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

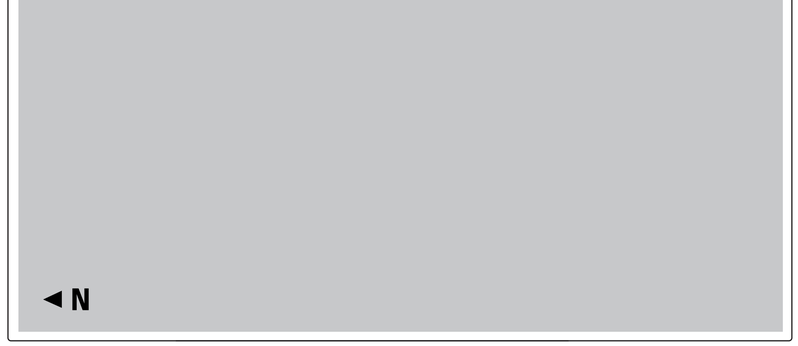
ESTABLISHED, FAMILY-FRIENDLY NEIGHBORHOOD AND HOME TO UC BERKELEY

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.

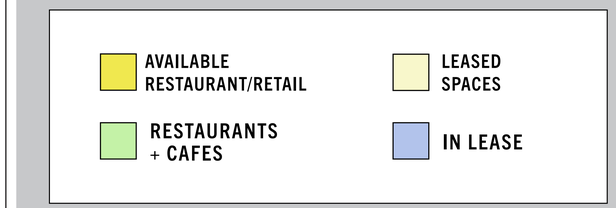
Population within a 5-mile radius:	Workplace population within a 3-mile radius:	Residents within a 3-mile radius:	College students within a 3-mile radius:
300K	106K	80K	+41K

