

AVAILABLE FOR LEASE :: 1601 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

RARE OPPORTUNITY – NORTH BERKELEY CORNER RETAIL/OFFICE SPACE



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ON EXTREMELY VISIBLE, HIGH VEHICLE-COUNT, SIGNALIZED CORNER OF MLK JR. WAY AND CEDAR STREET

SIZE

± 3,100 rsf

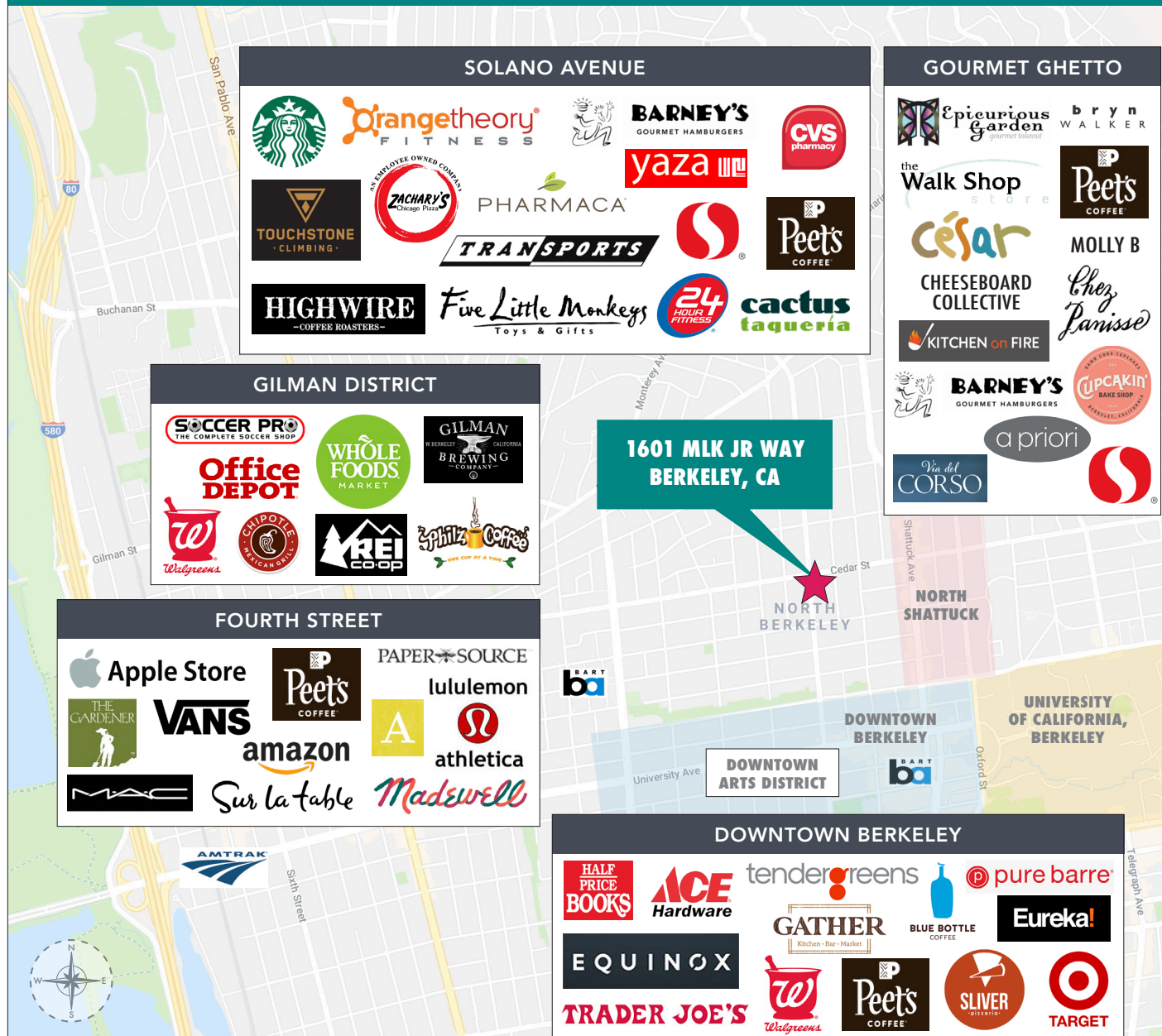
LEASE RATE

\$3.00 psf/month NNN

FEATURES

- 82' frontage on MLK Jr. Way
- Current build out includes:
 - Retail area with ±14' ceilings
 - Sales office
 - Inventory/Fulfillment area
 - Private rear office
- Potential for open floor plan
- 3 skylights
- Kitchenette
- High clerestory windows
- Painted concrete floor
- 2 upgraded restrooms
- 200 AMP 3-phase electric
- HVAC with separate front and rear units
- Convenient side door access for deliveries
- 2 off-street parking spaces
- Permitted for retail and wholesale wine sales
- High visibility corner – a great branding opportunity





