

Ashby Plaza
High Traffic Retail Opportunity – With Onsite Parking



1065 Ashby Avenue
Retail Space for Lease

Size

+/- 7,486 rsf ground floor space
plus +/- 445 rsf bonus mezzanine space
at Ashby Plaza

Superb Retail Location

Join Orchard Supply Hardware (OSH),
Looking Glass Photo, and
Mancini's Sleepworld

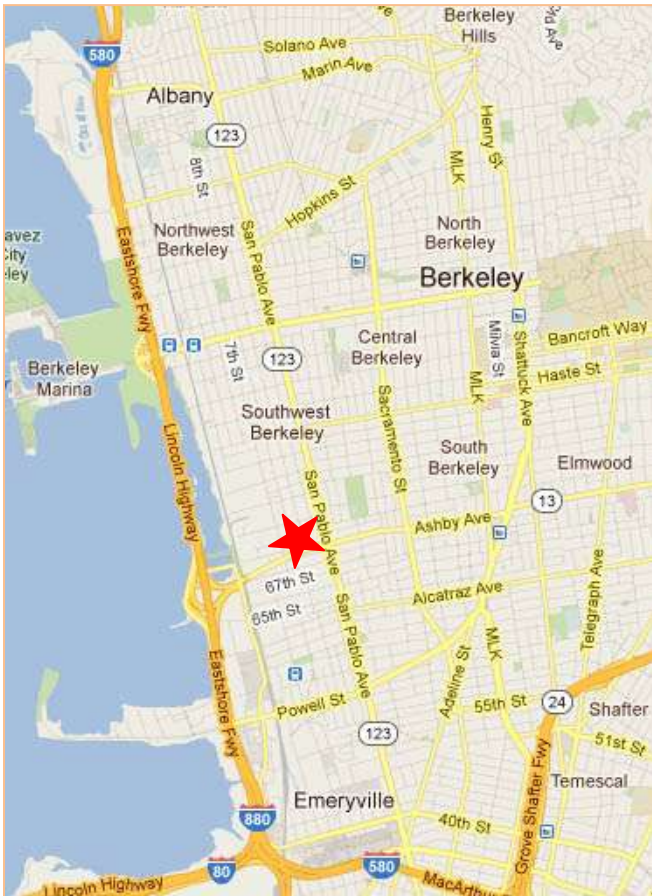
**For more information or to tour the site,
contact:**

Kevin Gordon
(510) 898-0513
kevin@gordoncommercial.com
License #: 01884390

Be a Part of Ashby Plaza
A Specialty Center Anchored by Orchard Supply Hardware (OSH)
and surrounded by stores catering to the home improvement and do-it-yourself market

Location Highlights

- On a major thoroughfare with high car counts
- Easy freeway access from I-80
- Average Annual Daily Traffic (AADT) count on I-80 at Ashby is 255,000
- Located between OSH & Mancini's Sleepworld - in the most heavily advertised block on the radio!
- Adjacent to Berkeley Bowl West Supermarket and Walgreen's
- Rare on-site parking
- Multiple signage opportunities including pylon sign



Property Highlights

- Large open retail space extending from Ashby Ave to the parking lot
- High ceilings with exposed support beams
- Window line on both sides
- Dock high loading
- +/- 10' wide rollup door
- Currently built out with:
 - +/- 55' of frontage onto Ashby Avenue
 - Office and mezzanine
 - Storage area
 - Double doors at front and back of space
 - 2 restrooms
 - 2 separate offices that front onto Ashby Avenue

Lease Rate: \$1.50 IG

GORDON COMMERCIAL REAL ESTATE SERVICES
 2091 Rose Street Berkeley, CA 94709 ~ www.gordoncommercial.com

