

# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

## 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 renovated 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, Bohemia Skin Care, and Laszlo's European Upholstery
- 1/2 mile to Elmwood neighbors: Bluemercury luxury beauty, Donatello & Co Italian Restaurant, Gordo Taqueria, Espresso Roma, Humphry Slocombe, Palm & Perkins Home Goods, House of Curries, Urban Remedy, CP Shades, Nabloom Bakery, Rialto Cinemas Elmwood and Julia Morgan Theatre
- 1/2 mile to Rockridge neighbors: Market Halls, Wood Tavern, Safeway, Zachary's Chicago Pizza, Southie, Trader Joe's, Mignonne Home Goods, Crossroads Trading and more
- 1.5 miles from UC Berkeley campus; 1/2 mile to Claremont Club & Spa, Peet's Coffee
- 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



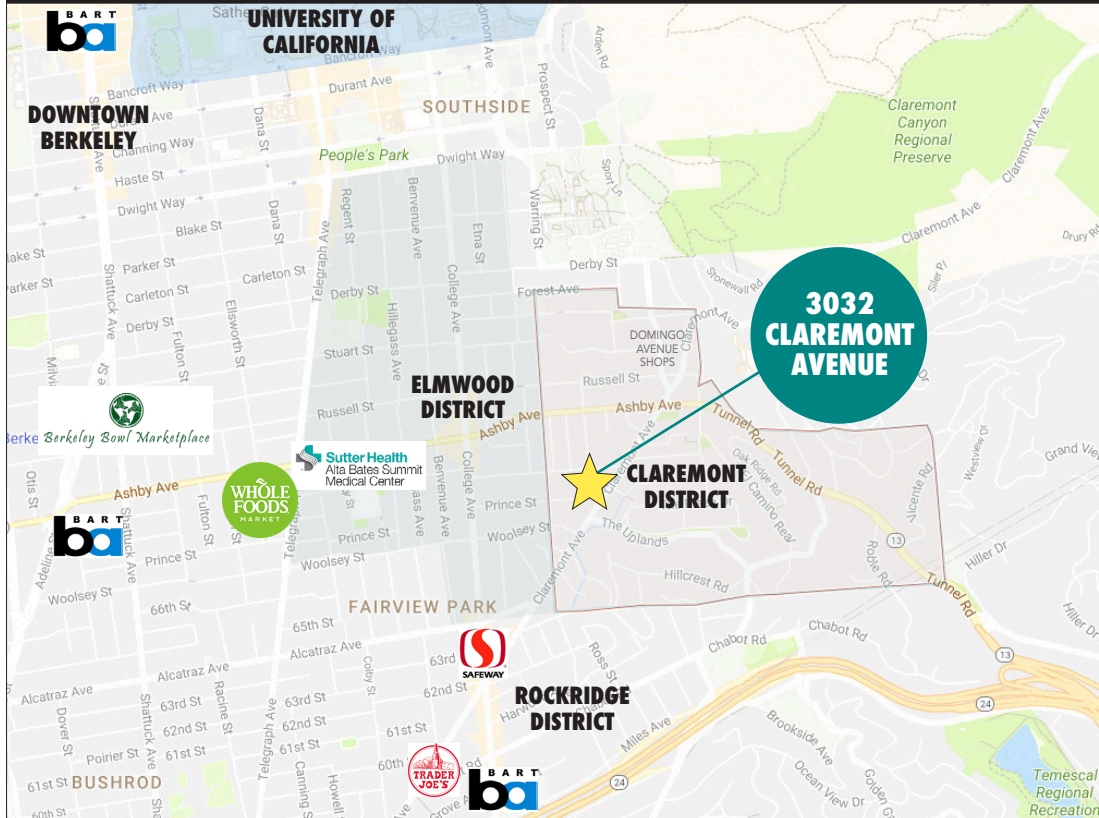
AREA DEMOGRAPHICS	1 MILE	3 MILES
Population	39,230	233,544
Median Home Value	\$1,097,594	\$1,040,858
Average Household Income	\$114,832	\$104,344

TRAFFIC COUNT	1/4 MILE	
Claremont Avenue/Ashby Avenue	19,833	
Ashby Avenue/Pine Avenue	18,022	

