

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

RETAIL SPACE FOR LEASE: IDEAL FOR A SMALL FOOD FACILITY

:: 1922B MARTIN LUTHER KING JR WAY, BERKELEY, CA ::



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Vibrant Downtown Berkeley Location. Tremendous Foot Traffic. Across From Trader Joe's.

SIZE: ±620 rsf

LEASE RATE:

\$3.50 psf/month IG

1 parking space incl.

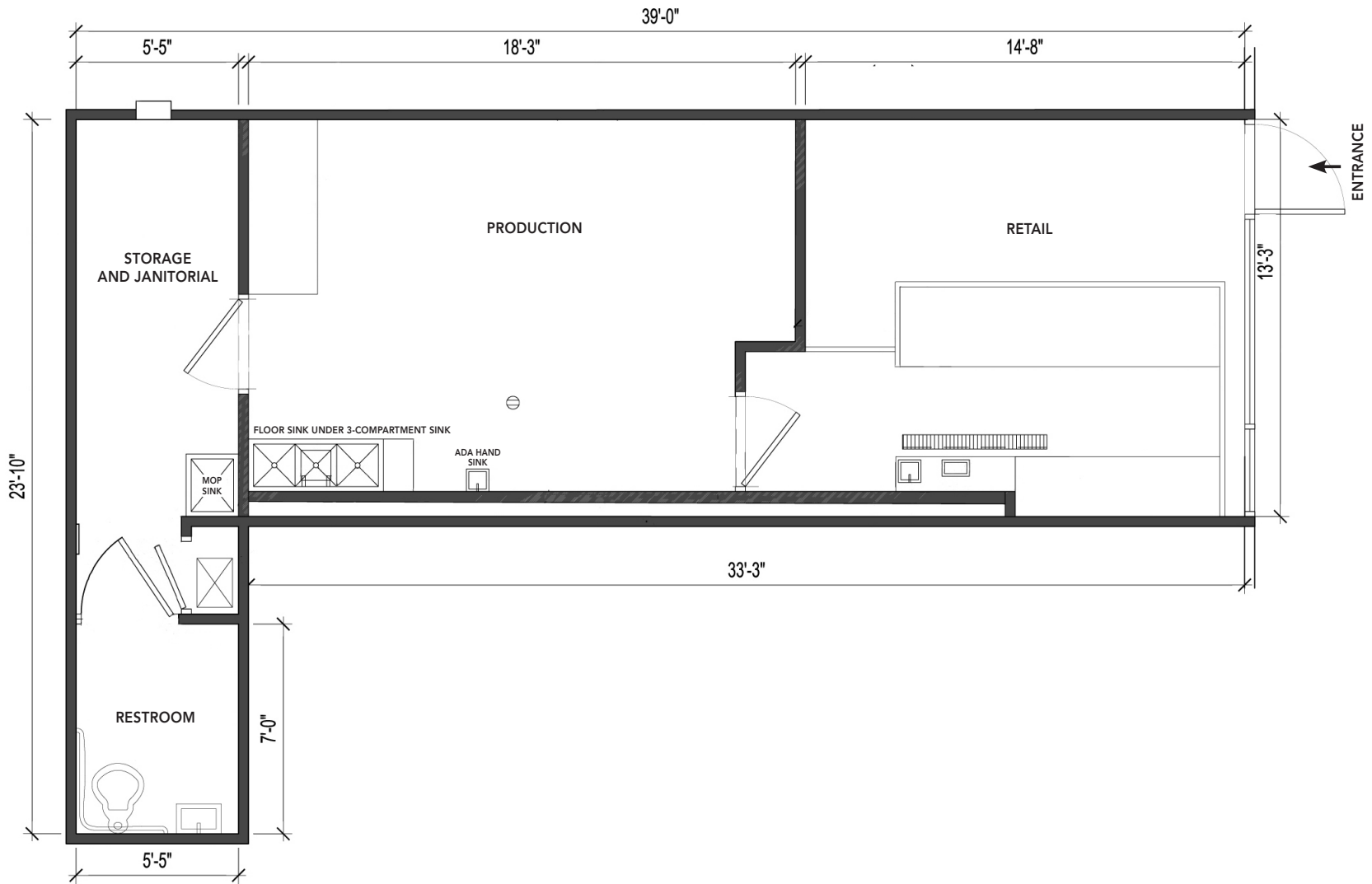
ZONING:

C-N (Neighborhood
Commercial District)

- Bright, open space with large window frontage
- Track lighting, pendant lighting
- 1 restroom
- Adjacent to Trader Joe's, Eclipse Hair Salon, Saxcraft/Saxology, and Las Cabañas Mexican Grill & Taqueria
- Located at signalized intersection, short walk to BART
- 1 block to University Avenue and 2 blocks to Berkeley's Downtown Arts District
- 4 blocks to UC Berkeley campus
- 3 blocks to UC Theatre with live music performances
- 5 blocks to Downtown BART
- 5 blocks to North Shattuck amenities such as The Cheese Board Collective, Chez Panisse and Walnut Square shops
- Near all Downtown Berkeley cultural and culinary amenities
- Access to AC Transit buses with stops all along Shattuck Avenue







MARTIN LUTHER KING JR WAY

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.

RESTAURANTS, CAFÉS AND BARS

- | | |
|-----------------------------|---------------------|
| Café Etoile | Blue Bottle Coffee |
| Las Cabañas Mexican Grill | Triple Rock Brewery |
| Bench Café | Platano |
| Rose Pizzeria | Jupiter |
| The Butcher's Son | Bobby G's Pizzeria |
| Garden Variety | Spats |
| Chocolaterie | Crepevine |
| Berkeley Social Club | Via Del Corso |
| Nation's Giant Hamburgers | Grégoire |
| Imm Thai Street Food | Eureka! |
| Chipotle Mexican Grill | Sliver Pizza |
| Cupcakin' Bake Shop | Tender Greens |
| Sweetgreen | Peet's Coffee |
| Barney's Gourmet Hamburgers | Comal |
| Chez Panisse | Lucia's |
| The Cheese Board Collective | Ippudo |

RETAIL

- Trader Joe's
- Lulu's Cyclery
- Stone Room 2
- Half Price Books
- Shop College Wear
- Target
- FedEx Ship Center
- Berkeley Ace Hardware
- Mike's Bikes
- Model Shoe Renew
- Lhasa Karnak Herb Company
- Andronicos
- Walk Shop Shoes
- A Priori Gift Shop
- Healthy Spot Pet Store

ENTERTAINMENT

- Berkeley Repertory Theatre
- Aurora Theatre Company
- Freight & Salvage
- The Back Room
- UC Theatre
- California Jazz Conservatory
- The Marsh Arts Center
- BAMPFA

FITNESS

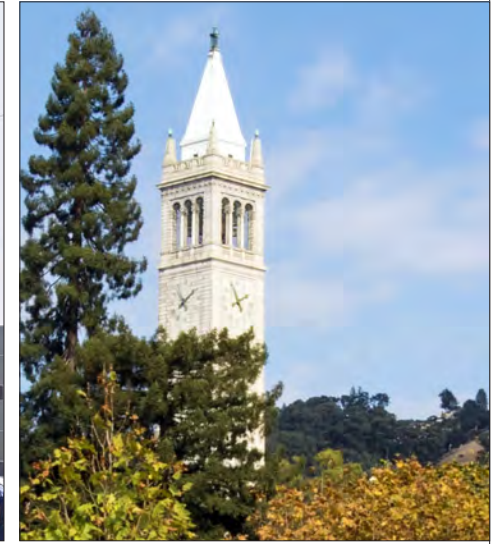
- Downtown YMCA
- Yoga Kula
- Cyclebar
- CorePower Yoga



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1922B MARTIN LUTHER KING JR. WAY, BERKELEY, CA
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.