GORDON
COMMERCIAL REAL ESTATE SERVICES

1654 UNIVERSITY AVENUE

Short Walk to Downtown and North Berkeley BART

CENTRALLY LOCATED, 2ND FLOOR OFFICE SPACE FOR LEASE

SIZE: ±1,150 rsf **LEASE RATE:** $2.65 psf/month IG

CONTACT:
Lori Rosenthal • 510 524-2344 • lori@gordoncommercial.com • CalBRE# 01946676

GORDON
COMMERCIAL REAL ESTATE SERVICES

CONVENIENT LOCATION. Close to all Downtown Berkeley cultural and culinary destinations and amenities.

PROPERTY HIGHLIGHTS

- Second floor office space at the corner of University and Jefferson
- Rear suite with 2-3 private offices, storage room, kitchenette/break room and restroom
- Double-paned windows, HVAC, high-speed data access
- Enter by a flight of stairs into an inviting foyer that serves multiple tenants
- 1 parking space on-site, in rear lot
- Zoned C-1 (General Commercial)

WALK SCORE 98 • **BIKE SCORE** 97

Available March 2019

LOCATION HIGHLIGHTS

- Surrounded by many new mixed-use housing developments
- .3 mile to Trader Joe's and Target
- Short walk to North Beach Pizza, Nation's Giant Hamburgers, The Butcher's Son, and all Downtown Berkeley amenities
- .5 mile to North Berkeley BART and .7 mile to Downtown Berkeley BART
- Less than a mile to UC Berkeley campus
- University Avenue is a major highway corridor from interstate 80/Interstate 580 in Berkeley to UC campus and Downtown Berkeley
- Amidst an excellent public transportation network with AC Transit, BART
- According to Sperling's Best Places, Berkeley's future job growth over the next 10 years is estimated to be 41.43% (US is 37.98%)
- Diverse community, vibrant location with year-round mild climate

GORDON COMMERCIAL REAL ESTATE SERVICES • 2091 Rose Street Berkeley, CA 94709
www.gordoncommercial.com • T 510 704-1800 • F 510 704-1830 • CalBRE# 00789365

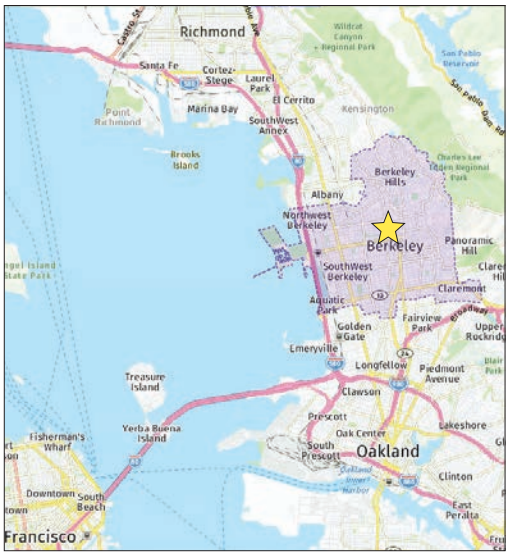
GORDON
COMMERCIAL REAL ESTATE SERVICES

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 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.

DOWNTOWN BERKELEY

- 17th most dense city in the Unites States (higher than Oakland, San Jose, Seattle and Washington, DC)
- Roughly 46,000 students and 13,000 faculty/staff (from multiple institutions) study and work either in or near Downtown Berkeley
- 1.65 million annual visitors, approaching two million by 2018. A high percentage of these visitors arrive in Berkeley via the Downtown Berkeley BART station
- Over 1,500,000 square feet of office space
- Over 150 restaurant and dining options
- Excellent foot traffic. Midday pedestrian volumes estimated to be over 2,600 people per hour around the downtown BART station
- Easily accessible by car, BART, AC Transit, bicycle and foot
- Safe, seven-day-a-week retail environment
- More than 2,000 movie theater seats
- Downtown Arts District has live theater and music venues, including the Berkeley Repertory Theater, Freight and Salvage, Aurora Theater, Marsh Arts Center, UC Theatre, California Jazz Conservatory and the UC Berkeley Art Museum and Pacific Film Archive