STREET MAP

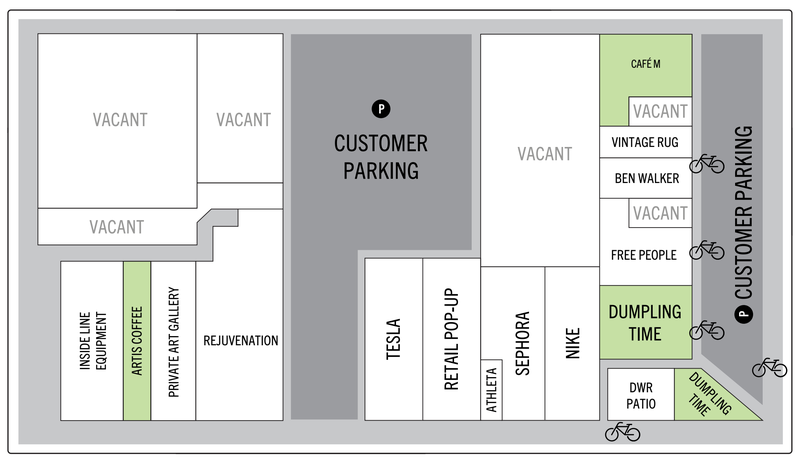
STREET MAP



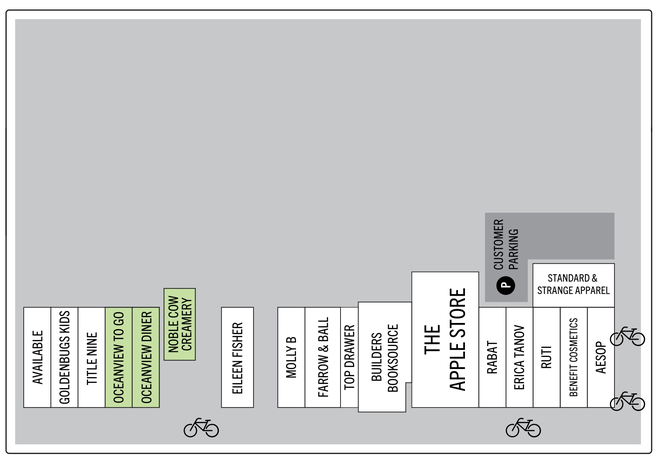
FIFTH STREET

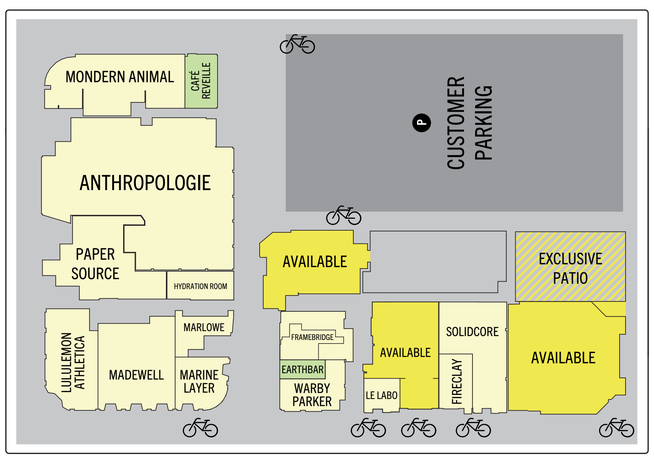


FIFTH STREET



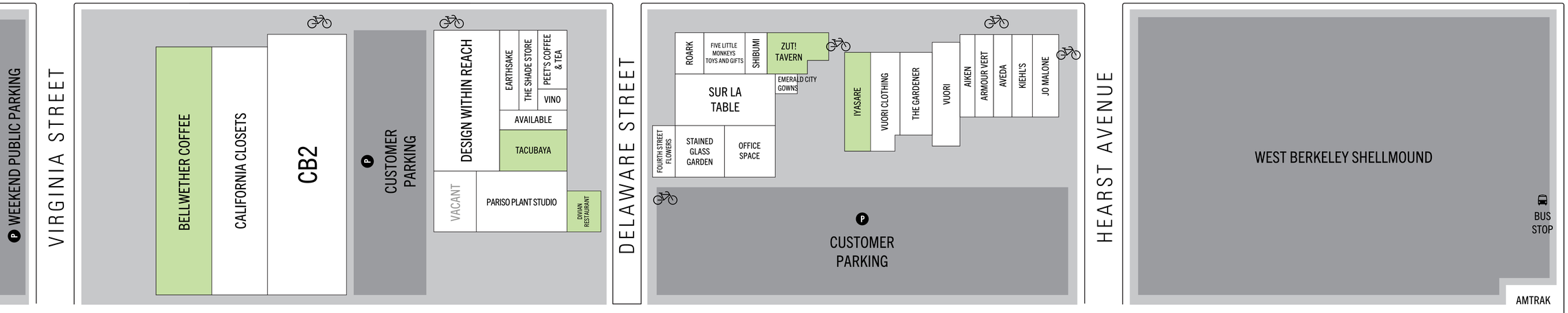
