

**AVAILABLE FOR LEASE :: 1652 UNIVERSITY AVENUE, BERKELEY, CA**

PROMINENT CORNER RETAIL / SERVICE COMMERCIAL / VISIBILITY NEAR DOWNTOWN

**UNDER RENOVATION**



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CENTRALLY LOCATED IN HIGH-TRAFFIC AREA. GROUND FLOOR CORNER SPACE LOCATED NEAR DOWNTOWN BERKELEY.

## SIZE

± 3,100 rsf

## LEASE RATE

Contact Broker

## FEATURES

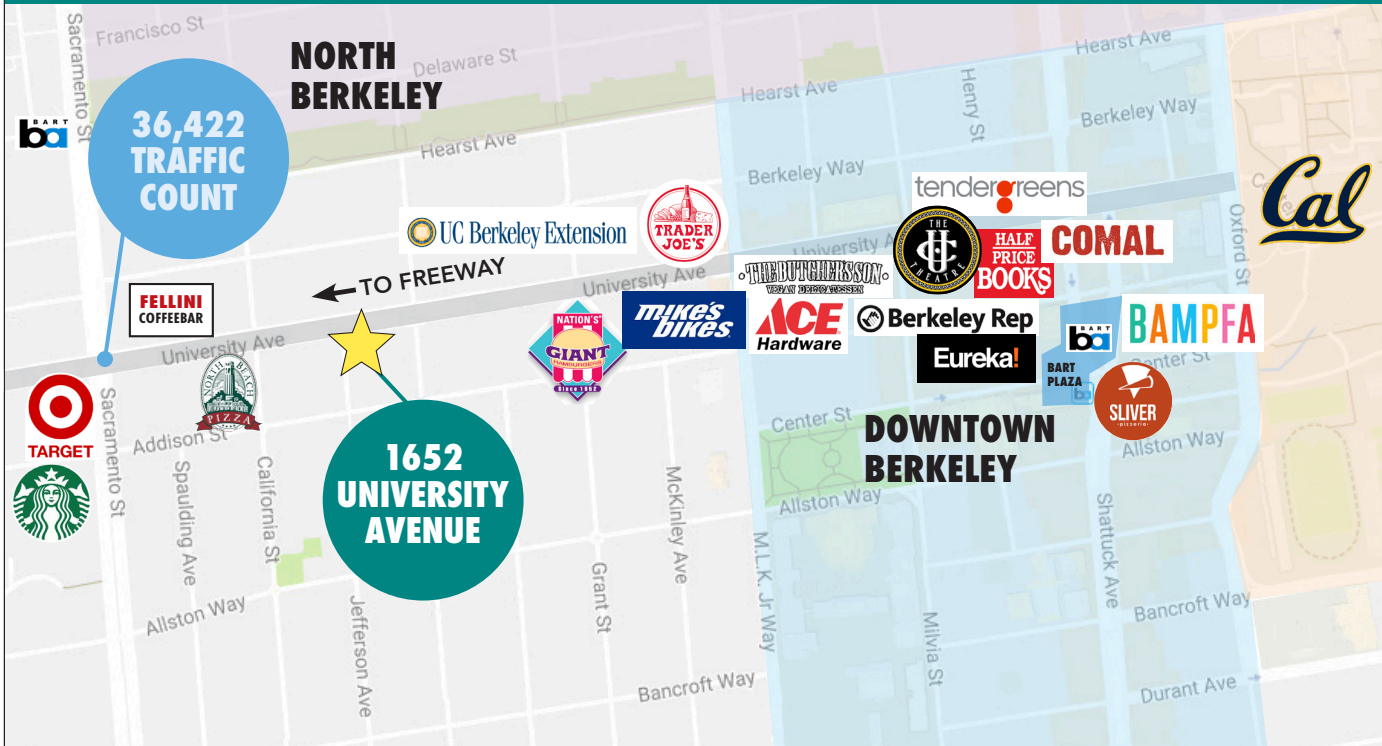
- Currently under renovation – building originally renovated in 2000
- Situated on busy thoroughfare with high-level visibility
- Large open space filled with natural light from beautiful window frontage
- 2 restrooms, HVAC and high-capacity power (200 AMP 3-phase)
- Drop ceiling with potential to open up for higher ceiling
- Off-street parking spaces in rear adjacent lot



- Metered parking in front, and convenient street parking
- Zoned C-C (Corridor Commercial District)