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## LOCATION MAP



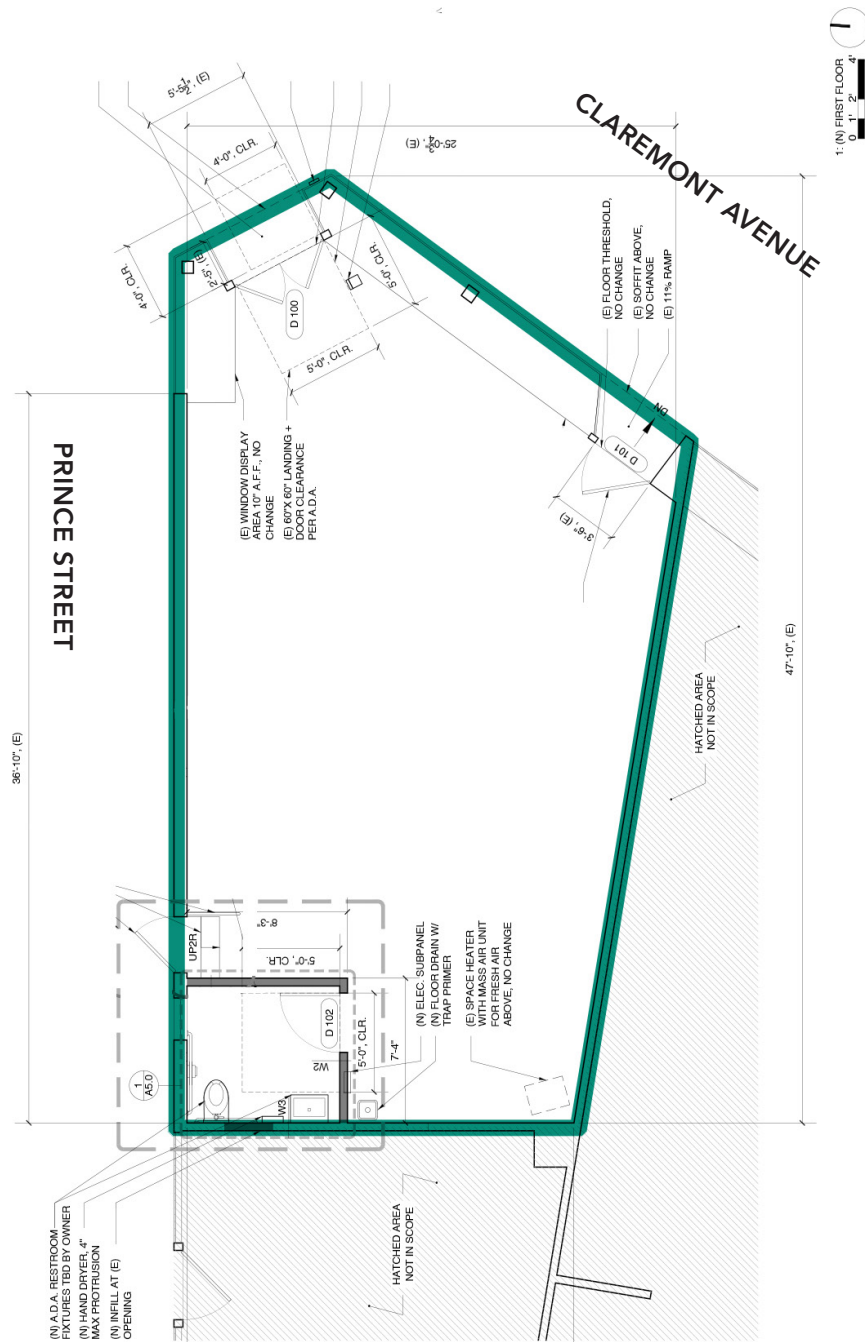
### Established Neighbors:

- Star Grocery
- Star Meats
- Jutta's Flowers
- Bohemia Skin Care
- Head-Quarters Beauty Salon
- Afikomen Judaica, LIVE. SHoP. SHMooZE.
- French Cleaners
- Laszlo's European Upholstery
- Souvenir Coffee Company





## 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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## 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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## NEIGHBORHOOD



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