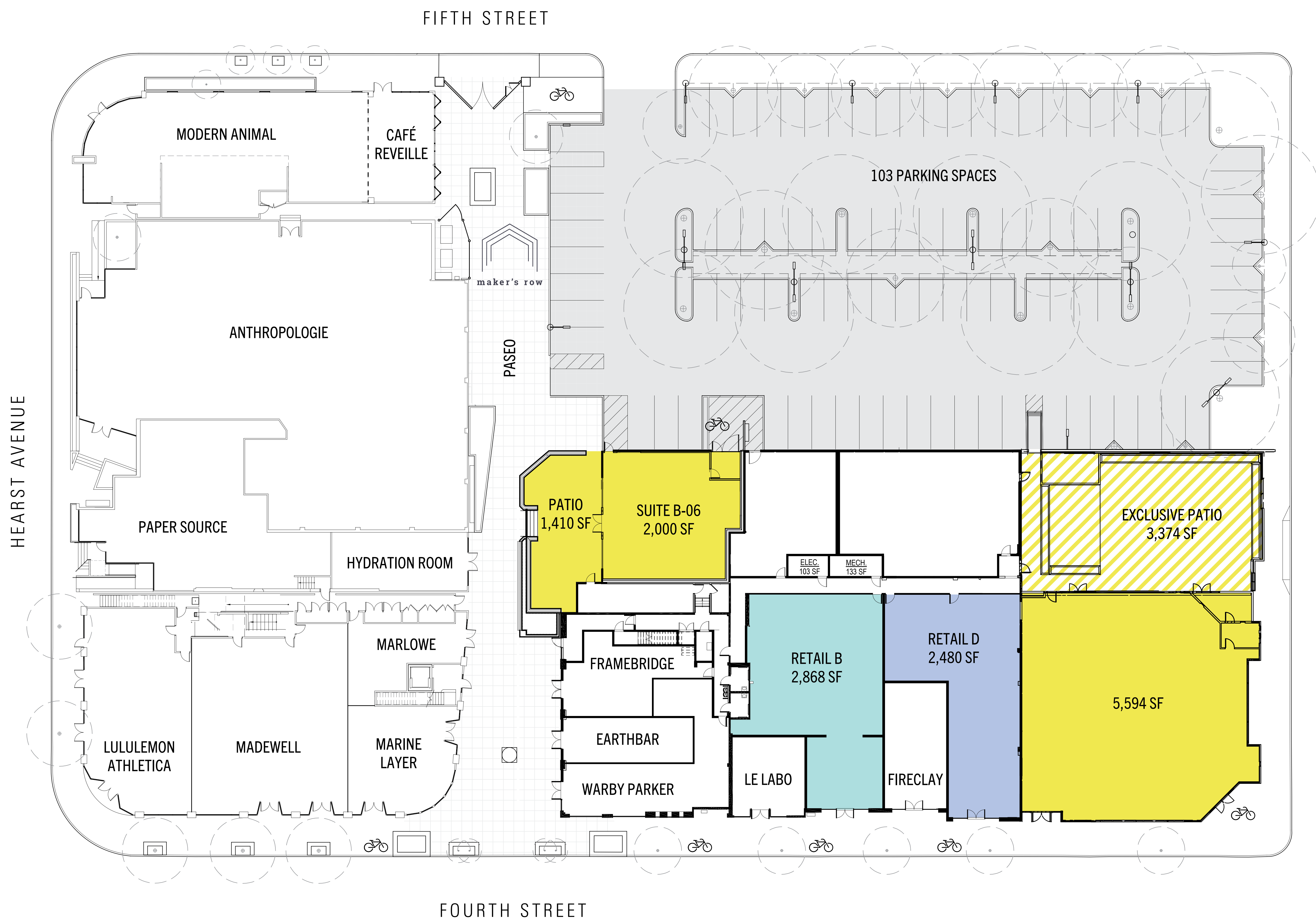
HOME

NEIGHBORHOOD

PROPERTY

SITE PLAN

# SITE PLAN



- AVAILABLE NOW  
RESTAURANT/RETAIL
- AVAILABLE NOW  
RETAIL
- IN LEASE
- PARKING
- 🚲 BIKE PARKING

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

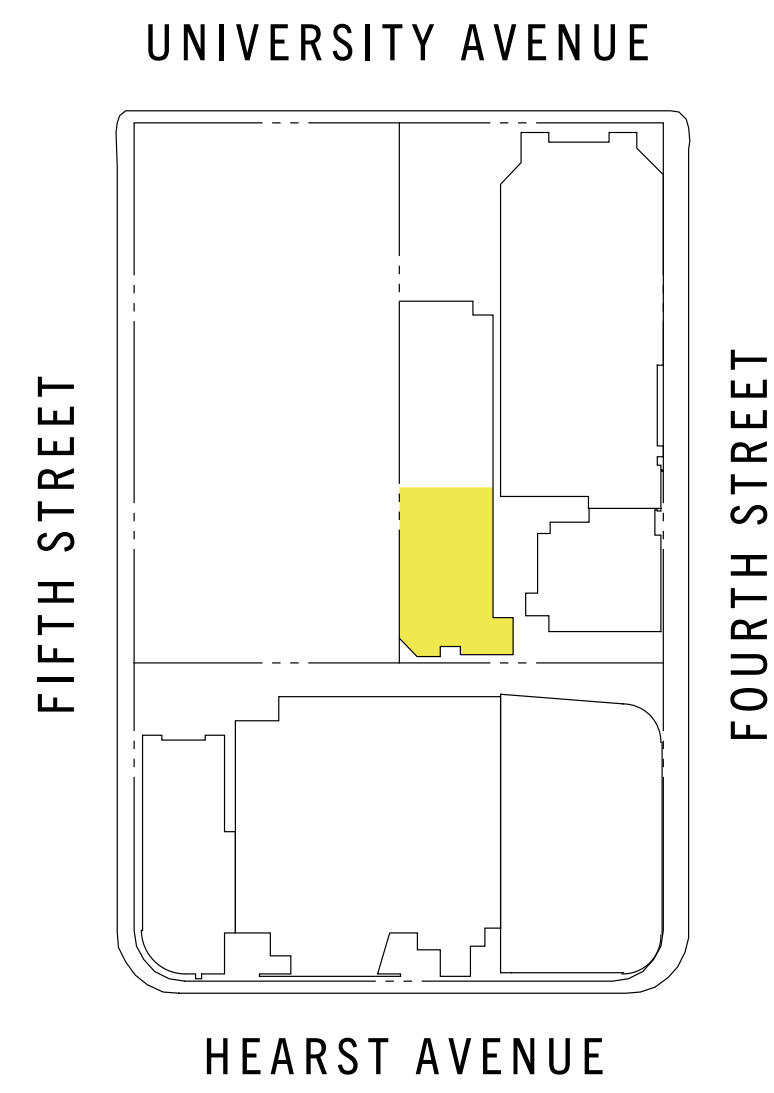
- Available retail and restaurant space ranging in size from +/- 2,000 – 5,594 square feet
