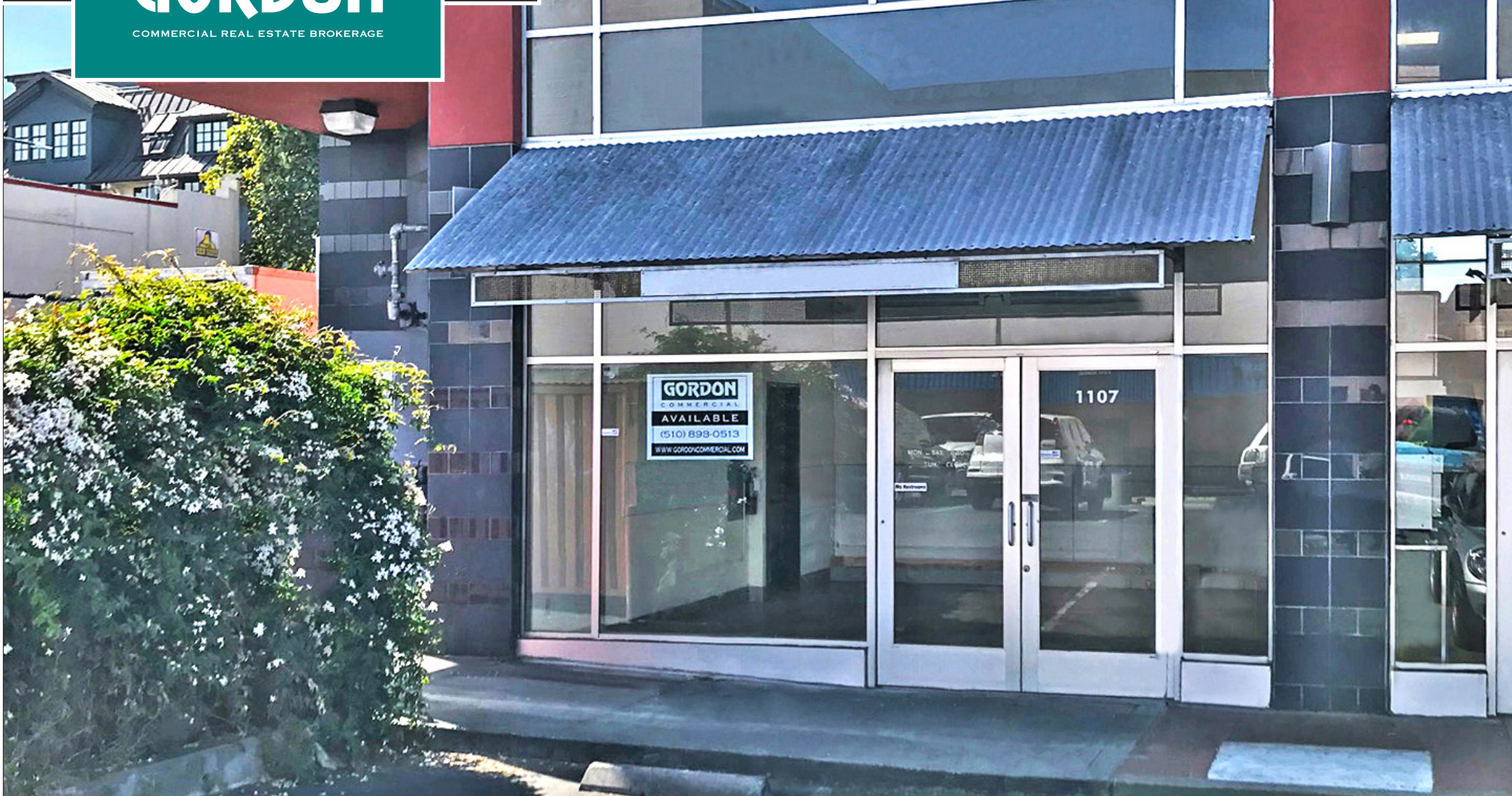


HIGH VISIBILITY GATEWAY CORNER
1107 UNIVERSITY AVENUE
WEST BERKELEY, CA • RETAIL FOR LEASE

GORDON

COMMERCIAL REAL ESTATE BROKERAGE



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ON BUSY COMMERCIAL STRETCH IN WEST BERKELEY – BRIDGING A MAJOR FREEWAY AND FOURTH STREET SHOPPING UP TO UC BERKELEY.