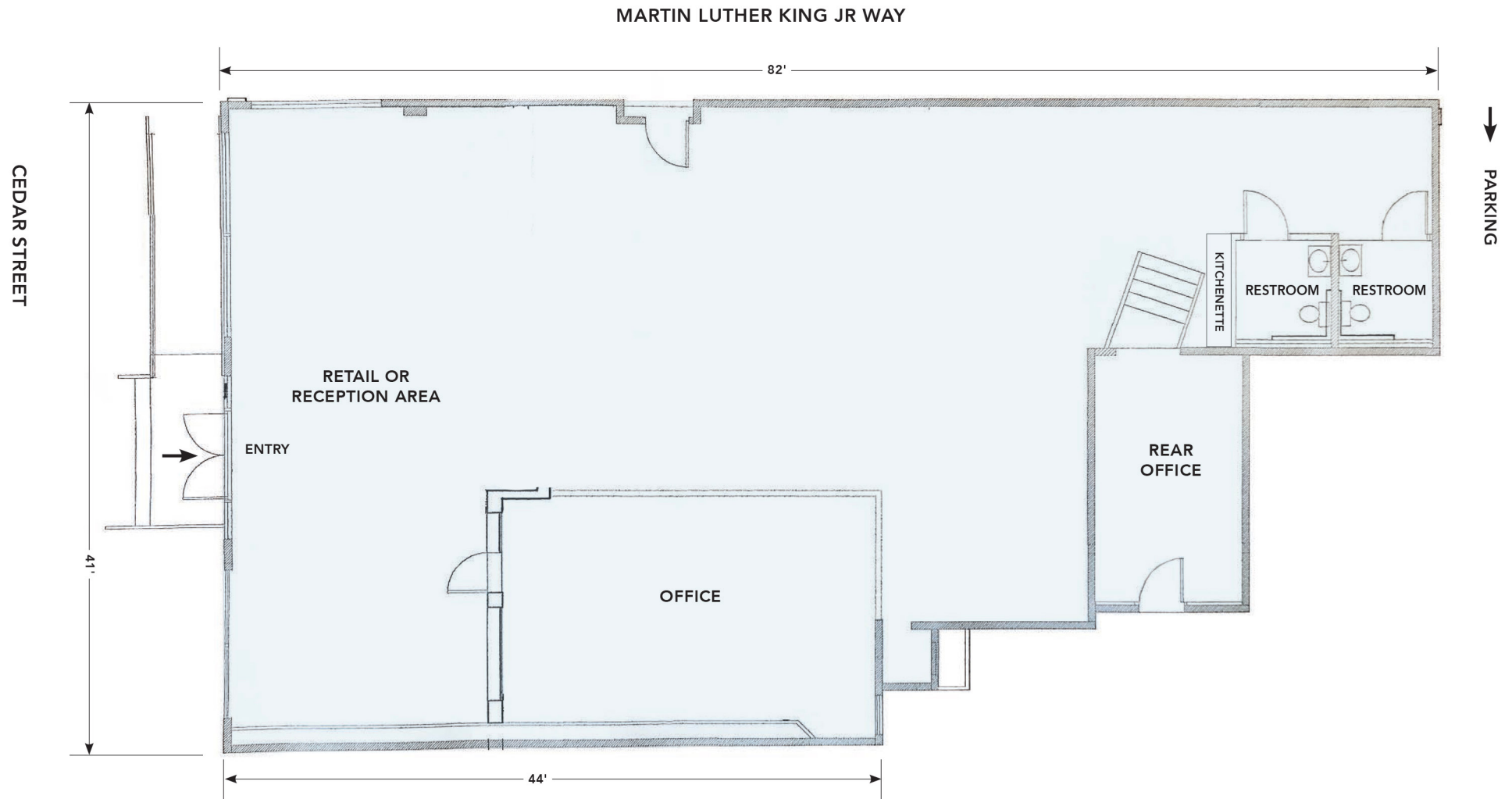
"NORTH BERKELEY IS ONE OF THE BEST PLACES TO LIVE IN CALIFORNIA" – NICHE

- 2 blocks to North Berkeley's famous culinary neighborhood filled with popular cafés and shops sharing an emphasis on quality, artisan products and services
- Popular nearby eateries include FatApple's, Crepevine, Grégoire, Poulet, Barney's Gourmet Hamburgers, Cheeseboard Pizza, Guerilla Cafe, Epicurious Garden, Cesar, Chez Panisse, and Via del Corso
- Close to Walnut Square shops with the original Peet's Coffee, The Walk Shop, Bryn Walker, Molly B clothing
- .8 mile to Downtown BART Plaza and UC Berkeley campus
- .7 mile to North Berkeley BART
- Easy street parking
- Near weekly Farmer's Market (every Thursday)
- Amidst exceptional arts and cultural activities, strong commercial/financial core, outstanding education and resources

DEMOGRAPHICS	1 MILE	3 MILE
Population	45,237	200,375
Households	19,984	83,463
Average HH Income	\$128,792	\$140,439
Daytime Employees	20,020	129,048

Source: CoStar/Loopnet

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.

PHOTO TOUR



NEIGHBORHOOD



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