- Frontage along Fourth Street & Hearst Avenue
- Convenient access to 103 customer parking spaces

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

# FLOOR PLANS

# RETAIL B-06

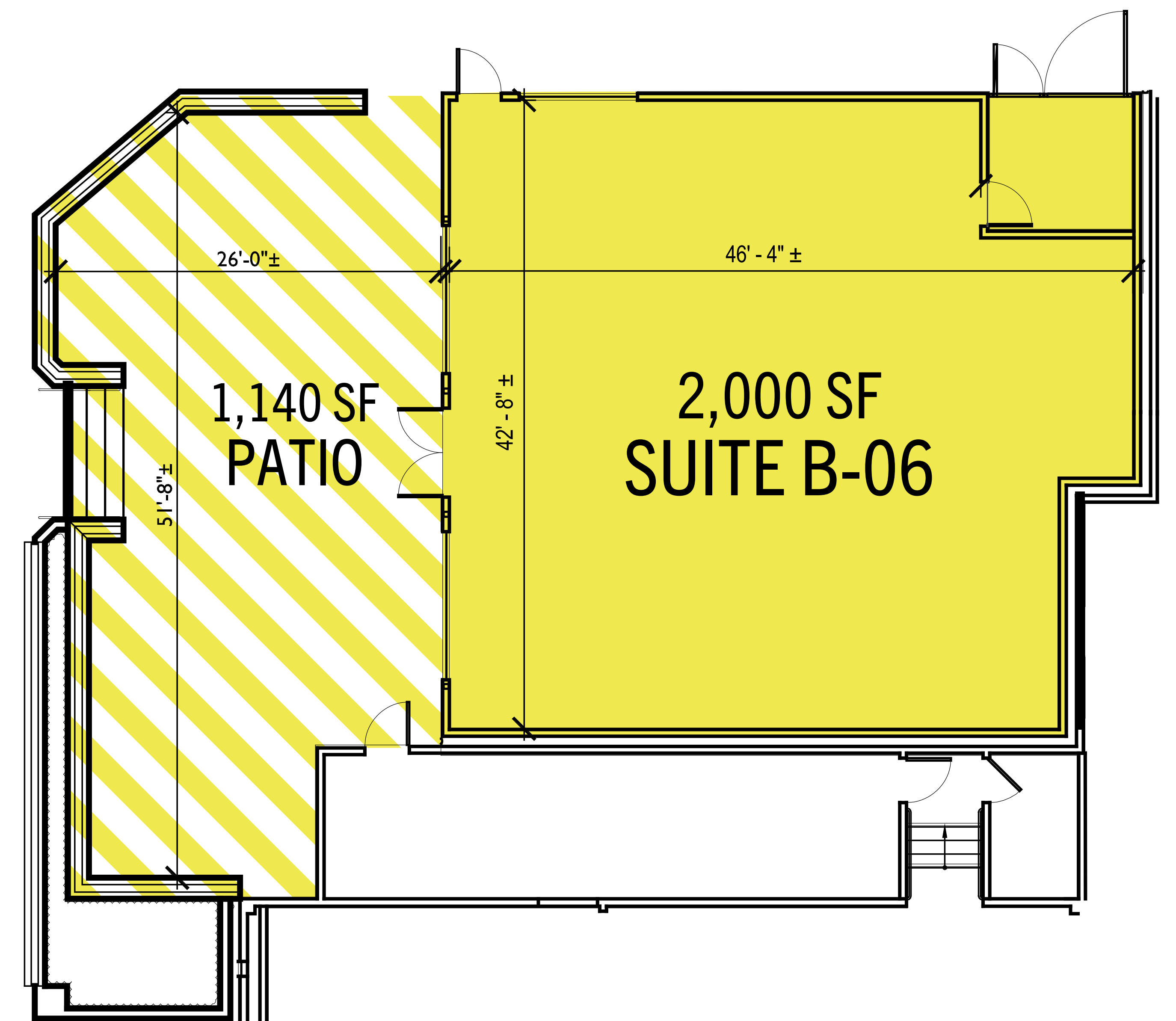
FOR LEASING INFORMATION, PLEASE CONTACT:  
Therese Cron 805-878-1684



- 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.



