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2945 COLLEGE AVENUE, BERKELEY

Boutique Space in the Elmwood Shopping District

RARE RETAIL SPACE AVAILABLE FOR LEASE

SIZE: ± 930 rsf | **LEASE RATE:** $5.00 psf/month NNN

CONTACT:

Kevin Gordon • 510 898-0513 • kevin@gordoncommercial.com • CalBRE# 01884390

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CHARMING RETAIL SPACE IN THE HISTORIC ELMWOOD SHOPPING DISTRICT. High traffic pedestrian shopping block full of cafés, unique shops and restaurants

PROPERTY HIGHLIGHTS

- Storefront with architectural detail, clerestory windows, and large window display entryway
- 14.5′ ceiling height and bright natural light
- 15′ of street frontage and superb signage opportunity on high-traffic College Avenue
- Tremendous car count of over 50,000 daily
- Walker's paradise – close to numerous cafés, restaurants, boutiques, independent merchants, services, Claremont Hotel & Spa, Julia Morgan and Rialto Theatres
- Convenient to UC Berkeley, Alta Bates Hospital, and Whole Foods Market
- Near corner of Ashby Avenue (CA State Route 13) a major Berkeley thoroughfare
- Easy access to the entire SF Bay area via AC Transit, Berkeley and Rockridge BART
- High income, upscale neighborhood
- Zoned C-E (Elmwood Commercial District). Elmwood zoning is subject to limitations by retail/service category. Food use requires a zoning change
- **Co-tenants:**

bluemercury makeup • skincare • spa

Humphry Slocombe

GOORIN BROS. BOLD HATMAKERS

THE ELMWOOD

Rialto cinemas

PAPYRUS

URBAN REMEDY

WELLS FARGO

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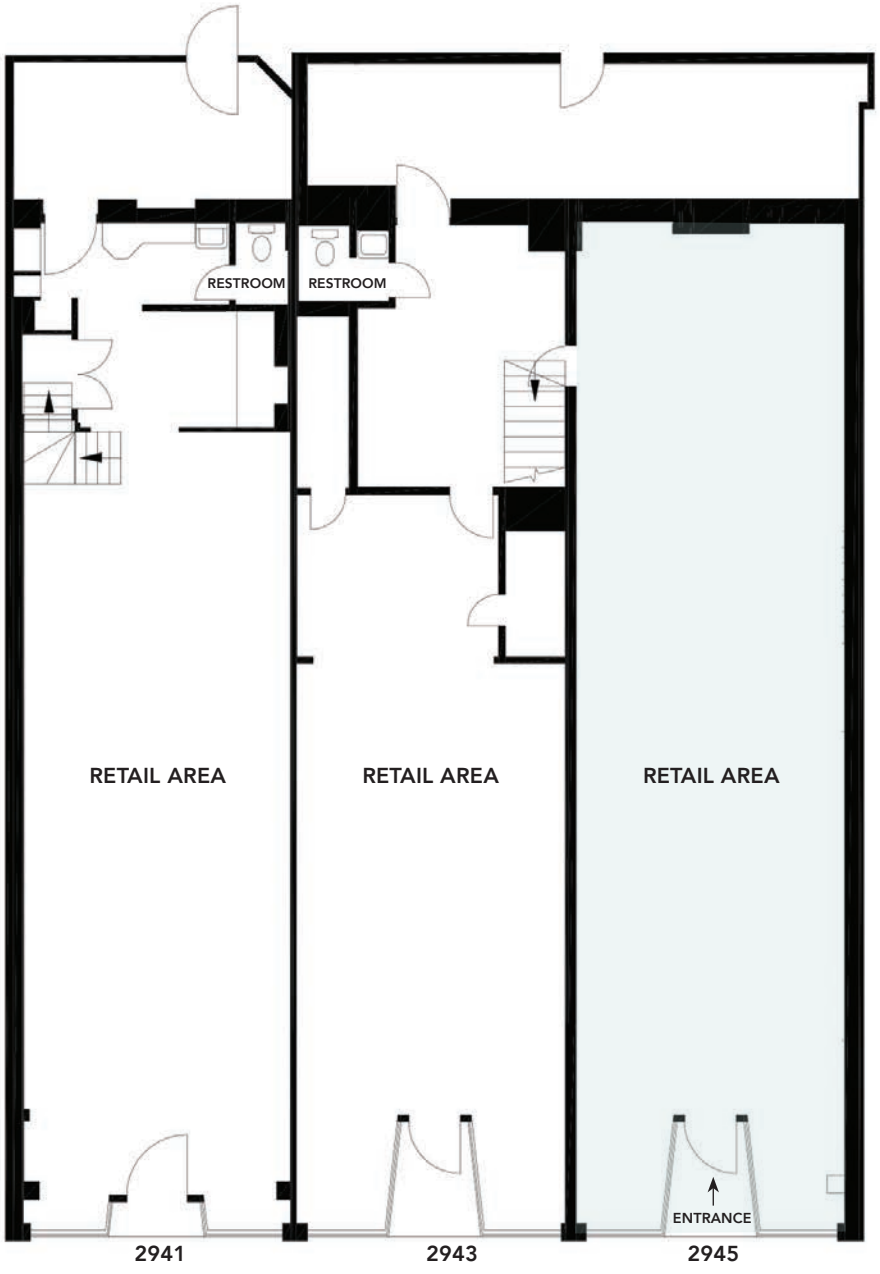
FLOOR PLAN