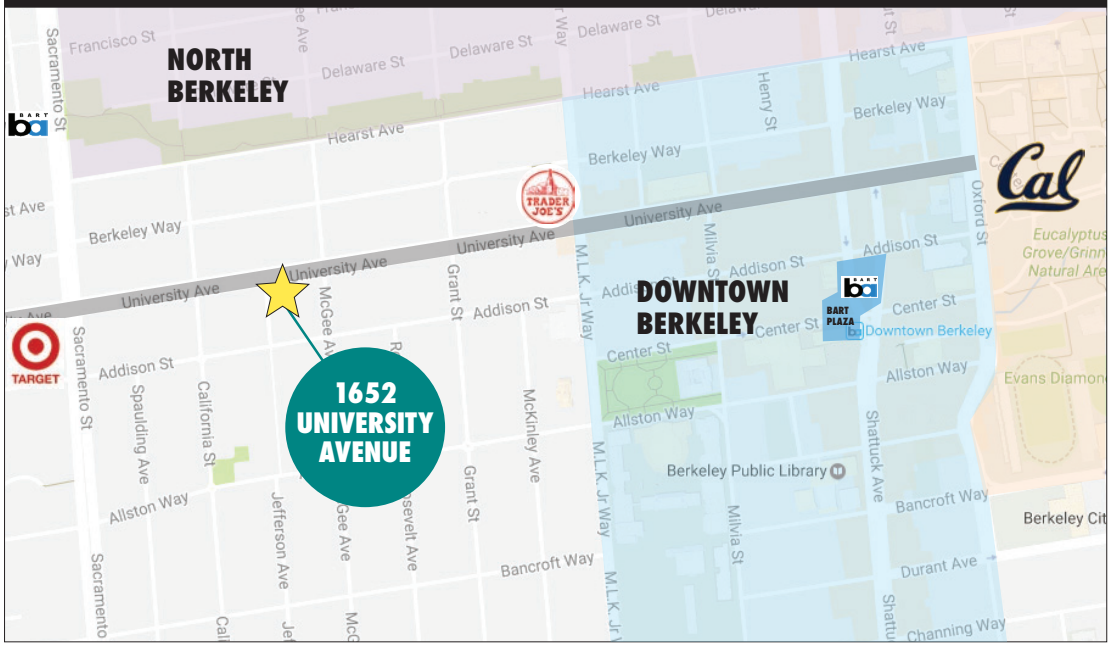
DEMOGRAPHICS

Population within 3 miles of Downtown Berkeley (2013)	**± 201,152**
Average household income	**$87,723**
Population over age 25 with bachelors degree (or higher)	**68%**
Total spending power	**$4.04 billion**

GORDON COMMERCIAL REAL ESTATE SERVICES • 2091 Rose Street Berkeley, CA 94709
www.gordoncommercial.com • T 510 704-1800 • F 510 704-1830 • CalBRE # 00789365