HOME

NEIGHBORHOOD

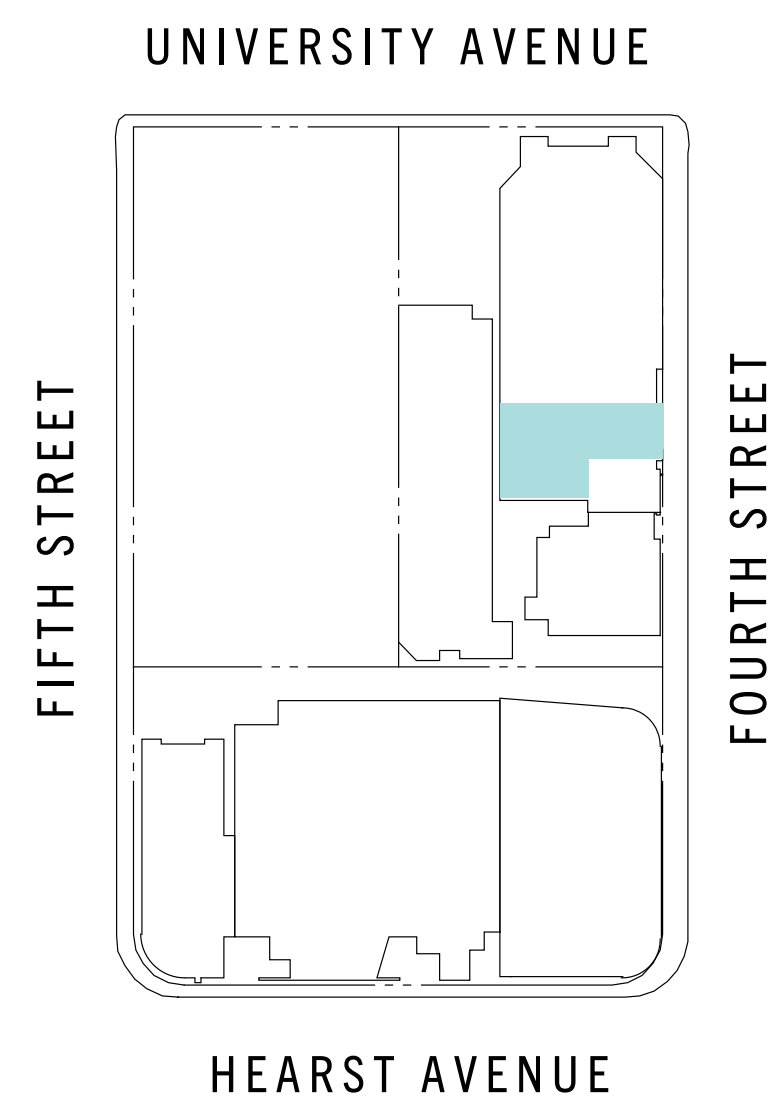
PROPERTY

SITE PLAN

# FLOOR PLANS

# FISH MARKET – RETAIL B

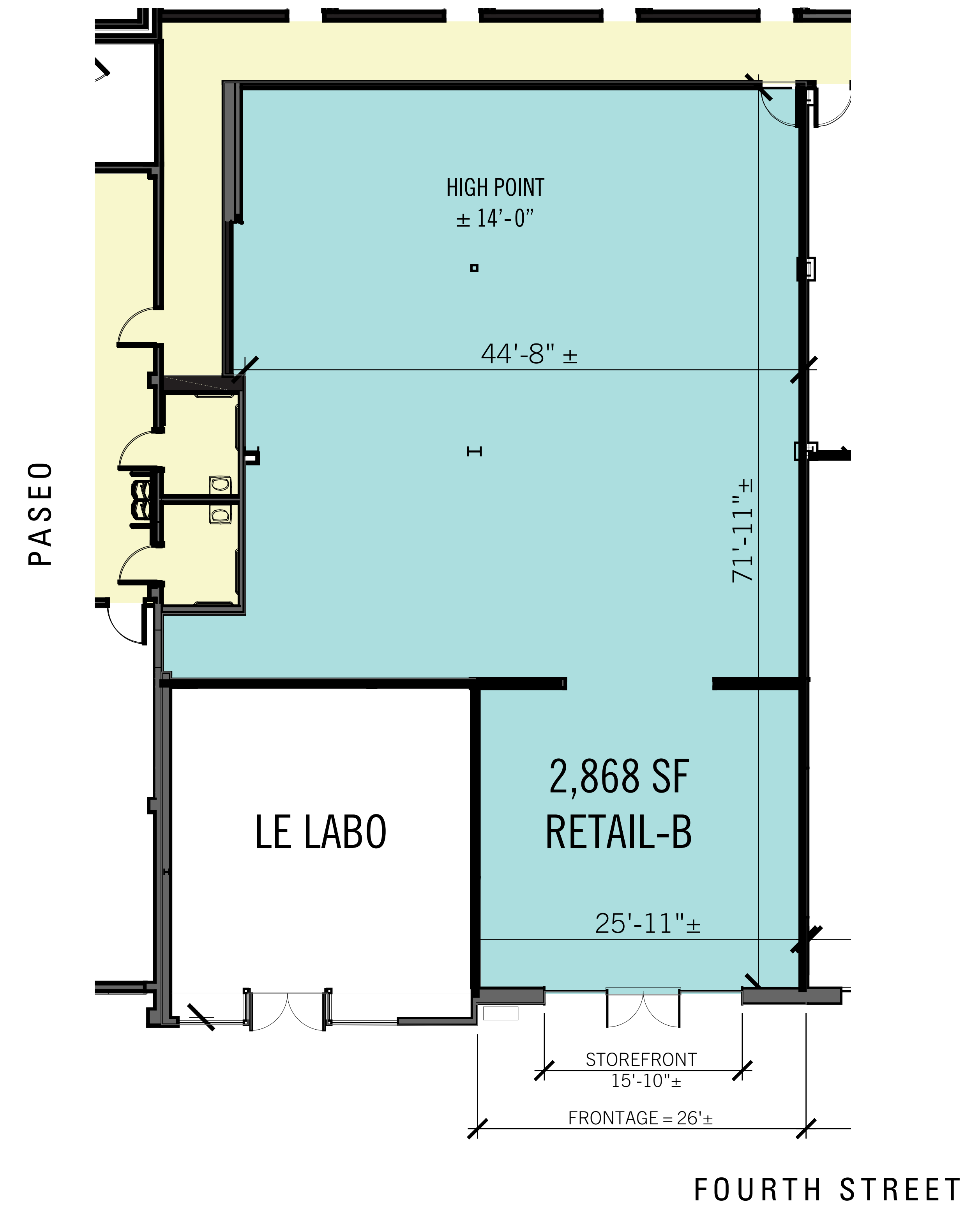
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- AVAILABLE NOW RETAIL
- COMMON AREAS