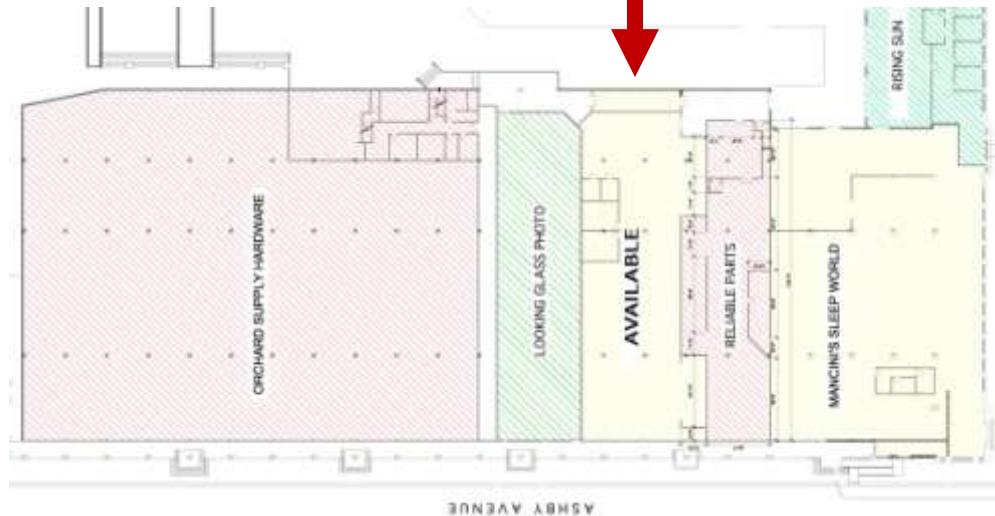
John Gordon
 (510) 704-1800
john@gordoncommercial.com
 License #: 00789365

Kevin Gordon
 (510) 898-0513
kevin@gordoncommercial.com
 License #: 01884390

Lori Rosenthal
 (510) 524-2344
lori@gordoncommercial.com
 License #: 01946676

Aerial View

**BERKELEY
BOWL WEST**



GORDON COMMERCIAL REAL ESTATE SERVICES

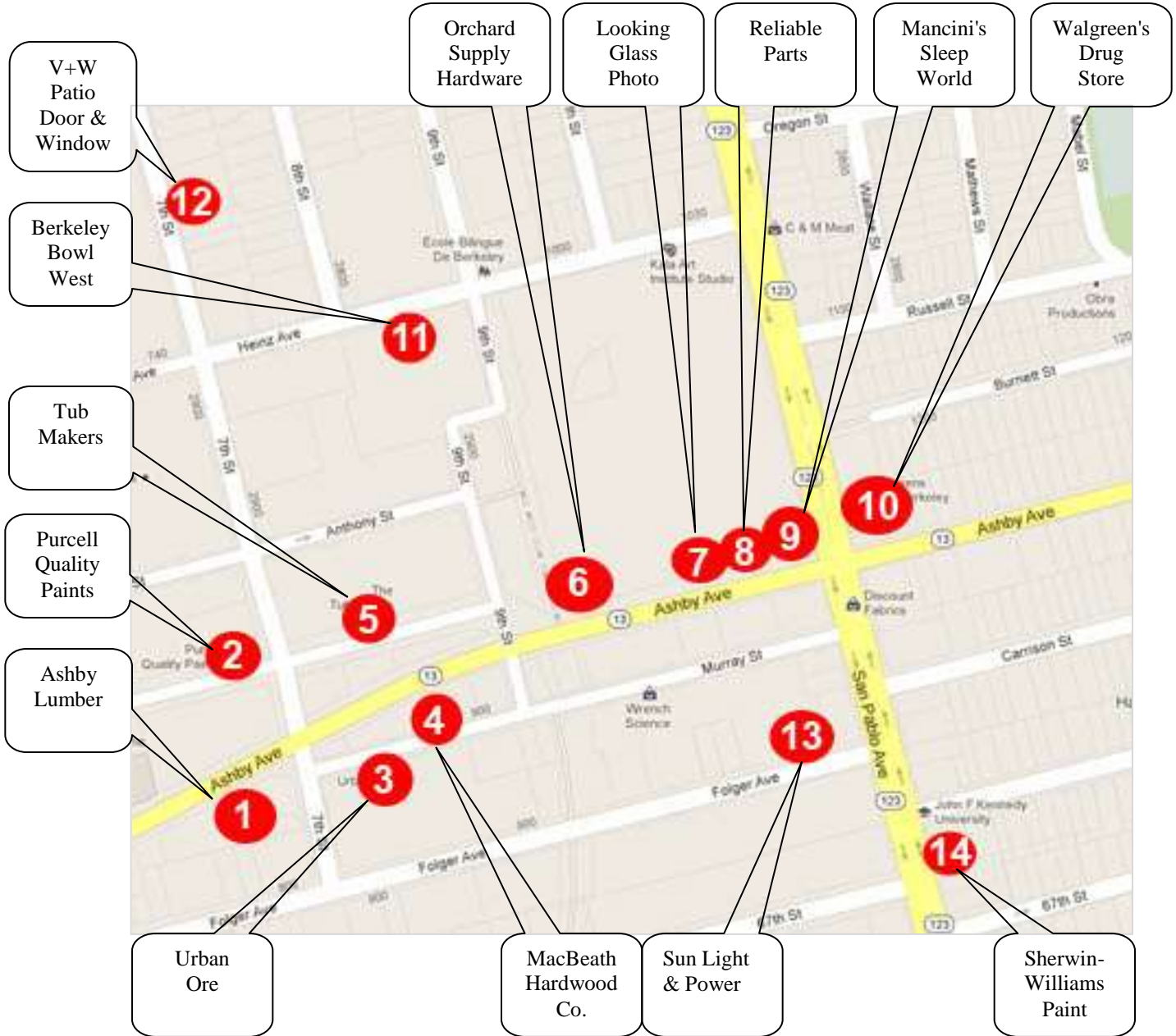
2091 Rose Street Berkeley, CA 94709 ~ www.gordoncommercial.com

