

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

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

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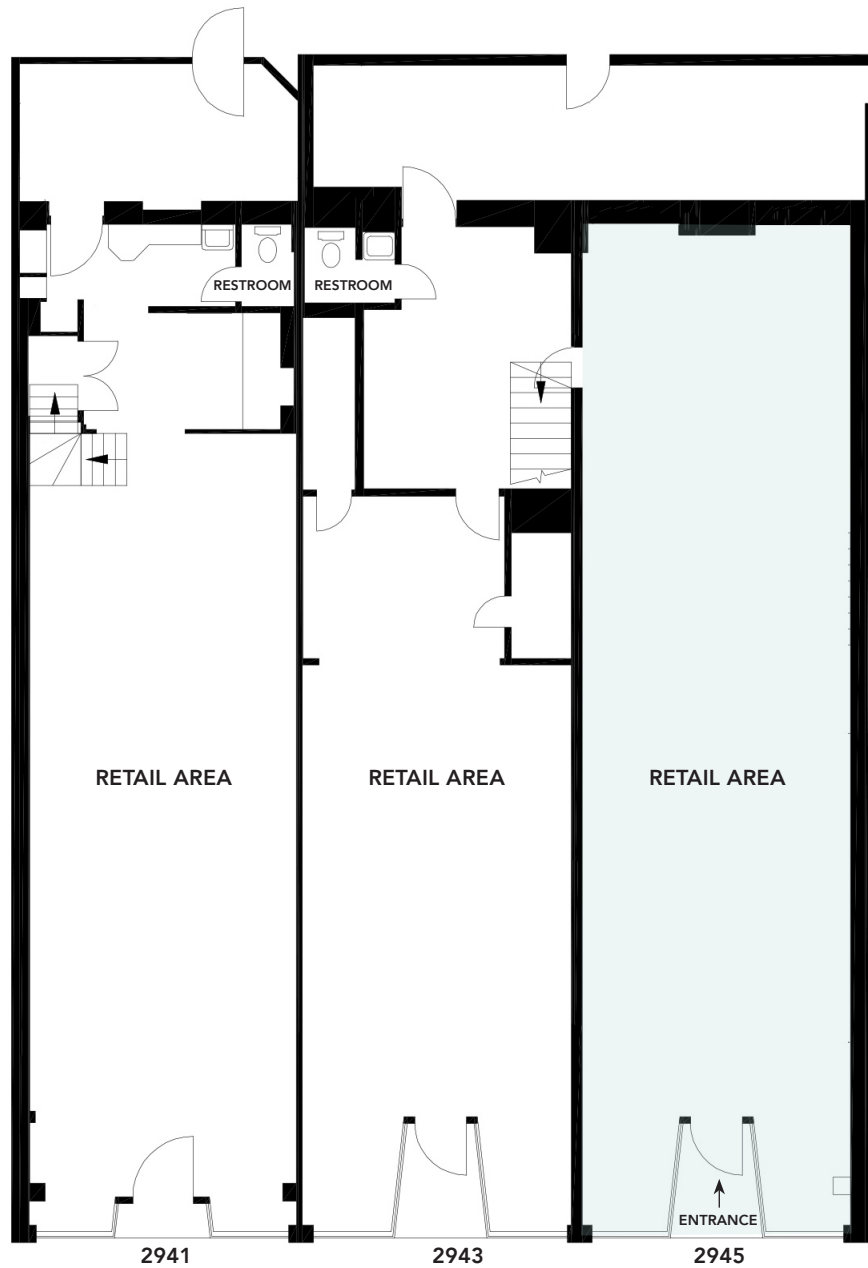
CHARMING RETAIL SPACE IN THE HISTORIC ELMWOOD SHOPPING DISTRICT. High traffic pedestrian shopping block full of cafés, unique shops and restaurants