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

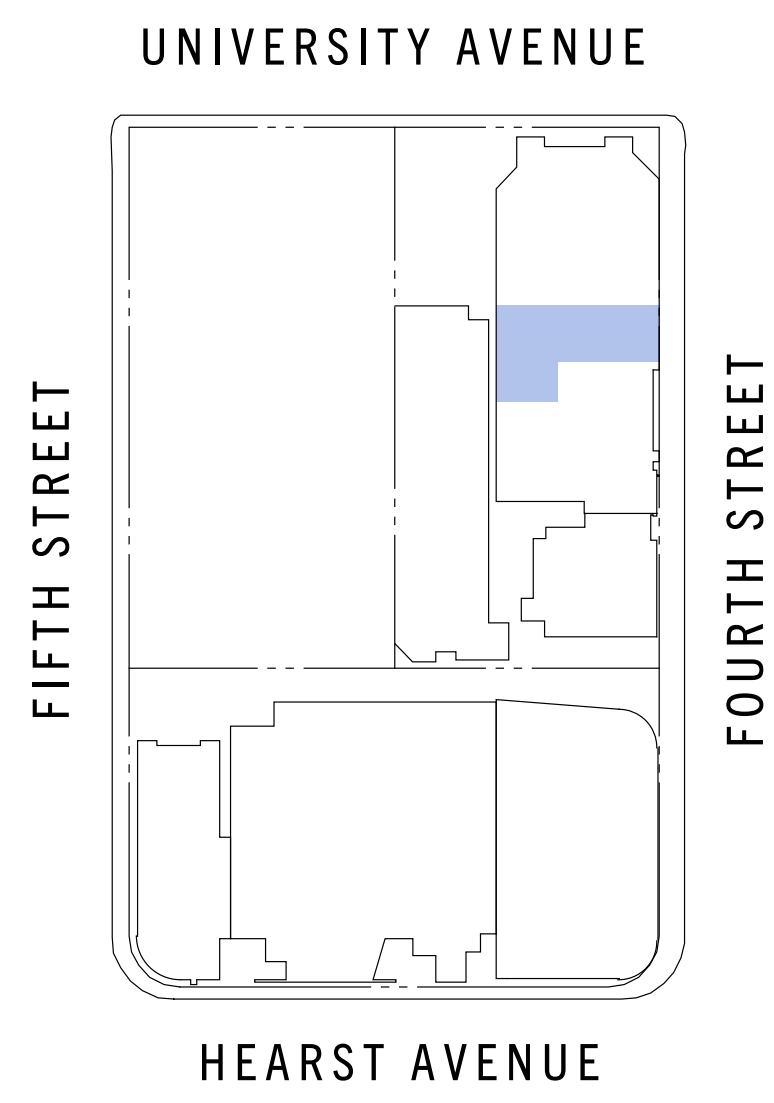
- Historic Fish Market Location
- Adjacent to Le Labo, Warby Parker, Marine Layer, Madewell and Lululemon
- Frontage 26'
- Storefront 15'-10"
- Ceiling Height 14'
- Adjacent Parking Lot
- Available Spring 2026



