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2956 COLLEGE AVENUE, BERKELEY

Elmwood Neighborhood Retail District

HIGH PROFILE CORNER RETAIL SPACE FOR LEASE

SIZE:
± 2,000 rsf

LEASE RATE:
$4.50 psf/month NNN

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AT THE INTERSECTION OF ASHBY AND COLLEGE AVENUE.
Highly visible corner space in the bustling boutique Elmwood District.

PROPERTY AND LOCATION HIGHLIGHTS

CLAREMONT ELMWOOD

- Open floor plan, high ceilings, clerestory windows, maximum frontage on 2 major Berkeley thoroughfares
- Join this coveted district with many longstanding well-established retailers. Co-tenants include: Goorin Bros Hat Shop, Papyrus, Labels Luxury Consignment, Wells Fargo Bank, The Dailey Method fitness, Focal Point Opticians, Urban Remedy, Espresso Roma, Tail of the Yak Gfit Shop, La Méditerranée, Casa de Chocolates, Mrs Dalloway's, Donato & Co, Lafoot Plus-A Sports-Wellness, Yama Kids Yoga, Ici Ice Cream, 14 Karat and Summer Kitchen Bakeshop
- Convenient to UC Berkeley, Alta Bates Hospital, Whole Foods Market, as well as the Rockridge neighborhood. Walk to Claremont Hotel & Spa and both Rialto Cinemas Elmwood and Julia Morgan Theatre
- Walker's paradise – within walking distance of many restaurants, cafés, boutiques, independent merchants and services
- Very high visibility on Ashby Avenue (CA State Route 13) which is a busy corridor from Hwy 580/24 in Oakland to Hwy 80/580 in Berkeley
- High income neighborhood with longtime residence

WALK SCORE	96
BIKE SCORE	95

(walkscore.com)

CENA
CLAREMONT ELMWOOD
NEIGHBORHOOD ASSOCIATION

The Elmwood Shopping District is a compact, 3-block commercial district located on College Avenue in Berkeley. Just a few blocks south of UC Berkeley, this architecturally-rich neighborhood is very walkable and highly utilized mornings, afternoons and evenings. It lies near the Oakland border and the neighboring Rockridge Shopping District. At this corner of College and Ashby, you will find a special shopping experience featuring fine gourmet food, outdoor cafes and shops featuring unique clothing, jewelry, gift items and quality personal services from local merchants. A historic movie house and the Claremont Elmwood Neighborhood Association (CENA) support merchants with marketing and efforts to continuously improve the quality of life in this district.

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LOCATION MAP

The Elmwood's surrounding neighborhood is diverse and densely populated, with high income and education levels. With average HH income within 1 mile $74,233 and within 3 miles $81,621, the Elmwood serves a more affluent clientele while also attracting UC Berkeley students and local shoppers.

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STATISTICS – 2956 COLLEGE AVENUE

DEMOGRAPHICS	1 MILE	3 MILES
Total Population	49,341	231,694
Total Households	18,284	99,961
Average Age	33.3	38.2
Median Household Income	74,233	81,621
Daytime Employees	22,953	160,705
Population Growth 2017-2022	+ 7.19%	+ 7.53%
Household Growth 2017-2022	+ 7.22%	+ 7.39%

PUBLIC TRANSPORTATION	DRIVE	DISTANCE	DISTANCE
Rockridge BART Station (Pittsburg/Bay Point - SF)	4 min	18 min	.9 mile
Ashby BART Station (Fremont - Richmond, Richmond - SF)	5 min	19 min	1.0 mile

