

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1962 UNIVERSITY AVENUE, UNIT 1

Second Floor Office Suite



SMALL OFFICE SUITE FOR LEASE IN DOWNTOWN BERKELEY

SIZE:

± 487 rsf

LEASE RATE:

\$3.75 psf/month IG

CONTACT:

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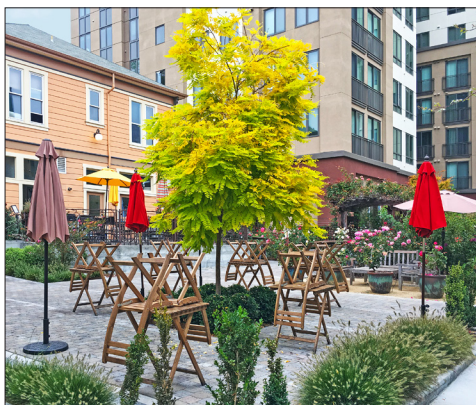
CENTRAL LOCATION. Well-suited for non-profit organizations and other small office user. Close to all Downtown Berkeley cultural and culinary amenities.

PROPERTY FEATURES

- Second floor office space with two private offices, storage and restroom
- Victorian charm with nice afternoon natural light
- Upstairs from beautiful courtyard with lovely rose garden
- Bike parking out front; short walk to BART
- Parklet in front of building, along University Avenue
- Above Garden Variety, Chocolaterie, pizza restaurant, and The Butcher's Son with patio seating

LOCATION HIGHLIGHTS

- Highly visible location on University Avenue
- Across street from UC Berkeley Extension
- Quick walk to UC Berkeley campus
- Less than 1 block to Trader Joe's
- 1 block from the Berkeley Downtown Arts District
- 2 blocks to Shattuck Avenue
- Monthly car parking nearby



OVERVIEW OF DOWNTOWN BERKELEY



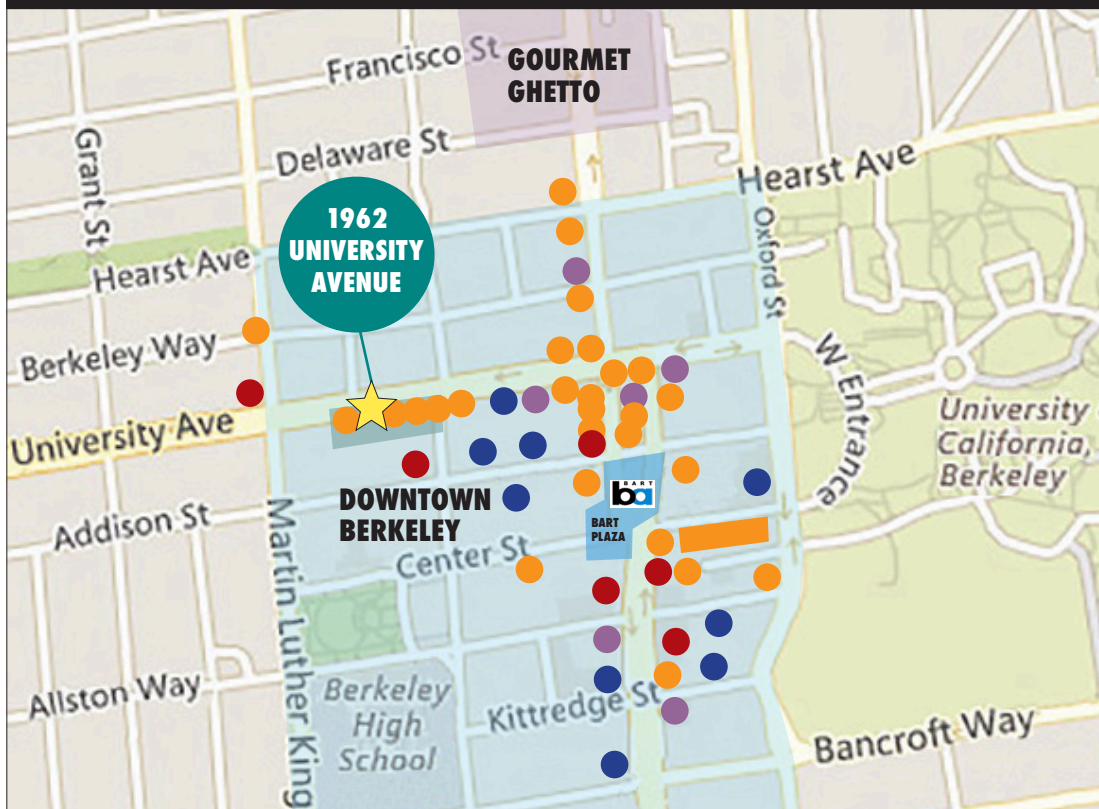
THE CITY OF BERKELEY is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown. Almost a third of their households have annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees. Downtown Berkeley has one of the most heavily-used BART stations in the area. Conveniently a major hub of public transportation – with AC Transit multi-county bus lines, free valet bike parking and bike rental available at the nearby Bike Station.