# FLOOR PLANS

# FISH MARKET – RETAIL D

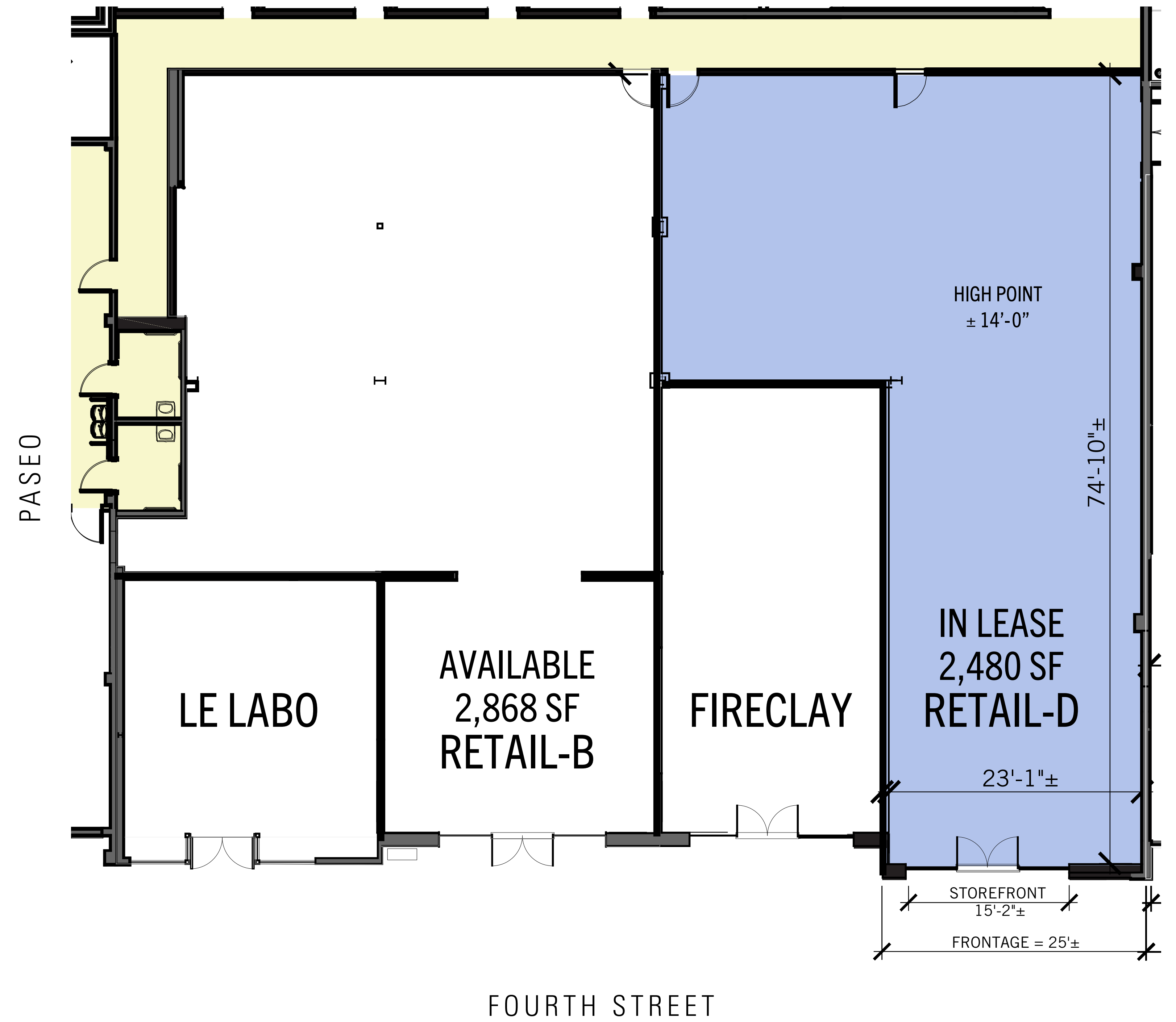
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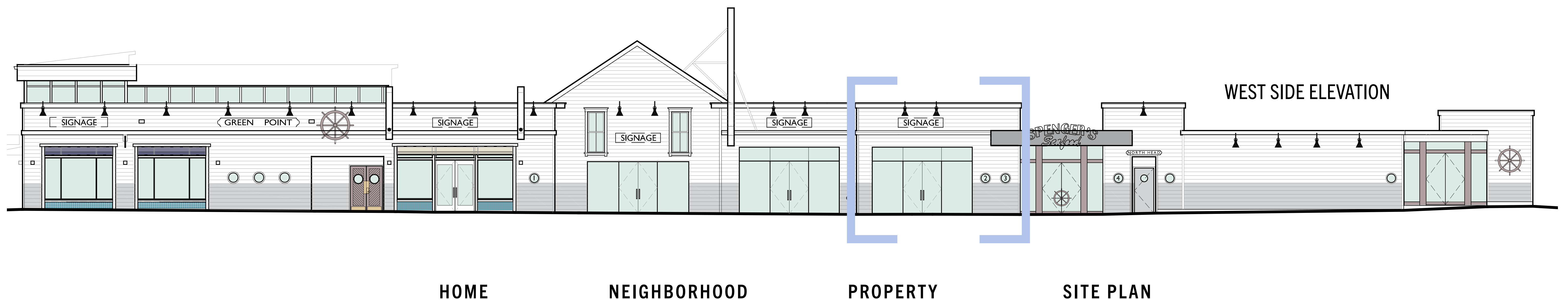
- IN LEASE
- COMMON AREAS

