

HIGH PROFILE CORNER RETAIL SPACE FOR LEASE IN WEST BERKELEY
ON 2 MAIN CORRIDORS WITH ON-SITE PARKING AND EASY FREEWAY ACCESS
■ 1101 UNIVERSITY AVENUE, BERKELEY, CA



SUPERB EXPOSURE AND TREMENDOUS SIGNAGE OPPORTUNITY – BUSTLING COMMERCIAL STRETCH BRIDGING A MAJOR FREEWAY AND THE BERKELEY COMMUNITY UP TO UC BERKELEY, COMBINE WITH A WELL-ROUNDED MIX OF RETAIL AND RESTAURANTS.

SIZE AVAILABLE

- ± 5,516 rsf

LEASE RATE

- \$2.85 psf/month NNN

PROPERTY OVERVIEW

- Excellent window frontage and parking lot entry on two of Berkeley's main thoroughfares – University and San Pablo Avenues
- On-site parking spaces, easy street parking and convenient freeway access
- Multiple entry door options to large open retail space with minimal columns

- High ceilings and excellent natural light
- HVAC
- AC Transit bus stops in front
- High traffic counts: 19,300 (CoStar, 2016)
- Zoned C-W (West Berkeley Commercial)



- High-traffic corner – both University and San Pablo Avenues have 4 lanes, heavily traveled, in this popular West Berkeley neighborhood
- Co-tenants include Everett & Jones Barbeque, Subway, Brazilian Cultural Center, Little Caesars Pizza and Halmar Work Clothes
- Across from Wells Fargo Bank and Alpha Design Furniture, Berkeley CrossFit, The Spanish Table and 7-Eleven
- Part of the West Berkeley Design Loop, a 2-mile stretch of home furnishings, accessories, and improvement stores such as Ohmega Salvage, Metro Lighting, Serena & Lily Outlet, Berkeley Lighting, The Sink Factory, All Natural Stone, KCC Modern Living, Keetsa Mattress and Fenton MacLaren Home Furnishings
- Situated in Berkeley's International Food District – a growing collection of international markets and cuisine, including La Marcha Tapas Bar, Cheese Steak Shop, Mi Tierra Food Market, Highwire Coffee, Luca Cucina Italiana, Country Cheese, Cafe Leila, Cafe Venezuela, Lanesplitter Pizza, Gaumenkitzel Restaurant

UNIVERSITY AND SAN PABLO AVENUES Rapidly growing density in a bustling commercial stretch. One of the most diverse street corners in all the East Bay. It was first settled by Indian and Pakistani immigrants in the 60s and 70s, and has since become an impressive collection of international cultures and cuisines. In recent years, it's become known as a West Berkeley retail, recreation, and dining hub. International shops and restaurants are now mixed in with newer, hip dining and cafés. Heavily-traveled University and San Pablo Avenues, combine with a well-rounded mix of retailers and restaurants to make this a prime business location as the area continues to thrive.

THE CITY OF BERKELEY is densely populated with a highly educated, high income population. There are ~ 90,000 residents within a 1.5 to 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.



- University Avenue is a major highway corridor from Interstate 80/Interstate 580 to UC campus and Downtown Berkeley
- San Pablo Avenue (also known as CA State Route 123) is a main East Bay corridor, connecting Downtown Oakland to Hercules
- Short walk to North Berkeley BART
- 1.5 miles to UC Berkeley
- Half mile to Fourth Street Shops with the Apple Store, Anthropologie, Lululemon, Bette's Diner, Peet's Coffee, Sur La Table, Builders Booksource, The Gardener, Spenger's Fresh Fish Grotto and more
- Convenient freeway access and easy street parking

WALK SCORE 93

BIKE SCORE 99

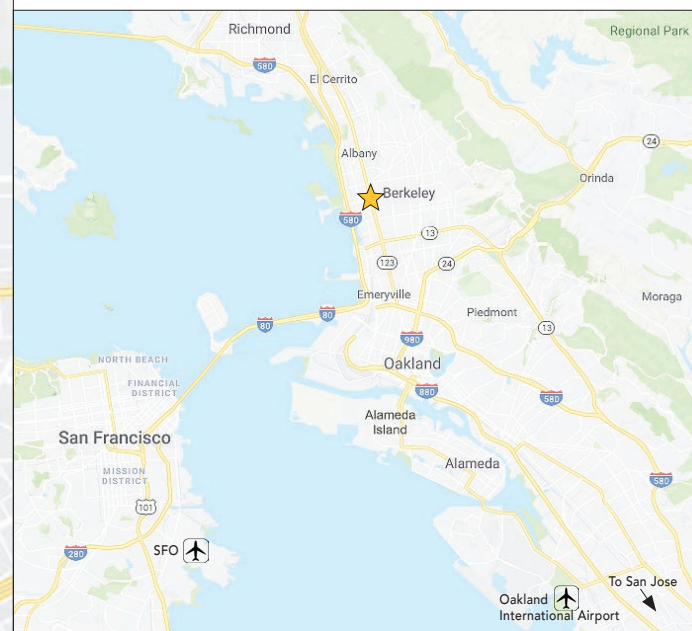
(walkscore.com)



SUPERB PROXIMITY TO SF BAY AREA AND BEYOND

Easy freeway access. In the vicinity of 2 Amtrak train stations and near 3 international airports (OAK, SFO and SJC).