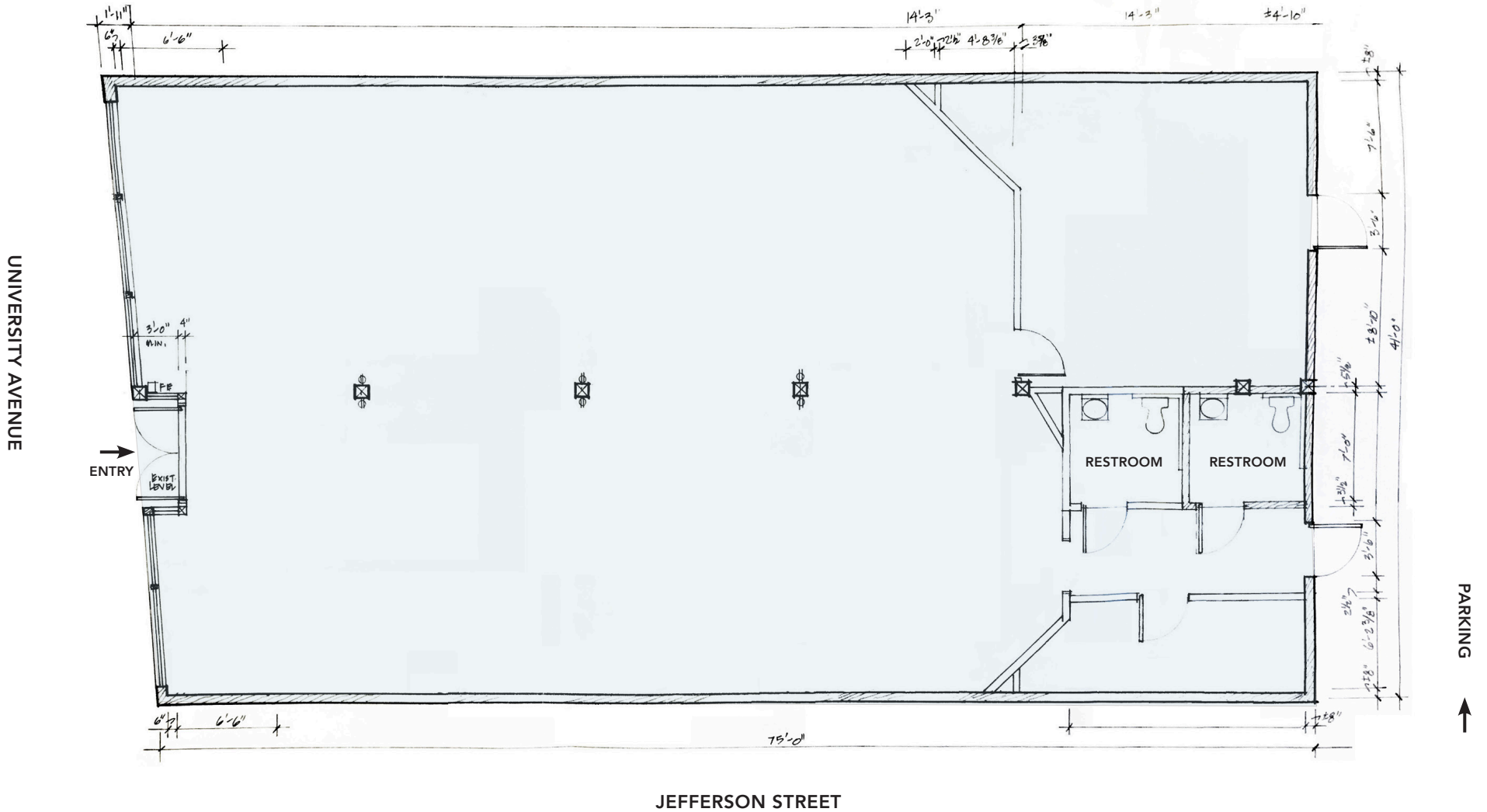


- Walkable business district, lined on both sides with independent merchants, shops and cafés
- Surrounded by many new mixed-use housing developments
- 2 blocks to Trader Joe's
- Short walk to Nation's Giant Hamburgers, The Butcher's Son, and Downtown Berkeley cultural and culinary destinations
- Near many Berkeley restaurants topping the "best of" lists nationwide
- .7 mile to North Berkeley BART and .6 mile to Downtown Berkeley BART, and .7 mile to UC Berkeley campus
- Amidst an excellent public transportation network with AC Transit, BART and Bikeshare
- University Avenue is a main thoroughfare running from I-80 and Fourth Street shopping through Central and Downtown Berkeley to UC Berkeley campus
- Walking distance to over 119,000 live theatre, music, and sports venue seats
- Easy freeway access



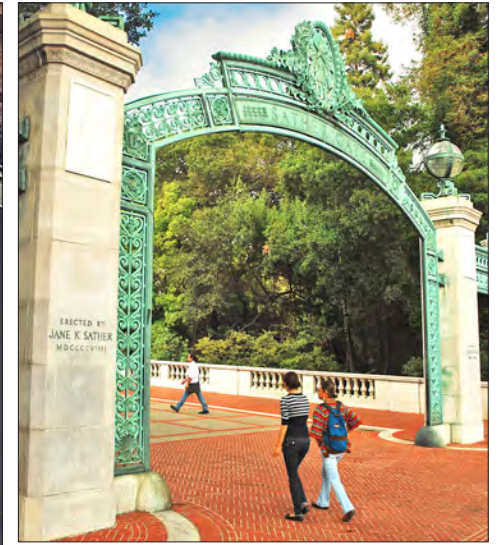
DEMOGRAPHICS	1 MILE	3 MILE
Population	56,352	213,510
Households	25,191	90,077
Average Age	35	38
Average HH Income	\$87,744	\$120,156
Daytime Employees	24,867	142,646

Source: CoStar/Loopnet



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.





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.