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 Warby Parker, Le Labo, Fireclay, Marine Layer & Lululemon
- Frontage 25'
- Storefront 15'-2"
- Ceiling Height 14'
- Adjacent Parking Lot
- Available Now



FOURTH STREET



HOME

NEIGHBORHOOD

PROPERTY

SITE PLAN



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 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.



HOME

NEIGHBORHOOD

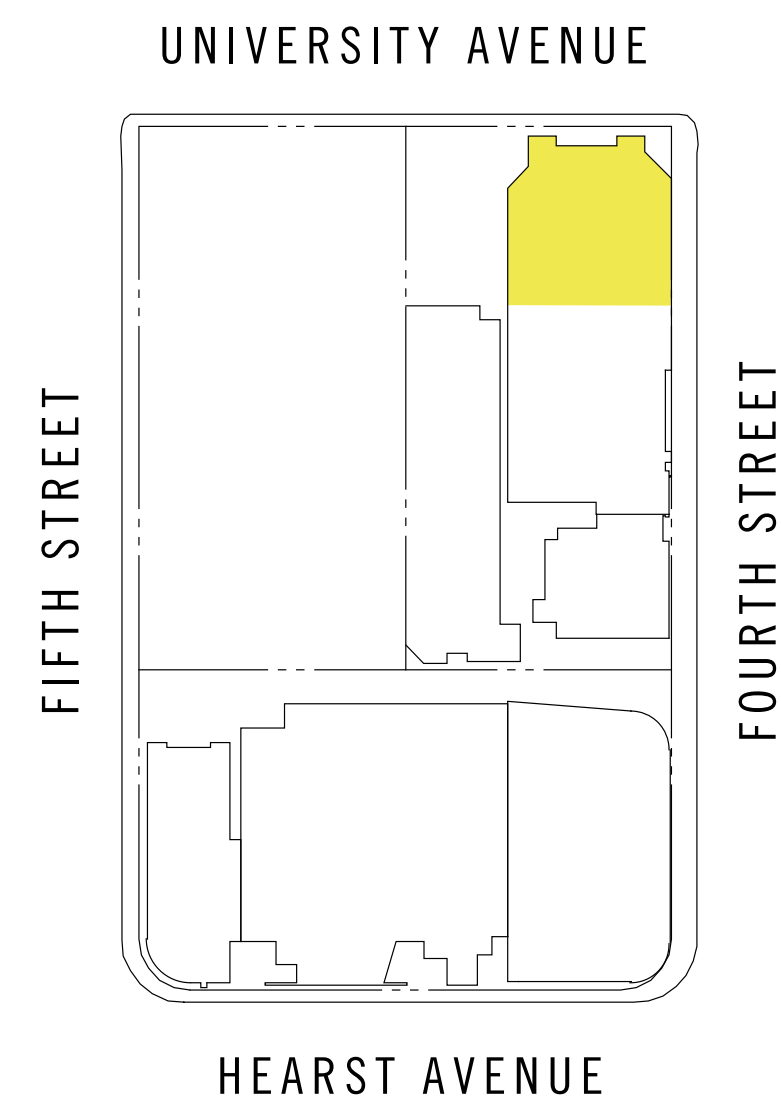
PROPERTY

SITE PLAN

# FLOOR PLANS

# RESTAURANT

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Therese Cron 805-878-1684



AVAILABLE NOW  
RESTAURANT & RETAIL

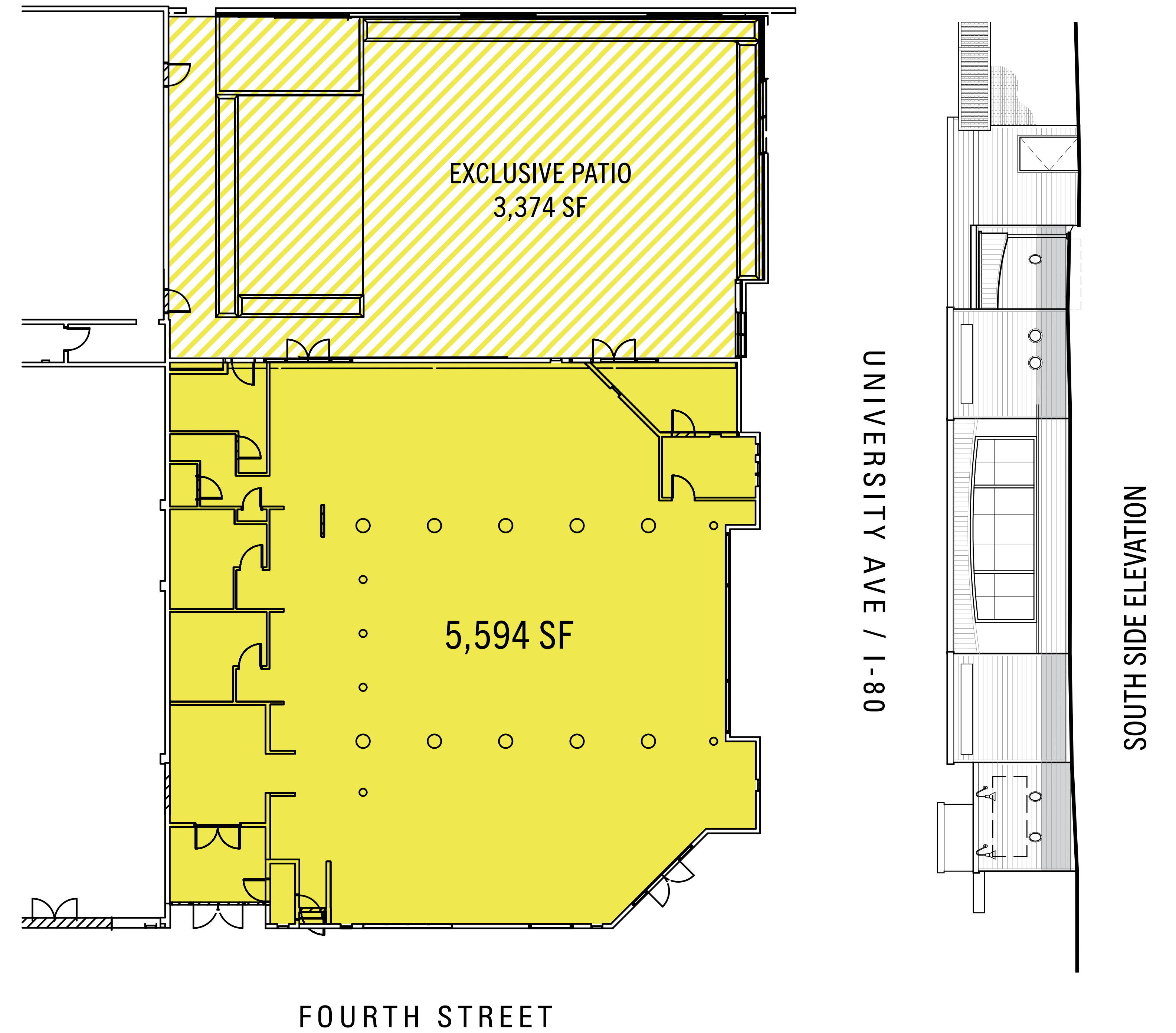