SIZE AVAILABLE

- ± 514 rsf

LEASE RATE

- \$3.50 psf/month NNN

PROPERTY OVERVIEW

- Excellent window frontage and parking lot entry
- High ceilings, excellent natural light, and restroom
- On-site parking spaces, easy street parking and convenient freeway access
- Amid a well-rounded mix of retail, restaurants and commercial services

- High traffic counts: 21,797 (CoStar)
- AC Transit bus stops in front
- Zoned C-W (West Berkeley Commercial)



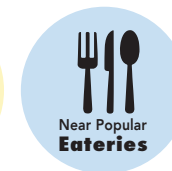
- **High-traffic corner** – both University and San Pablo Avenues have 4 lanes, heavily traveled, in this popular West Berkeley neighborhood
- **Co-tenants include:** Subway and Pizza Guys
- **Across from:** Spanish Table, Califa's Greens, Alpha Design Furniture, Highwire Coffee, 7-Eleven, and La Marcha Tapas Bar
- **Situated in Berkeley's International Food District** – a Situated in Berkeley's International Food District – a growing collection of international markets and cuisine, including Mi Tierra Foods, Luca Cucina Italiana, Cafe Leila, Babette, and Gaumenkitzel Restaurant
- **Part of the West Berkeley Design Loop**, a 2-mile stretch of home furnishings, accessories, and improvement stores such as Metro Lighting, Serena & Lily Outlet, The Sink Factory, KCC Modern Living, All Natural Stone, Keetsa Mattress, Berkeley Lighting, and Fenton MacLaren Home Furnishings