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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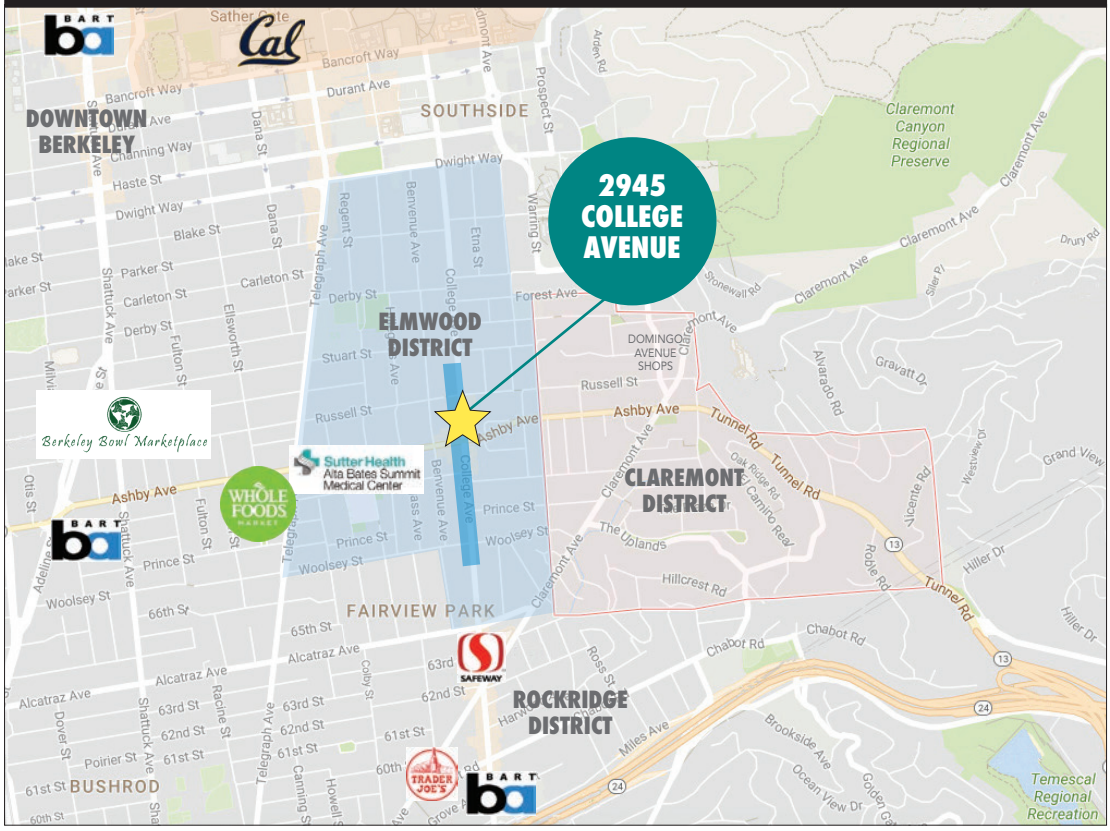
LOCATION



- Berkeley boasts strong demographics – with more affluent households, a higher number of college-educated residents and much greater spending power than comparable markets
- On College Avenue, you will find a special shopping experience featuring fine gourmet food, outdoor cafes, and shops featuring unique clothing, jewelry, gift items and quality personal services from local merchants
- High-traffic location with convenient freeway access and easy street parking
- .3 mile to Alta Bates Summit Medical Center
- .9 mile to Rockridge BART and 1 mile to Ashby BART
- 1 mile to UC Berkeley campus
- 1.5 miles to Downtown Berkeley
- 5 miles to both Downtown Oakland and Jack London Square

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AMENITIES MAP

The Elmwood's surrounding neighborhood is diverse and densely populated, with high income and education levels – average HH income is $102,956 within 1 mile, and within 5 miles $116,087. The Elmwood Shopping District serves a more affluent clientele while also attracting UC Berkeley students and local shoppers.

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2945 COLLEGE AVENUE • STATISTICS 2018

DEMOGRAPHICS	1 MILE	3 MILES
Total Population	53,361	235,363
Total Households	19,095	109,940
Average Age	33.3	38.2
Average Household Income	102,956	120,101
Daytime Employees	22,953	160,705
Population Growth 2017-2022	+ 7.19%	+ 7.53%
Household Growth 2017-2022	+ 7.22%	+ 7.39%

PUBLIC TRANSPORTATION	DRIVE	WALKING	DISTANCE
Rockridge BART Station (Pittsburg/Bay Point - SF)	4 min	18 min	.9 mile
Ashby BART Station (Fremont - Richmond, Richmond - SF)	5 min	19 min	1.0 mile

Source: CoStar

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NEIGHBORHOOD 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.

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