The Fourth Street development offers prime restaurant location within a nationally recognized and heavily sought-after shopping district featuring:

- Historic Fish Market Location
- Opportunity to use the marquee sign facing Fourth and University
- Access to exclusive patio
- In proximity to Warby Parker, Earthbar, 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

[LINK TO RENDERING PACKAGE](#)



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



HOME

NEIGHBORHOOD

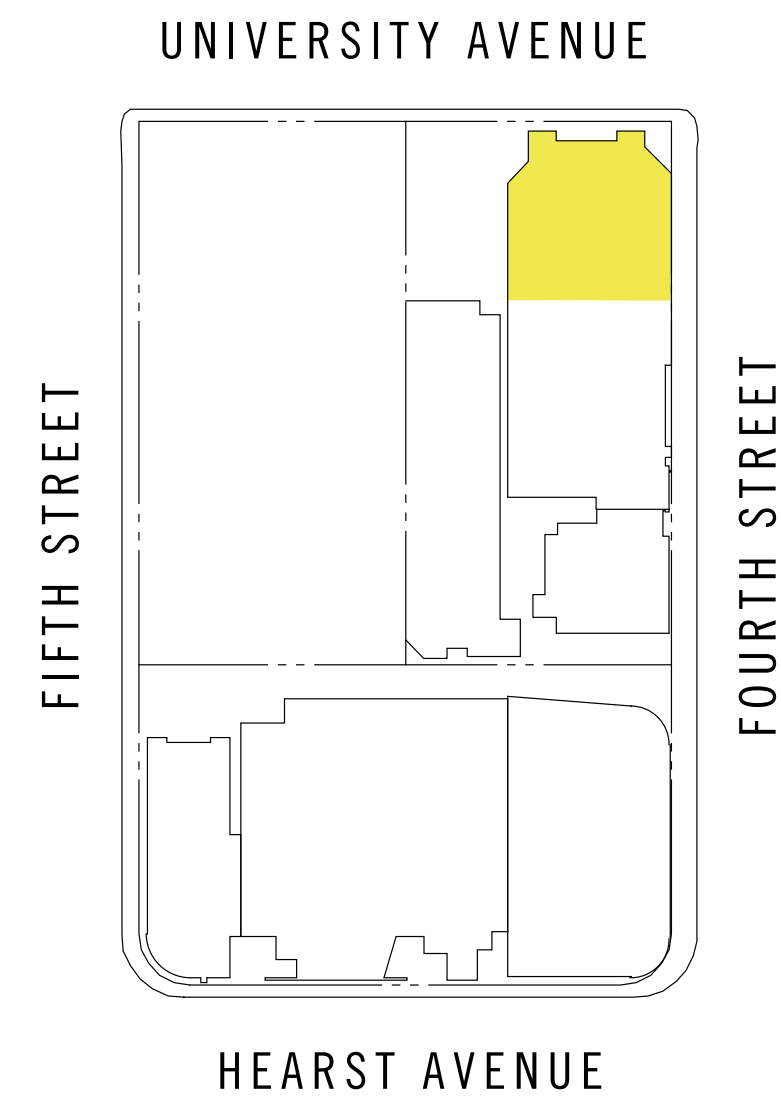
PROPERTY

SITE PLAN

# FLOOR PLANS

# RESTAURANT & RETAIL [DEMISED OPTION]

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**AVAILABLE NOW  
RESTAURANT & RETAIL**