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:**



FLOOR PLAN

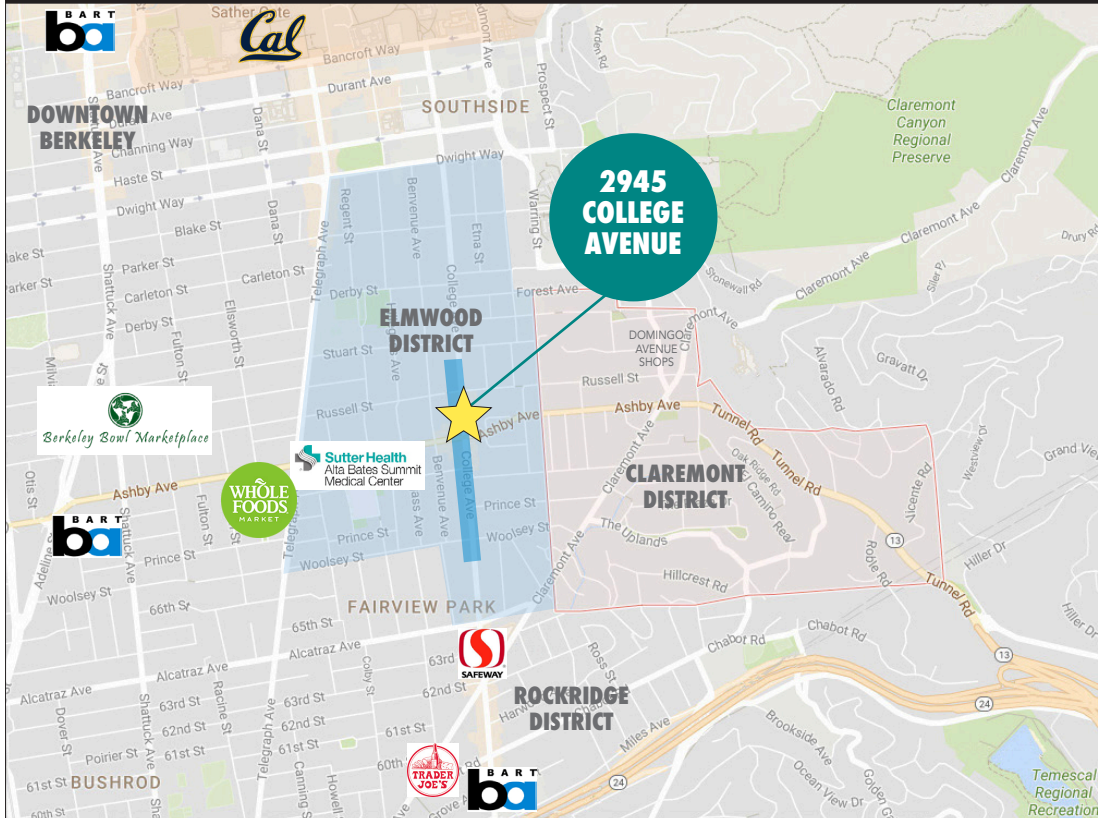


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

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LOCATION

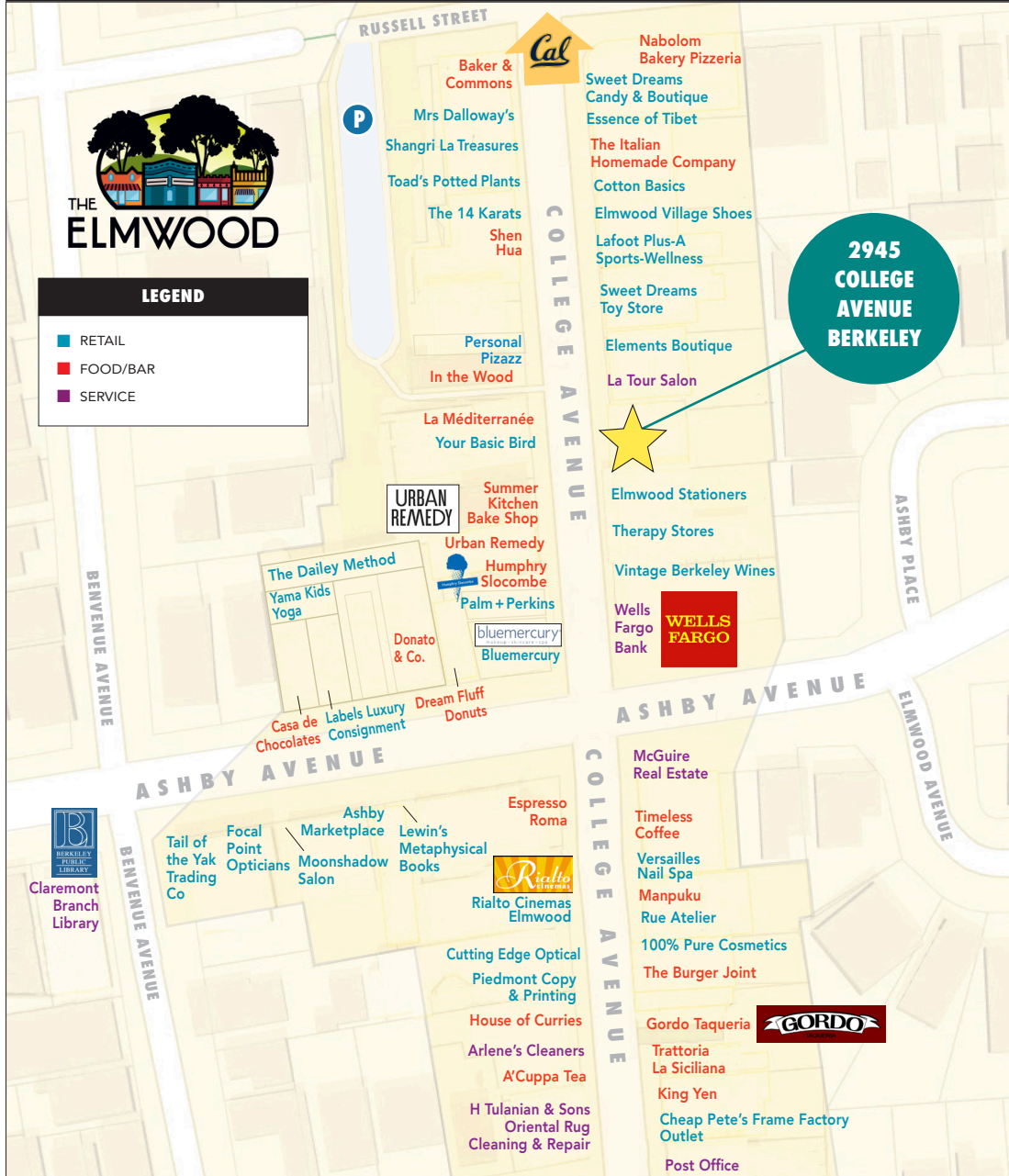


- Berkeley boasts strong demographics – with more affluent households, a higher number of college-educated residents and much greater spending power than comparable markets
- On College Avenue, you will find a special shopping experience featuring fine gourmet food, outdoor cafes, and shops featuring 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 \$123,323 within 1 mile, and within 3 miles \$136,433. The Elmwood Shopping District serves a more affluent clientele while also attracting UC Berkeley students and local shoppers.



2945 COLLEGE AVENUE • STATISTICS 2018

DEMOGRAPHICS	1 MILE	3 MILES
Total Population	49,184	232,050
Population Projection 2025	50,123	237,453
Total Households	18,181	100,351
Median Age	31.2	37
Average Household Income	\$123,323	\$136,433
Daytime Employees	21,651	163,700

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

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.