John Gordon
(510) 704-1800
john@gordoncommercial.com
License #: 00789365

Kevin Gordon
(510) 898-0513
kevin@gordoncommercial.com
License #: 01884390

Lori Rosenthal
(510) 524-2344
lori@gordoncommercial.com
License #: 01946676

Nearby Traffic Generators Including Home Improvement and Do-It-Yourself Stores



GORDON COMMERCIAL REAL ESTATE SERVICES

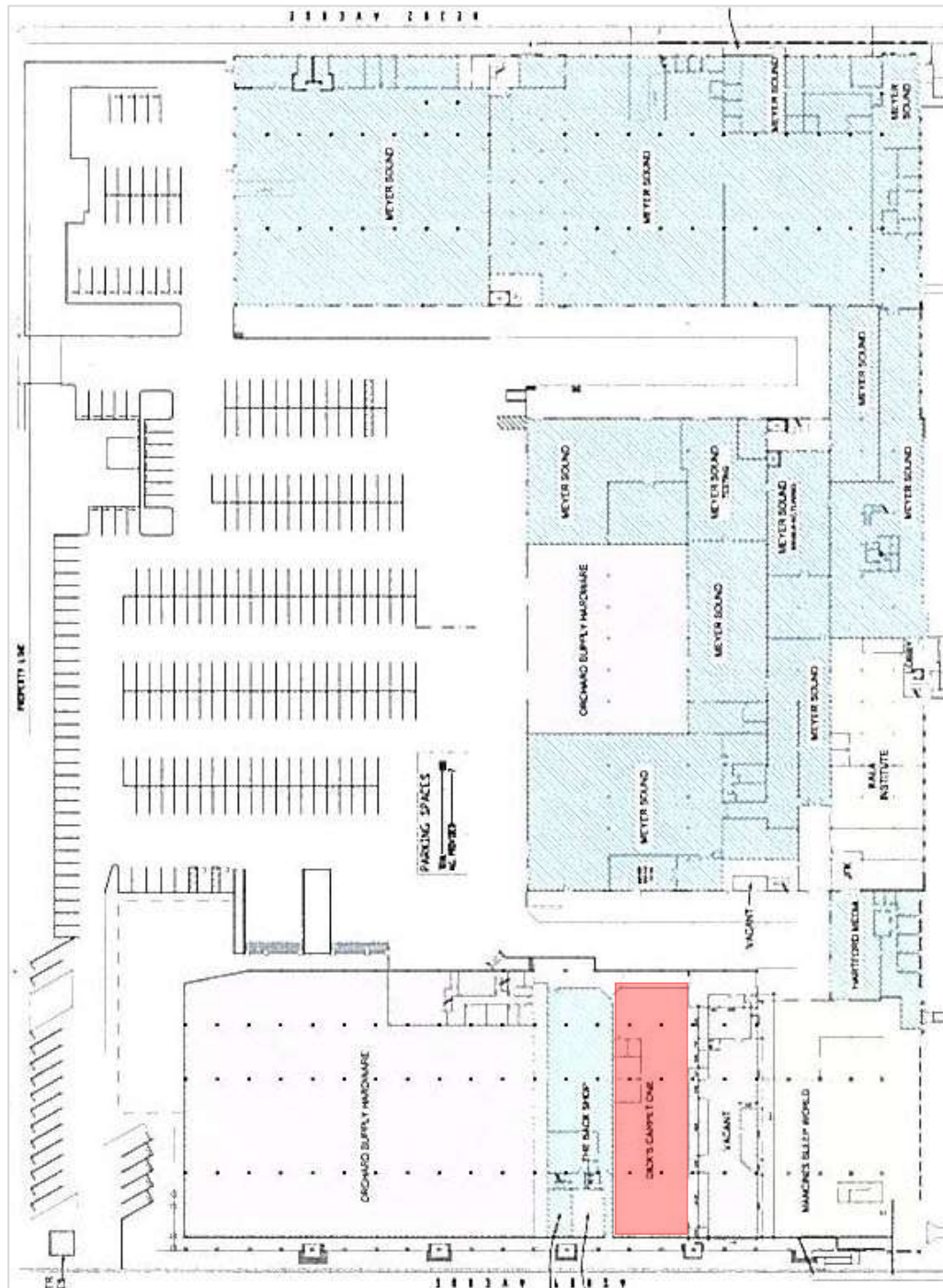
2091 Rose Street Berkeley, CA 94709 ~ www.gordoncommercial.com