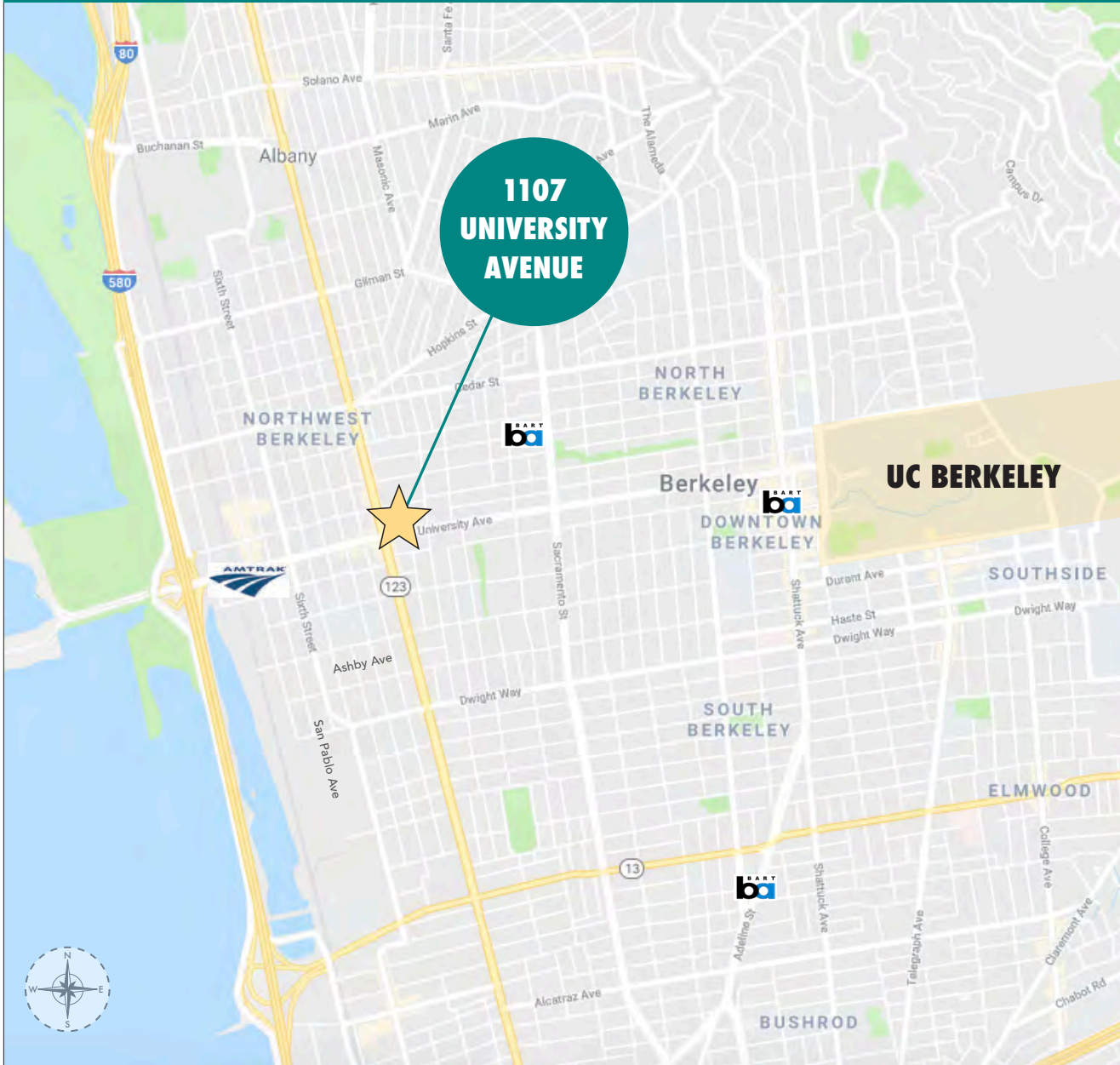
UNIVERSITY AND SAN PABLO AVENUES Rapidly growing density in a bustling commercial stretch. One of the most diverse street corners in all the East Bay. It was first settled by Indian and Pakistani immigrants in the 60s and 70s, and has since become an impressive collection of international cultures and 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.



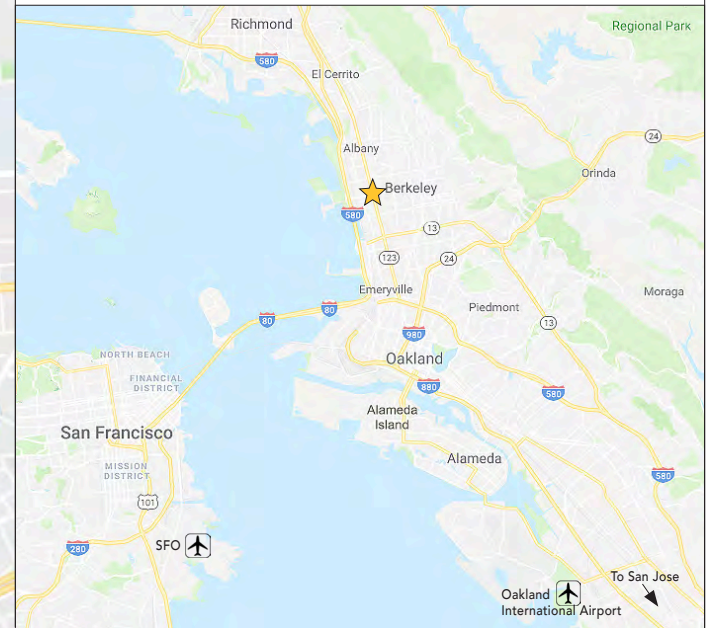
- University Avenue is a major highway corridor from Interstate 80/Interstate 580 to UC campus and Downtown Berkeley
- San Pablo Avenue (CA State Route 123) is a main East Bay corridor, connecting Downtown Oakland to Hercules
- Short walk to North Berkeley BART
- 1.5 miles to UC Berkeley
- 1/2 mile to Fourth Street Shops with the Apple Store, Anthropologie, Lululemon, Sur La Table, Oceanview Diner, Sephora, Peet's Coffee, Kiehl's, Builders Booksouse, Madewell, CB2, The Gardener, and more!