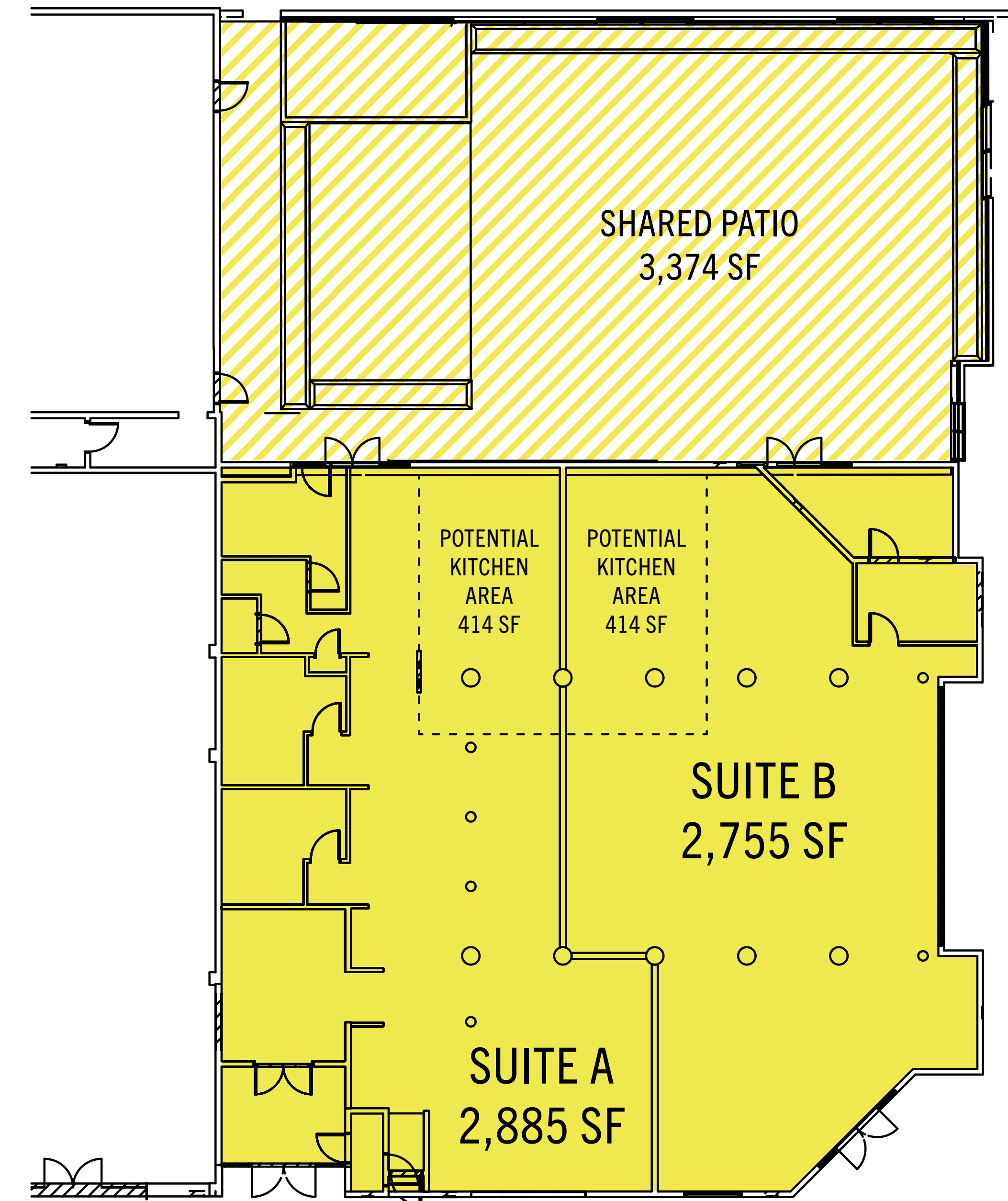
The Fourth Street development offers prime restaurant & retail location within a nationally recognized and heavily sought-after shopping district featuring:

- 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

[LINK TO RENDERING PACKAGE](#)



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UNIVERSITY AVE / 1-80

SOUTH SIDE ELEVATION

FOURTH STREET



WEST SIDE ELEVATION

HOME

NEIGHBORHOOD

PROPERTY

SITE PLAN



# ABOUT JAMESTOWN

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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 December 31, 2025, Jamestown manages \$14.1 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, and Groot Handelsgebouw in Rotterdam. For more information, visit <http://www.jamestownlp.com>.



**FOURTH STREET**  
BERKELEY

***FOR MORE INFORMATION, PLEASE CONTACT:***

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