John Gordon
 (510) 704-1800
john@gordoncommercial.com
 License #: 00789365

Kevin Gordon
 (510) 898-0513
kevin@gordoncommercial.com
 License #: 01884390

Lori Rosenthal
 (510) 524-2344
lori@gordoncommercial.com
 License #: 01946676

Berkeley Business Center Overview - see tenant profiles on next page



GORDON COMMERCIAL REAL ESTATE SERVICES

2091 Rose Street Berkeley, CA 94709 - www.gordoncommercial.com

John Gordon
 (510) 704-1800
john@gordoncommercial.com
 License #: 00789365

Kevin Gordon
 (510) 898-0513
kevin@gordoncommercial.com
 License #: 01884390

Lori Rosenthal
 (510) 524-2344
lori@gordoncommercial.com
 License #: 01946676



Berkeley Business Center Tenants

- **Orchard Supply Hardware - NEWLY RENOVATED!**
OSH is a highly successful hardware and garden retailer that sell goods that meet consumers' home improvement, garden, and outdoor living needs. They carry over 45,000 items in their modern, easy-to-shop in stores.
- **Looking Glass Photo**
Looking Glass Photo is a premier provider of equipment and services for the photography community, carrying top brands such as Nikon, Canon, Sony, Leica, Olympus, Fujifilm, GoPro and so many more. Part camera and photo supply store, part community and full service partner serving photographers of all levels.
- **Reliable Parts**
Reliable Parts is one of the largest and most respected appliance parts and BBQ parts distributors in North America. By far, the largest portion of their sales is wholesale to the dealers who stock and resell their products to consumers. A portion of the customer base is direct to retail, an example being, the do-it-yourself market.
- **Mancini's Sleepworld**
Mancini's Sleepworld is a high volume retailer offering mattresses, bedroom furniture, kids furniture, sofas and futons. They are very price competitive and have over 28 Northern California locations. in Northern California and guarantees the lowest prices!
- **Alternative Technologies**
Provides affordable office technology to the Bay Area's nonprofits and small business community. Services include IT support, cloud services, telephone systems and voice and data wiring.
- **JFK University**
A nonprofit, private university located in Pleasant Hill, California, with satellite campuses in Campbell, Berkeley, and Costa Mesa. JFK University has offices in Berkley Business Center.
- **Kala Institute**
Helps artists sustain their creative efforts over time through its Artist-in- Residence and Fellowship Programs, and to increase appreciation of this work through exhibitions, public programming and educational efforts.
- **Meyer Sound**
Manufactures self-powered loudspeakers, multichannel audio show control systems, electro-acoustic architecture, and audio analysis tools for the professional sound reinforcement, fixed installation, and sound recording industries. They have dozens of patents and have pioneered many audio technologies.
- **Rising Sun Energy**
A leading green workforce development and retrofit services non-profit organization..
- **The Latest Scoop**
Produces and distributes premium gelatos including artisan brands of super-premium gelatos and sorbets.