- High-foot traffic every day. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- Downtown Berkeley BART station has \pm 27,000 daily ridership entries and exits
- Berkeley City College has \pm 7,000 students each semester; Berkeley High School has \pm 3,500 students annually
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Over 460 new residential units in a 4-block radius
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats

AREA DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	67,825	217,151	393,184
Average Household Income	\$87,744	\$120,156	\$117,375
Bachelor's Degree Education	34%	31%	31%
Education Beyond Bachelor's	36%	35%	34%
Downtown Daytime Employees	148,736		

NEARBY AMENITIES



RESTAURANTS AND CAFÉS

The Butcher's Son
 Pedro's Brazil Café
 Chocolatier Blue
 Au Coquelet
 Secret Scoop Thai Gelato
 Revival Bar + Kitchen
 Eureka!
 Sliver Pizza
 Bear's Food Court
 Gather
 Fresco Mexican Grill
 Restaurant Row
 Arinell Pizza
 Passione Caffè
 Comal Next Door
 Comal
 Bobby G's Pizzeria

Tender Greens
 McDonald's
 Lucia's
 Veggie Grill
 Ippudo
 Jupiter Brewpub
 Spats
 Triple Rock Brewery
 Sweetgreen

RETAIL

Trader Joe's
 Berkeley Ace Hardware
 Half Price Books
 Walgreens
 FedEx
 Target

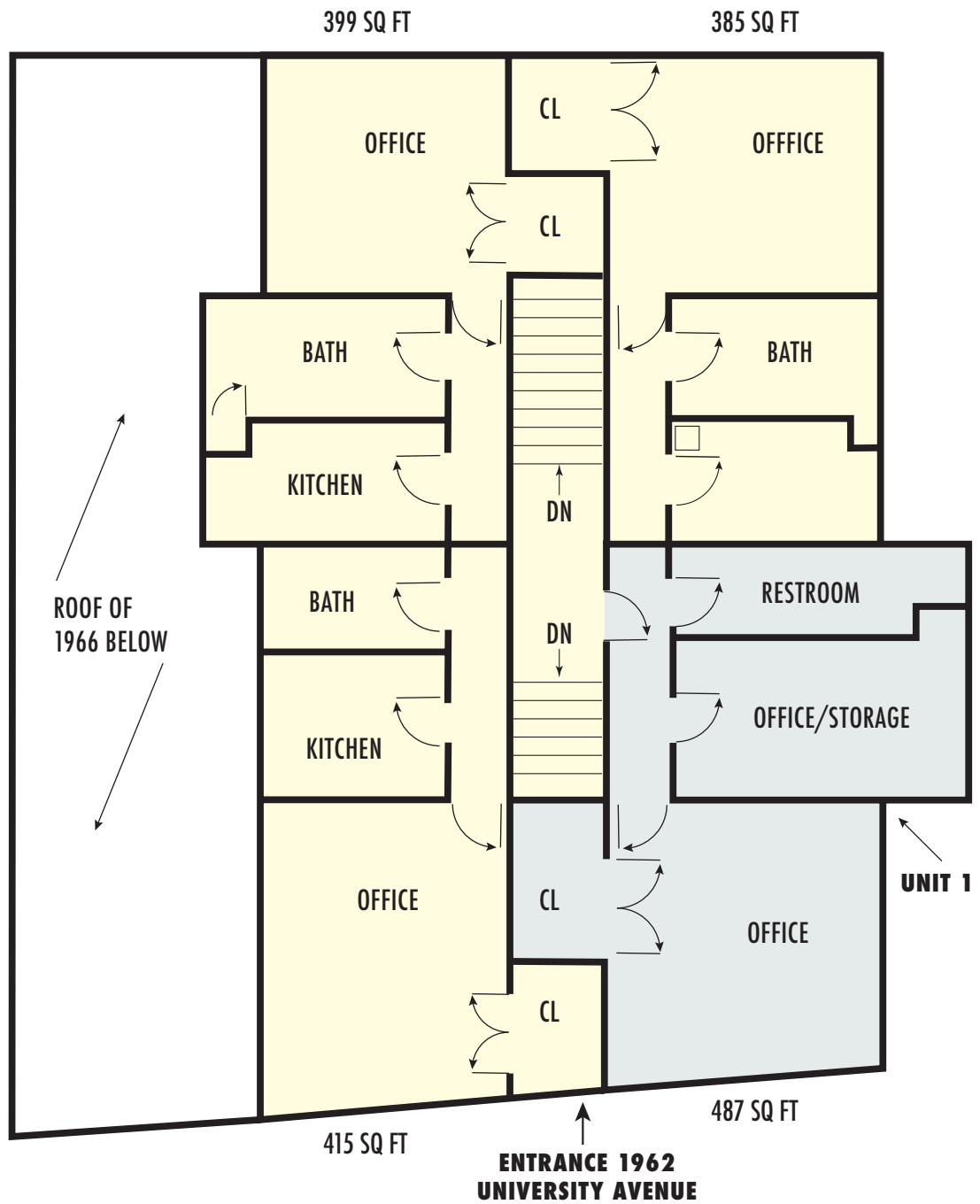
COFFEE SHOPS AND TEA

Peet's Coffee
 Starbucks
 Asha Tea House
 People's Cafe
 Blue Bottle Coffee
 Berkeley Espresso

ENTERTAINMENT

UC Theatre
 Berkeley Repertory Theatre
 Aurora Theatre Company
 Freight & Salvage
 Landmark Shattuck Theatre
 UA Berkeley 7 Theatre
 California Theatre
 The Marsh Arts Center
 BAMPFA

FLOOR PLAN



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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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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