- Surrounded by street retail and dense residential neighborhood housing.
- Major corridor to Downtown and UC Berkeley
- Half mile to I-80, 1.5 miles to UC Berkeley
- \pm 28,096 people live within 1 mile
- \pm 170,971 live within 3 miles
- 2 miles from Downtown Berkeley
- 2 miles from UC Berkeley Campus
- 10 miles to San Francisco Embarcadero
- 1 hour to Napa and Sonoma



OVERVIEW OF DESIGN LOOP OFFERINGS

The West Berkeley Design Loop is a group of local merchants, teamed up to provide an unparalleled home improvement shopping experience.

Located along a convenient path of travel – from I-80 via Ashby Avenue, University Avenue, or Gilman Street exits – West Berkeley Design Loop merchants work together in the spirit of “co-opetition”.

- Home goods
- Home improvement
- Design Loop area

CATEGORIES OF MERCHANTS INCLUDE:

- Antique and Salvage
- Beds and Bedding
- Books and Educational Resources
- Cabinets and Countertops
- Flooring and Tile
- Furniture
- Glass and Stained Glass
- Hardware Store
- Home and Garden
- Home Décor
- Lighting
- Lumber and Decking
- Plumbing Fixtures and Hardware

JOIN A GROUP OF NEARBY CO-TENANTS ON THE LOOP:

- Metro Lighting
- Ohmega Salvage
- The Gardener
- Keetsa Mattress
- Fenton MacLaren
- The Sink Factory
- Truitt and White Lumber
- EcoHome Improvement

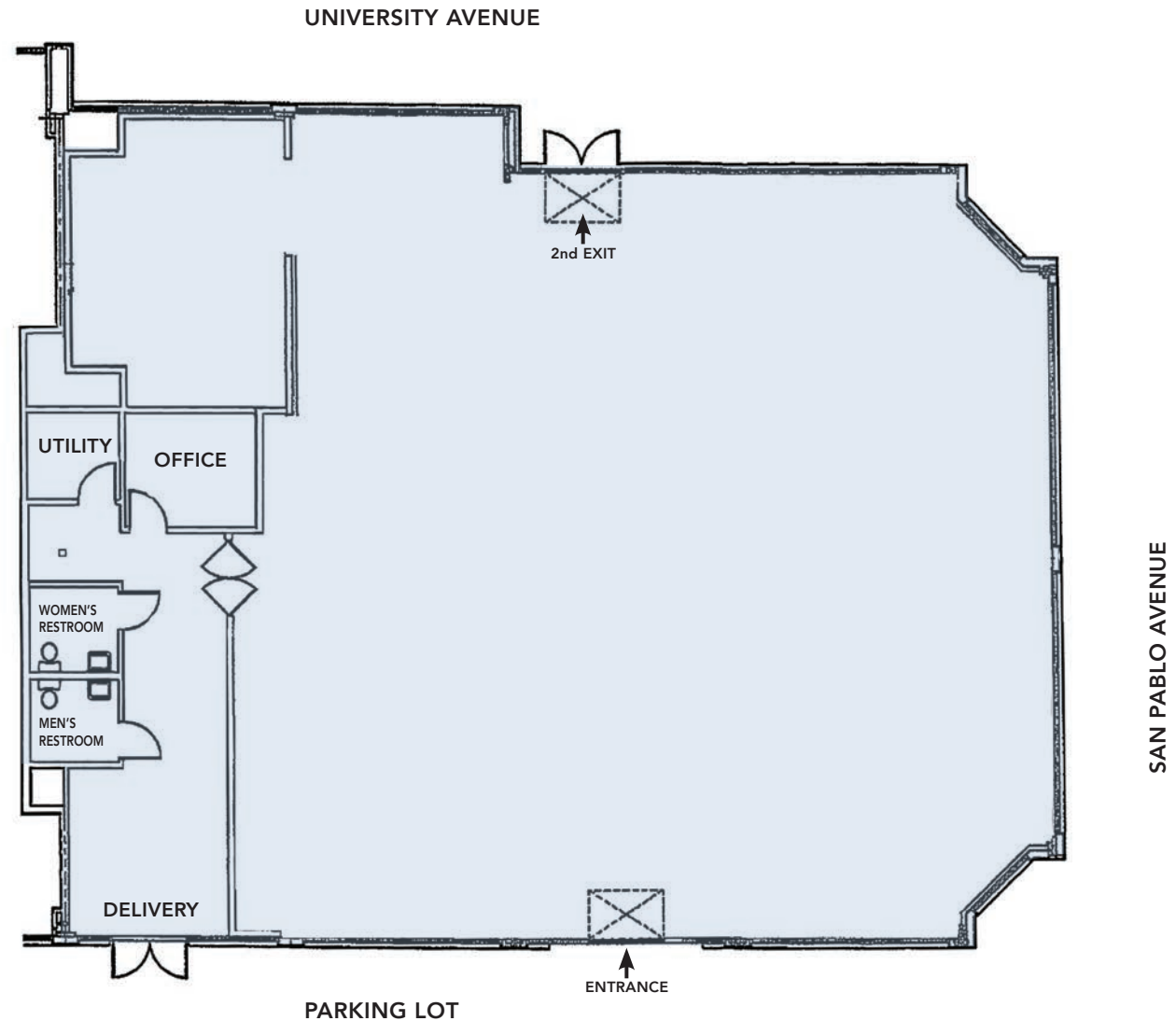


NEARBY REGIONAL RETAIL MARKETS



FLOOR PLAN

± 5,516 rsf



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.

PHOTO TOUR



PHOTO TOUR



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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.