GORDON COMMERCIAL REAL ESTATE SERVICES

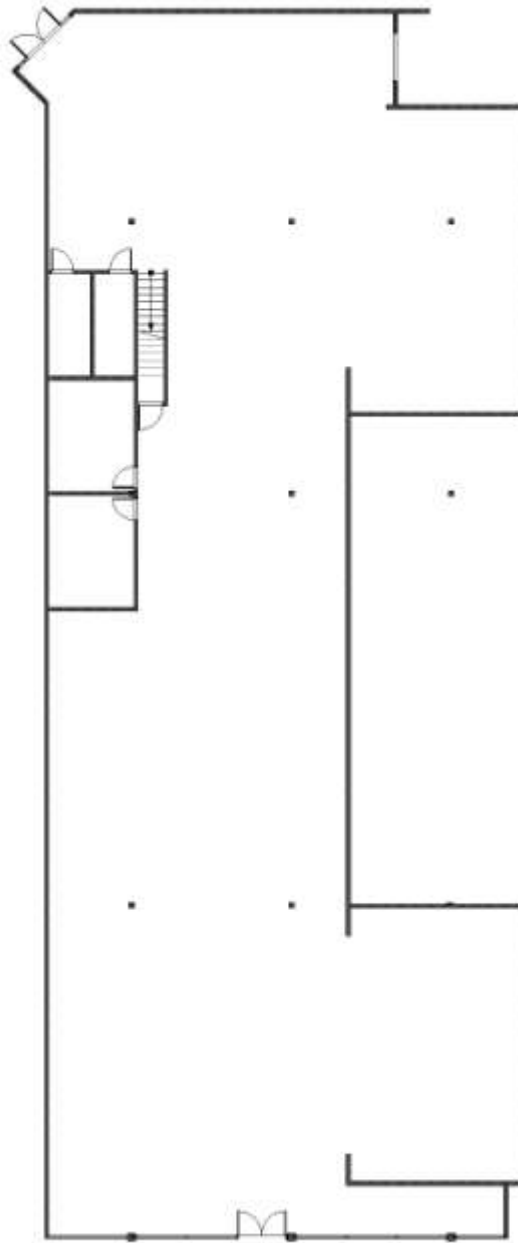
2091 Rose Street Berkeley, CA 94709 ~ www.gordoncommercial.com

John Gordon
(510) 704-1800
john@gordoncommercial.com
License #: 00789365

Kevin Gordon
(510) 898-0513
kevin@gordoncommercial.com
License #: 01884390

Lori Rosenthal
(510) 524-2344
lori@gordoncommercial.com
License #: 01946676

Floorplan



Ashby Avenue

GORDON COMMERCIAL REAL ESTATE SERVICES

2091 Rose Street Berkeley, CA 94709 ~ www.gordoncommercial.com

John Gordon
(510) 704-1800
john@gordoncommercial.com
License #: 00789365

Kevin Gordon
(510) 898-0513
kevin@gordoncommercial.com
License #: 01884390

Lori Rosenthal
(510) 524-2344
lori@gordoncommercial.com
License #: 01946676

Photos



Contact:

KEVIN GORDON
(510) 898-0513
kevin@gordoncommercial.com
License #: 01884390

GORDON COMMERCIAL REAL ESTATE SERVICES

2091 Rose Street Berkeley, CA 94709 ~ www.gordoncommercial.com

John Gordon
(510) 704-1800
john@gordoncommercial.com
License #: 00789365

Kevin Gordon
(510) 898-0513
kevin@gordoncommercial.com
License #: 01884390

Lori Rosenthal
(510) 524-2344
lori@gordoncommercial.com
License #: 01946676