

2447 SACRAMENTO STREET

Street Retail Remodeled with New Facade



NEWLY RENOVATED SPACE FOR LEASE

SIZE: ± 946 sq. ft.

LEASE RATE: \$2.75 psf/mo NNN

CONTACT:

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License # 01973113

VIBRANT EAST BAY LOCATION AT INTERSECTION OF DWIGHT WAY AND SACRAMENTO STREET. Next door to Mehak Indian Cuisine, close proximity to Mo'joe Cafe, across from Homemade Cafe and Breads of India.

PROPERTY HIGHLIGHTS

- Space will be newly renovated for the tenant
- New bathroom
- Approximately 12' ceilings
- Clerestory glass windows providing abundant natural light
- New building facade with fireclay tile, dark aluminum, charcoal painted brick, and Spanish red tile roof
- Access to rear yard area for storage of refuse
- Additional mezzanine area for storage

LOCATION HIGHLIGHTS

- Located on a bustling Berkeley street corner, at the intersection of Dwight Way and Sacramento Street. Significant foot traffic and AC transit bus stop
- Neighboring businesses include: Homemade Cafe, Breads of India, Mehak Indian Cuisine, Mo'joe Cafe, Mim Thai Cuisine, Alex Market, Berkeley Martial Arts and Classroom Matters
- Zoned C-SA (South Area Commercial)
- Many different potential uses – including retail, food and office



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PHOTOS

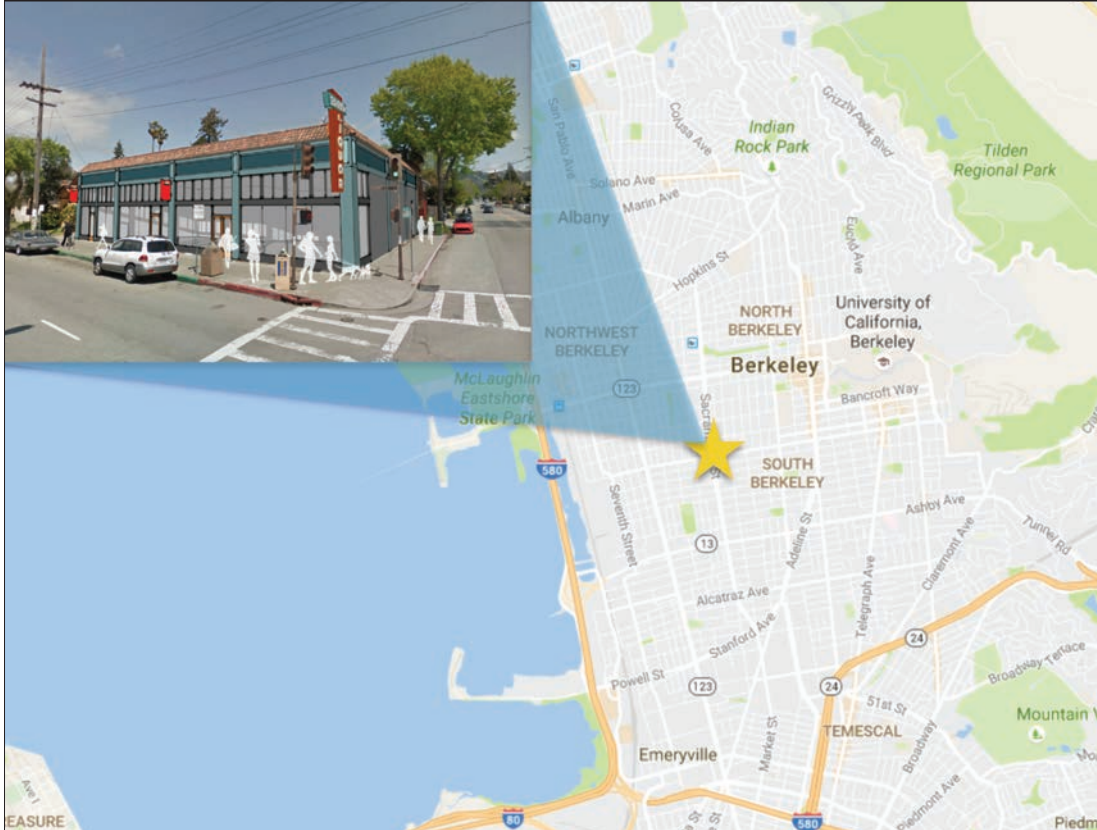


2447 SACRAMENTO AVENUE, BERKELEY, CA:

± 946 sq. ft. space

± 4,106 sq. ft. building size

LOCATION MAP



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.