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3032 CLAREMONT AVENUE, BERKELEY

Prominent Corner in Claremont-Elmwood Shopping District

RETAIL SPACE FOR LEASE, AMID UPSCALE, INDEPENDENTLY-OWNED SHOPS

SIZE: ± 985 rsf | **LEASE RATE:** $4.00 psf/month NNN

CONTACT:
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EXCELLENT LOCATION NEAR RENOWNED STAR GROCERY.
Quaint, neighborhood shopping area, with proximity to Elmwood Retail District, Rockridge Shopping and BART.

PROPERTY AND LOCATION HIGHLIGHTS

- Charming ground floor corner space with high ceilings and single restroom
- Large glass frontage with ample natural light. High-visibility and great signage opportunity
- Within walking distance of many restaurants, cafés, boutiques, independent merchants and services
- Join neighbors: Star Grocery, Souvenir Coffee Company, Star Meats, Jutta's Flowers, Purusha Yoga, and Laszlo's European Upholstery
- 1/2 mile to Elmwood neighbors: Bluemercury luxury beauty, Papyrus, Donatello & Co Italian Restaurant, Gordo Taqueria, Espresso Roma, Humphry Slocombe, Palm & Perkins Home Goods, House of Curries, Urban Remedy, CP Shades, Goorin Bros.Hat Shop, Rialto Cinemas Elmwood and Julia Morgan Theatre
- 1/2 mile to Rockridge neighbors: Wood Tavern, Safeway, Zachary's Chicago Pizza, Southie, Trader Joe's, Mignonne, La Farine Boulangerie Patisserie and Crossroads Trading
- 1.5 miles from UC Berkeley campus; 1/2 mile to Claremont Club & Spa
- Easy access to public transportation via AC Transit, Ashby and Rockridge BART
- Close to Hwy 24; short distance to Berkeley and Oakland Hills
- Near Ashby Avenue – a major highway corridor from I-580 in Oakland to I-80/580 in Berkeley. Convenient to entire San Francisco Bay Area

Walk Score
89

AREA DEMOGRAPHICS	1 MILE	3 MILES
Population	39,763	239,500
Median Owner-Occupied Housing Value	$1,743,100	$1,000,000
Average Household Income	$127,169	$114,516

TRAFFIC COUNT	1/4 MILE
Claremont Avenue/Alcatraz Avenue	15,663
College Avenue/ Woolsey Street	9,973

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LOCATION MAP

Established Neighbors:

- Star Grocery
- Star Meats
- Jutta's Flowers
- Purusha Yaga
- Head-Quarters Beauty Salon
- Afikomen Judaica, LiVE. SHoP. SHMooZE.
- French Cleaners
- Souvenir Coffee Company
- Laszlo's European Upholstery

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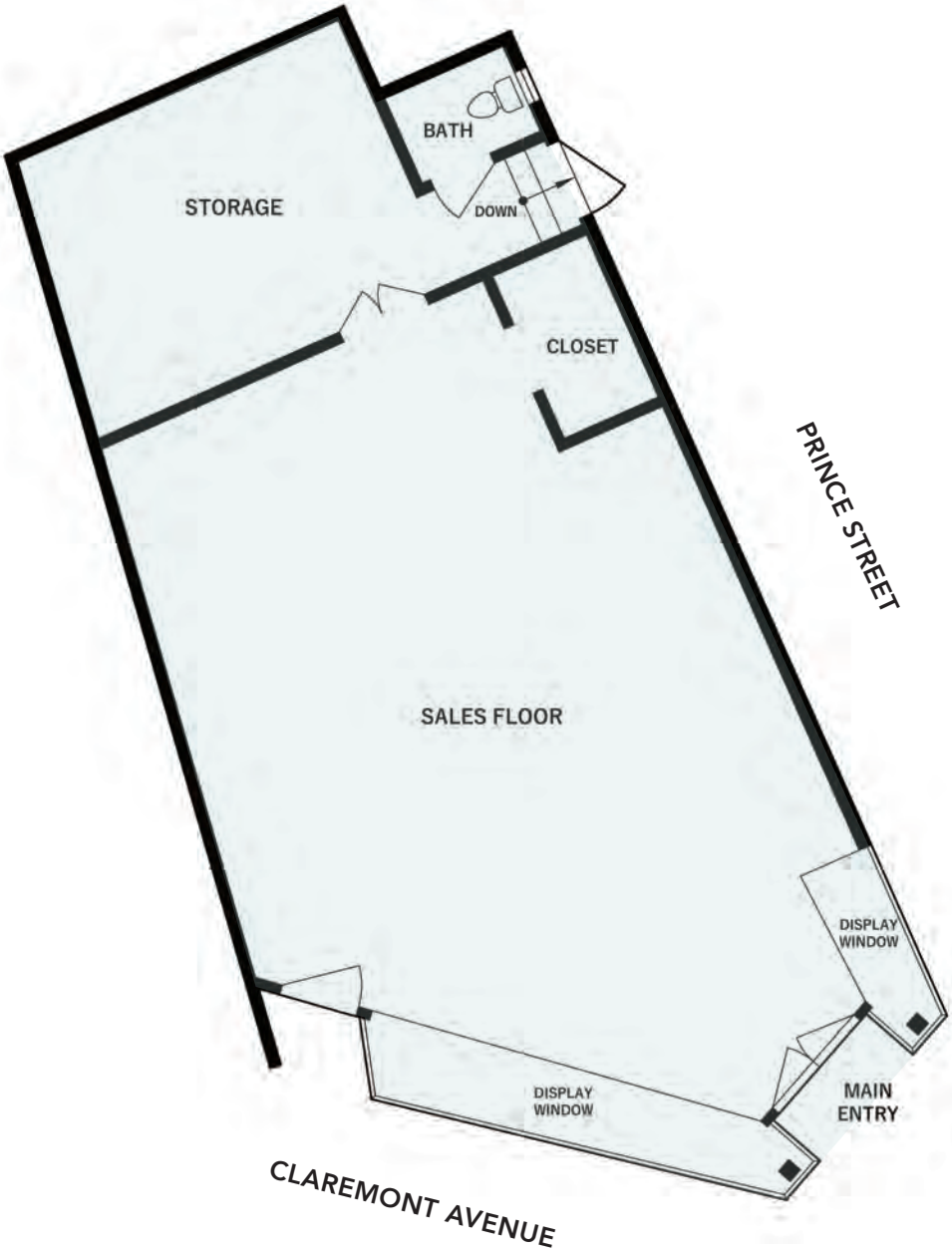
FLOOR PLAN



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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NEIGHBORHOOD

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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