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
- 2 miles from Downtown Berkeley
- 2 miles from UC Berkeley Campus
- 7 miles to Downtown Oakland
- 10 miles to San Francisco Embarcadero
- ± 28,096 people live within 1 mile
- ± 170,971 live within 3 miles



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
- Serena & Lily Berkeley
- The Gardener
- Keetsa Mattress
- Fenton MacLaren
- The Sink Factory
- Mod Cabinetry
- Truitt and White Lumber
- Outdoor Supply Hardware

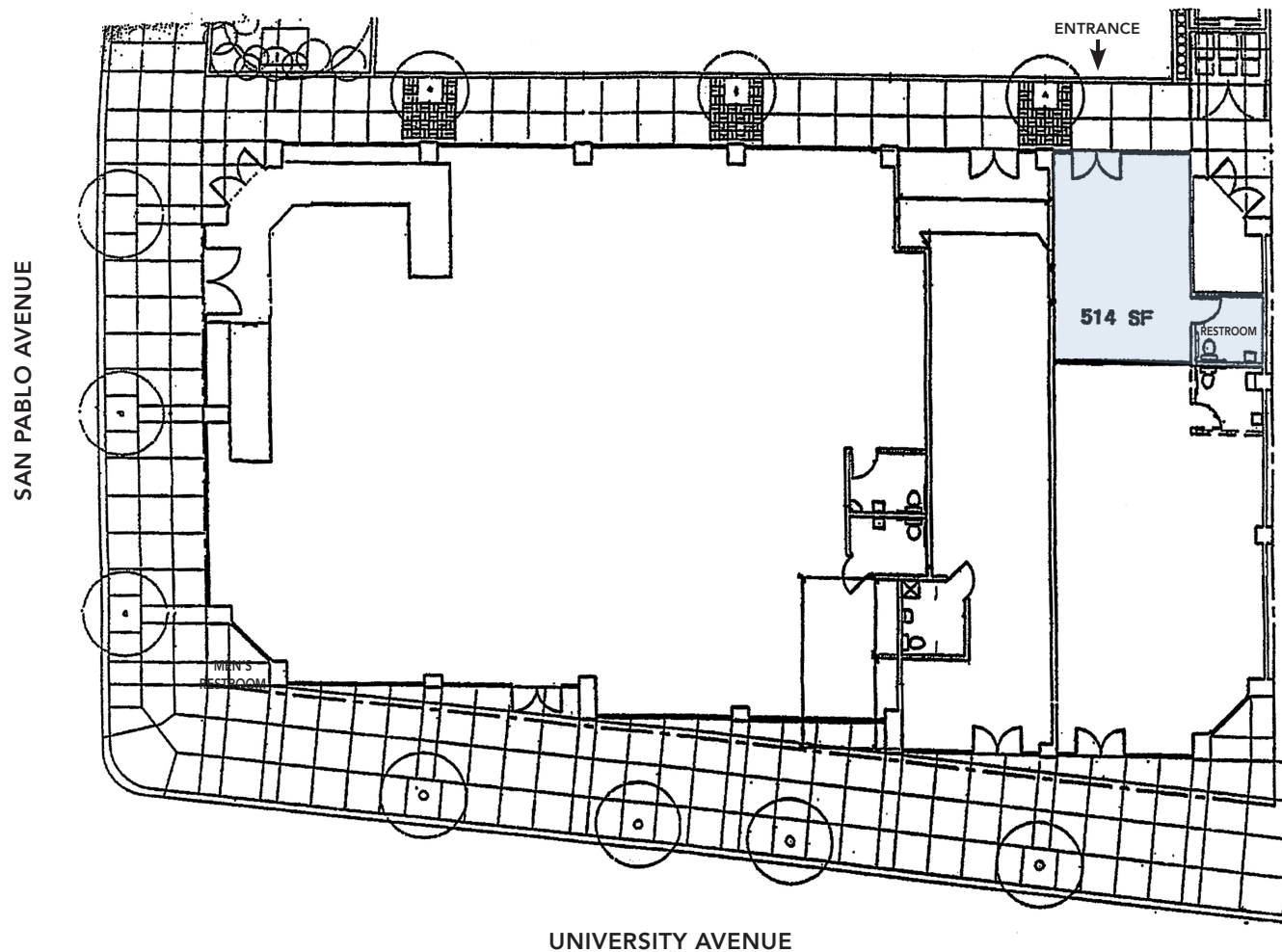


NEARBY REGIONAL RETAIL MARKETS

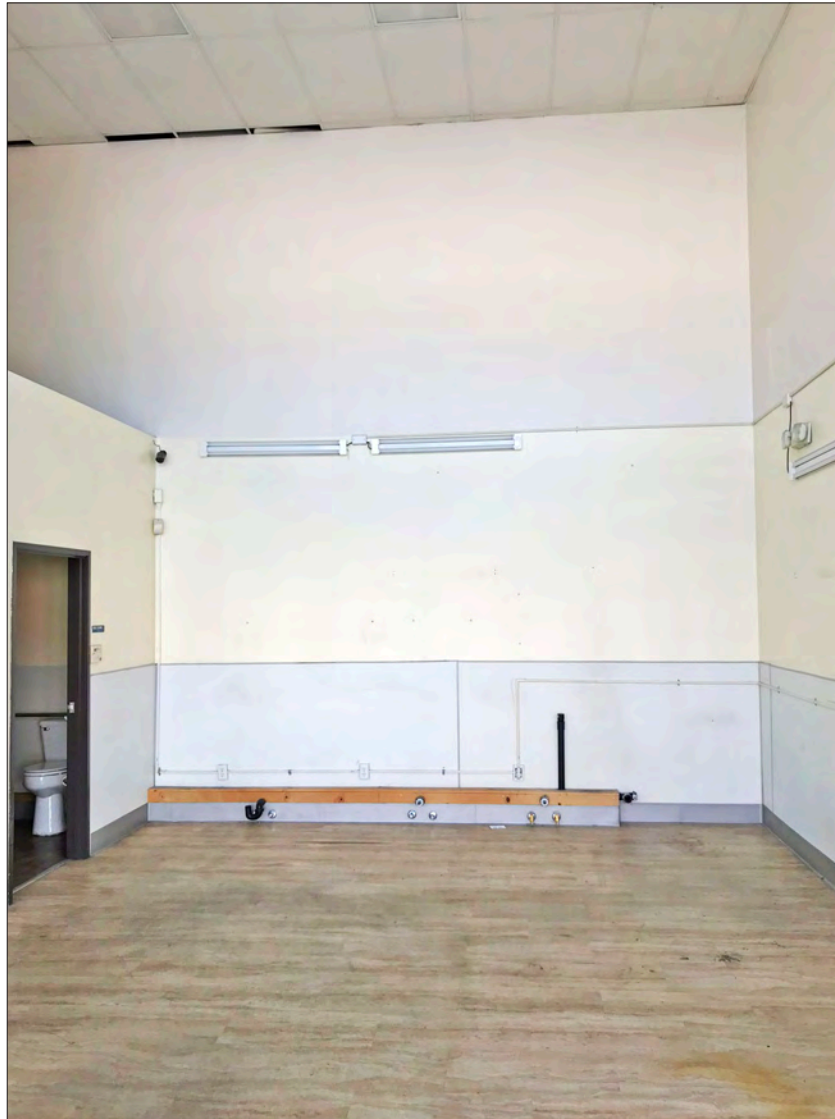


± 514 rsf

PARKING LOT



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.