Source: CoStar

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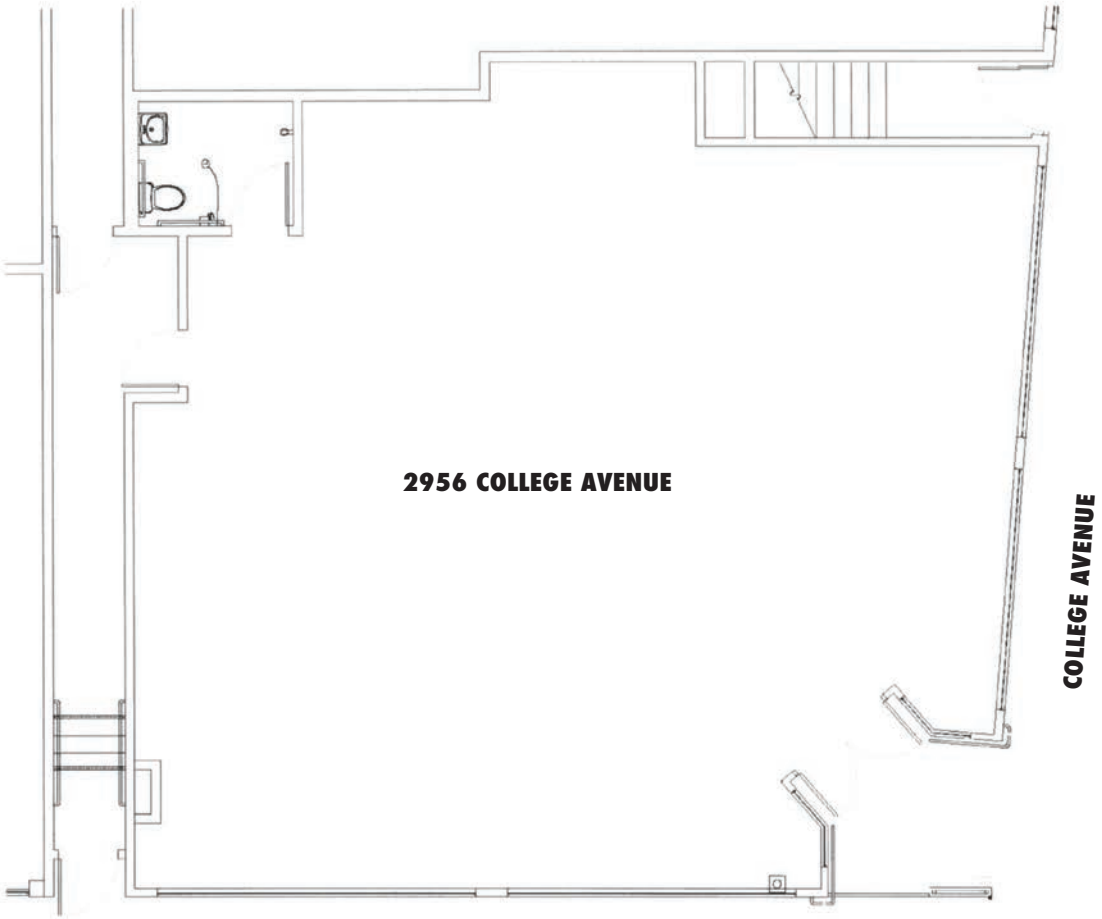
FLOOR PLAN

Not to scale, for reference purposes only



THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

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EXTERIOR ELEVATIONS

COLLEGE AVENUE VIEW

ASHBY AVENUE VIEW

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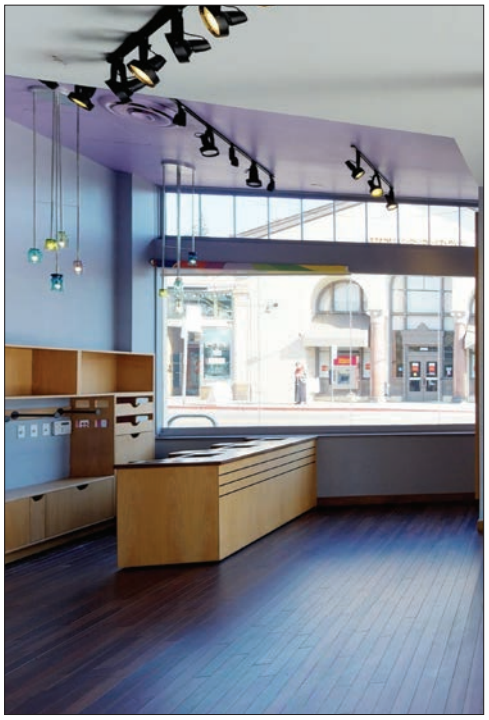
PHOTO TOUR



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NEIGHBORHOOD

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.

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