FOURTH STREET





FOURTH STREET





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

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



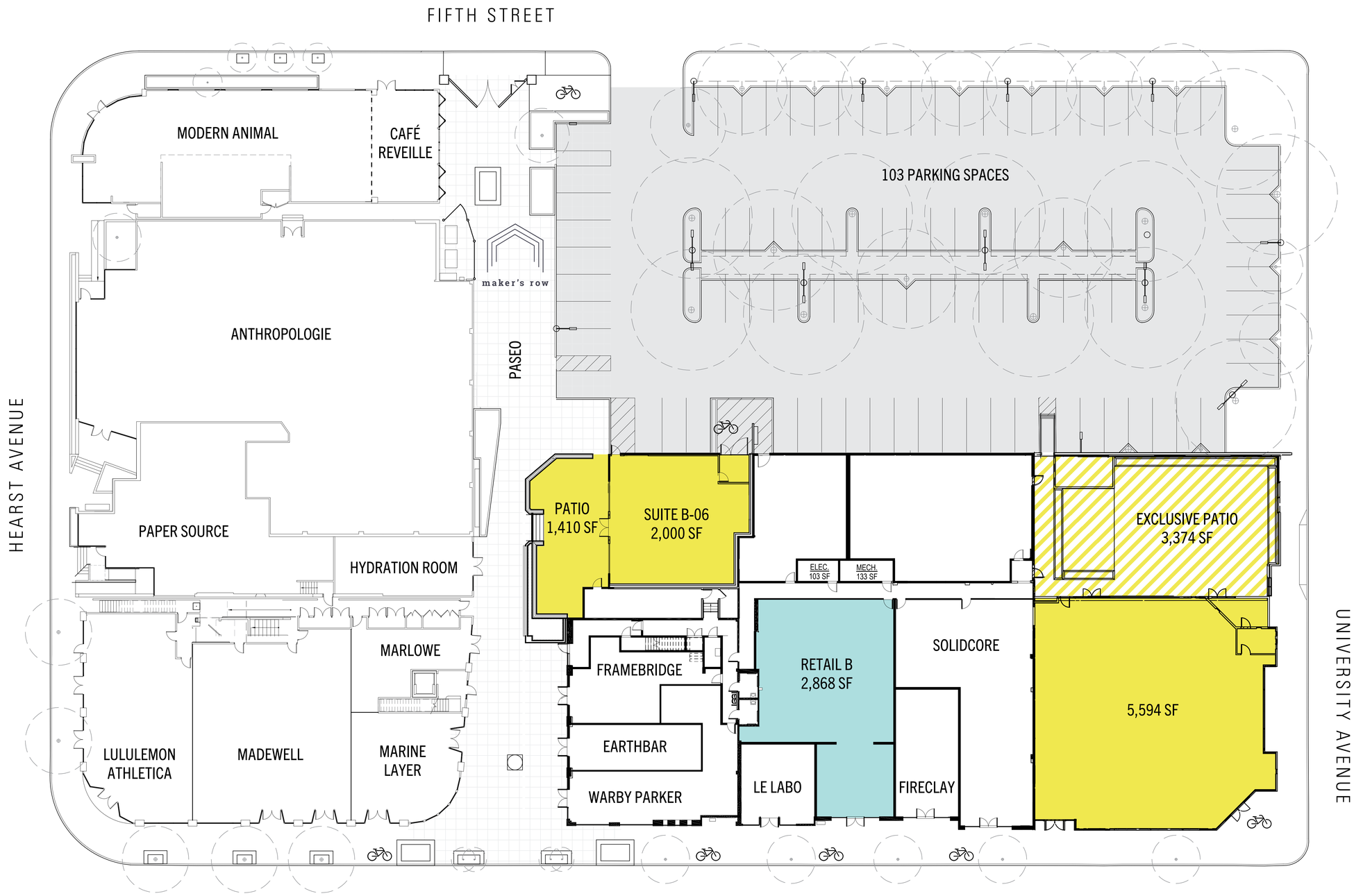
$121K

AVERAGE HHI

HOUSEHOLDS WITH CHILDREN:

26%

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

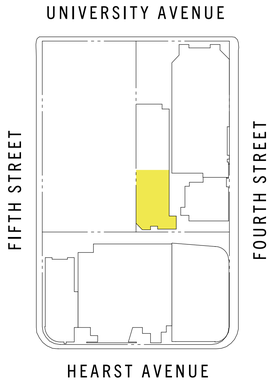
PARKING

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

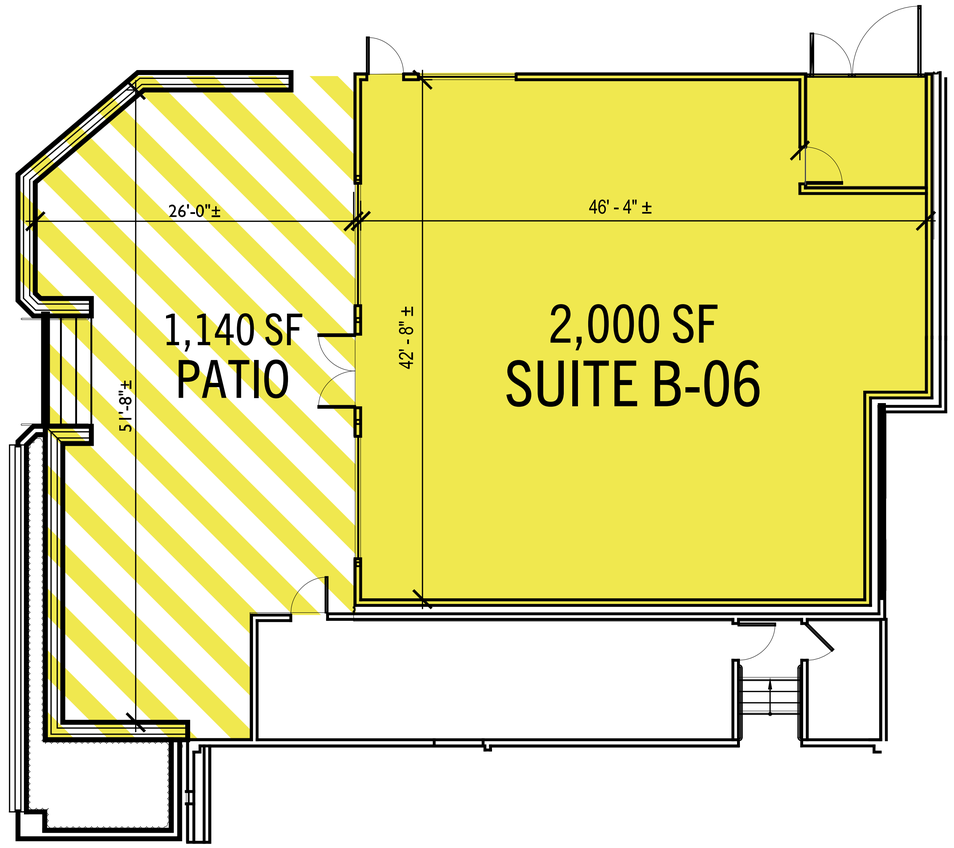
AVAILABLE NOW
PATIO

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.**





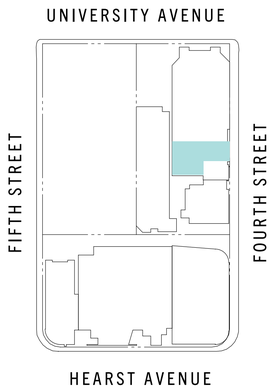


FLOOR PLANS

FISH MARKET – RETAIL B

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Therese Cron 805-878-1684

Jamestown



AVAILABLE NOW
RETAIL

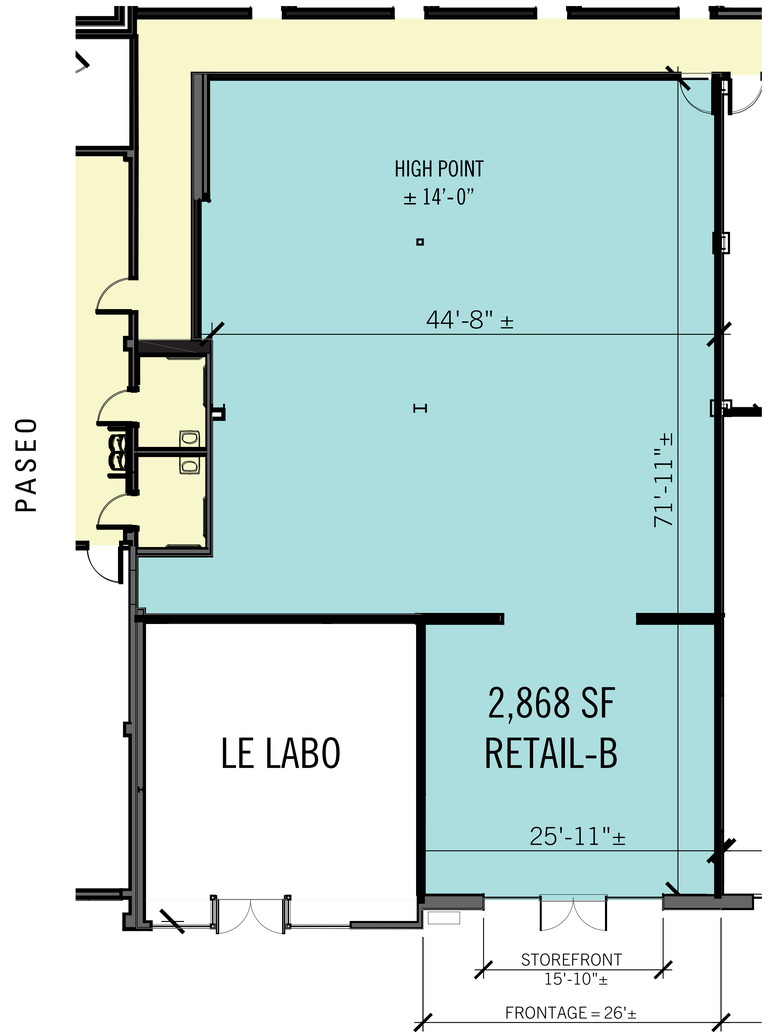