GORDON
COMMERCIAL REAL ESTATE SERVICES

LOCATION MAP



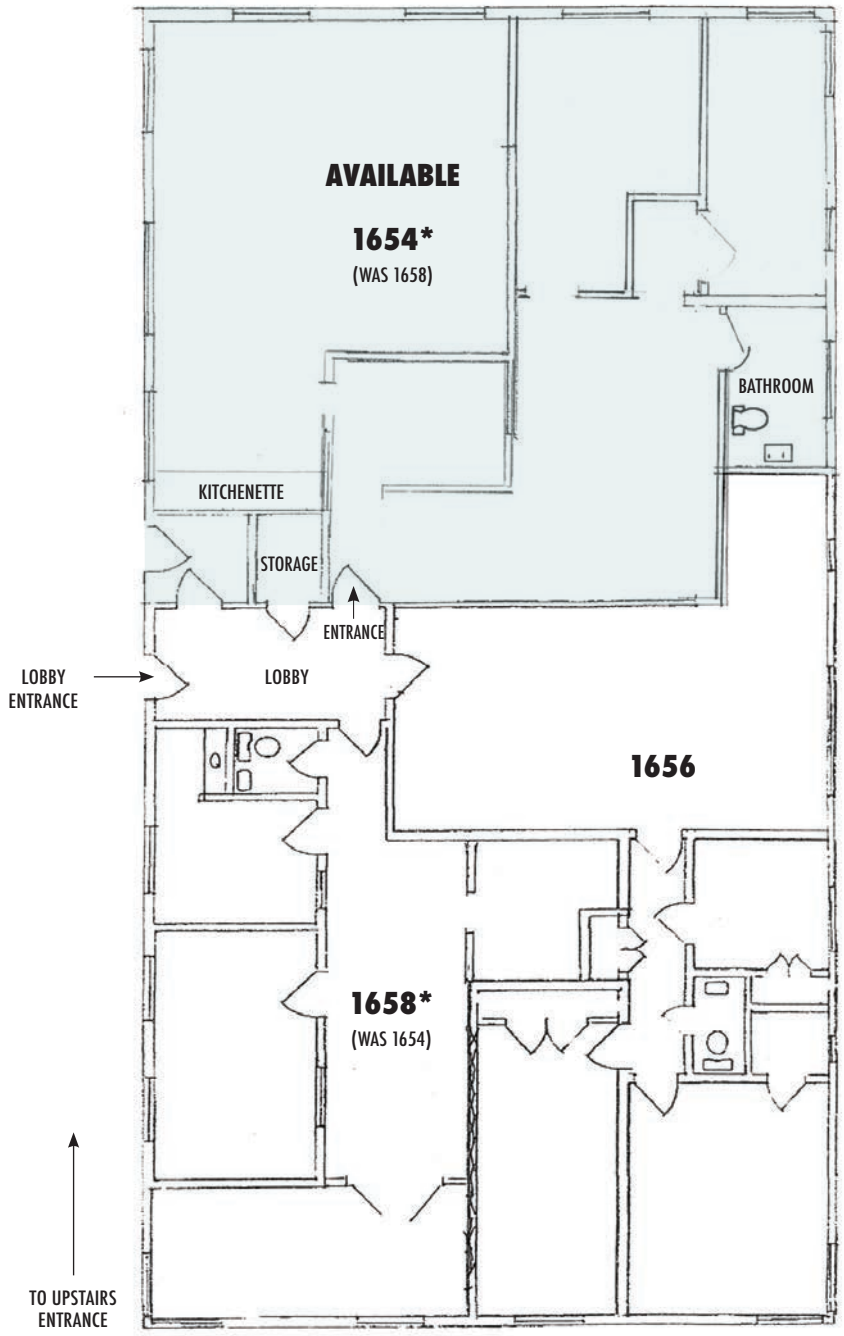
BENEFITS OF A UNIVERSITY AVENUE ADDRESS:

- Walkable business district, lined on both sides with independent merchants, shops and cafés
- University Avenue is a main thoroughfare running from Fourth Street shopping district through Central and Downtown Berkeley to UC Berkeley campus
- The university has a daily headcount of over 56,000 (students, faculty, academic staff and visitors) and many of them commute via University Avenue
- AC transit FS line has many stops along University Avenue in both directions

GORDON COMMERCIAL REAL ESTATE SERVICES • 2091 Rose Street Berkeley, CA 94709
www.gordoncommercial.com • T 510 704-1800 • F 510 704-1830 • CalBRE # 00789365

GORDON
COMMERCIAL REAL ESTATE SERVICES

FLOOR PLAN

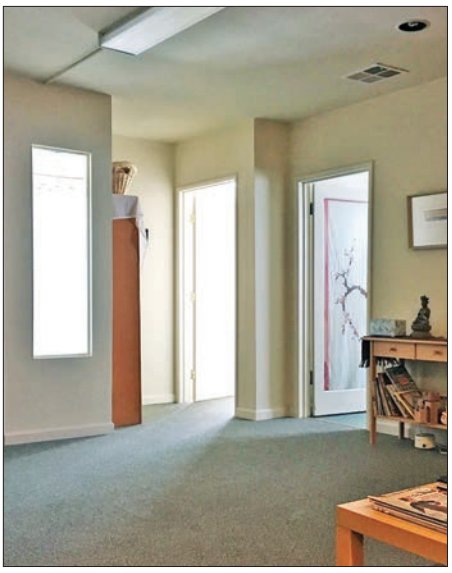


* Address numbers were switched but PG&E meters are still under old numbers.
This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

GORDON COMMERCIAL REAL ESTATE SERVICES • 2091 Rose Street Berkeley, CA 94709
www.gordoncommercial.com • T 510 704-1800 • F 510 704-1830 • CalBRE# 00789365

GORDON
COMMERCIAL REAL ESTATE SERVICES

PHOTOS



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.

GORDON COMMERCIAL REAL ESTATE SERVICES • 2091 Rose Street Berkeley, CA 94709
www.gordoncommercial.com • T 510 704-1800 • F 510 704-1830 • CalBRE # 00789365