COMMON AREAS

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, Madewell 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.

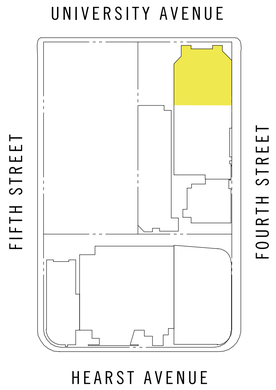


FLOOR PLANS

RESTAURANT

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

Jamestown



AVAILABLE NOW
RESTAURANT & RETAIL

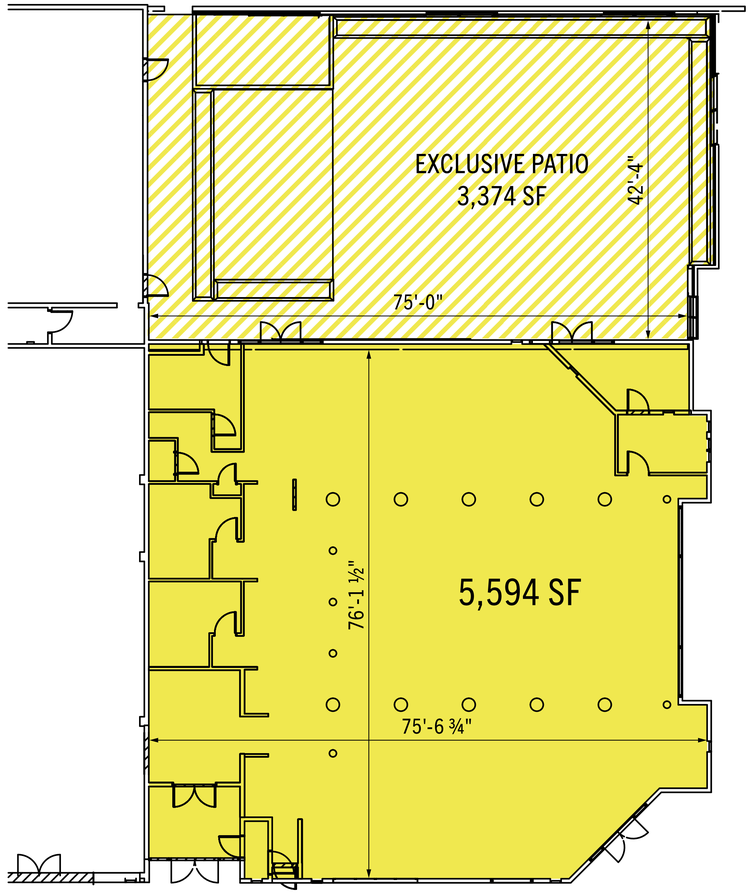
The Fourth Street development offers prime restaurant location within a nationally recognized and heavily sought-after shopping district featuring:

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

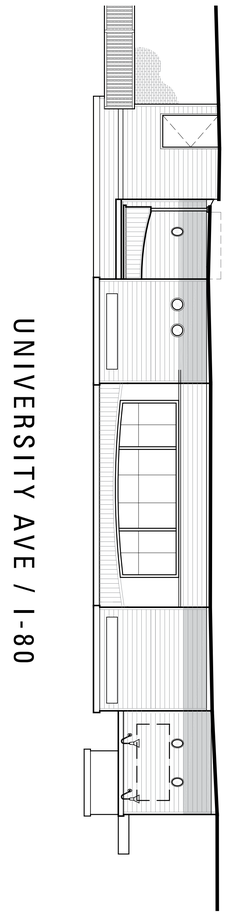
LINK TO RENDERING PACKAGE



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FOURTH STREET



SOUTH SIDE ELEVATION

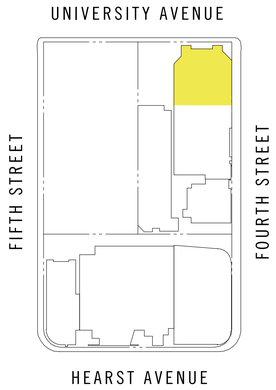


WEST SIDE ELEVATION

FLOOR PLANS

RESTAURANT & RETAIL [DEMISED OPTION]

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Jamestown



AVAILABLE NOW
RESTAURANT & RETAIL

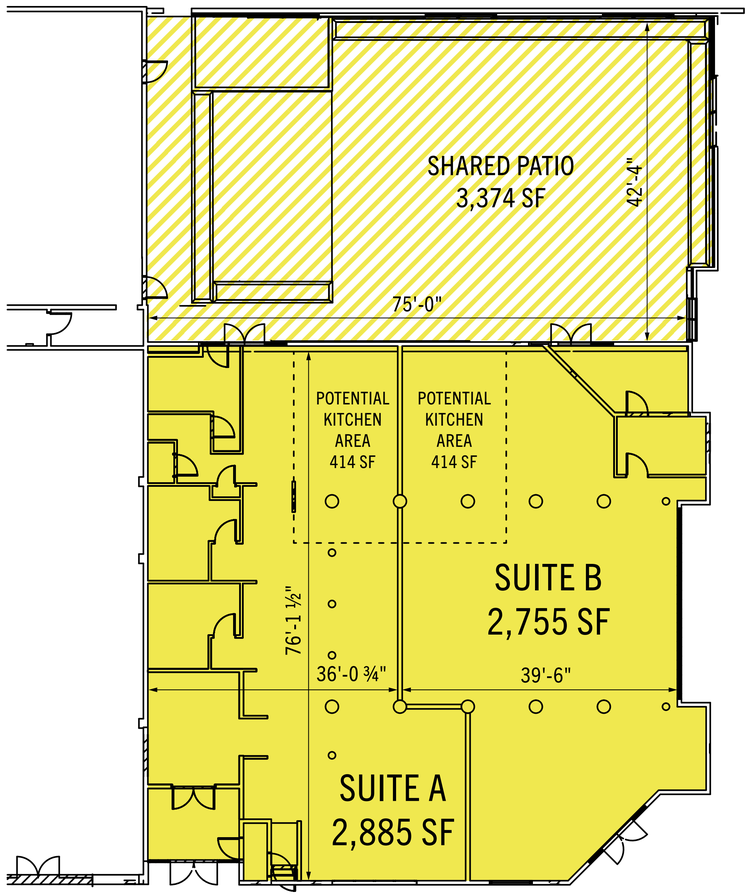
The Fourth Street development offers prime restaurant & retail location within a nationally recognized and heavily sought-after shopping district featuring:

- **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**

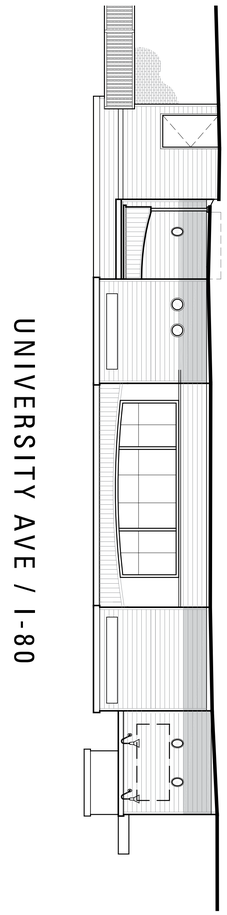




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FOURTH STREET



SOUTH SIDE ELEVATION

LINK TO RENDERING PACKAGE



WEST SIDE ELEVATION





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.

FOURTH STREET
BERKELEY

FOR MORE INFORMATION, PLEASE CONTACT:

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