

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

DOWNTOWN BERKELEY CORNER RETAIL SPACE FOR LEASE

:: 1921 MARTIN LUTHER KING JR. WAY, BERKELEY, CA ::

CORNER



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High-visibility corner building with plenty of natural light. Ideal for salon, fitness, or service commercial.

SIZE

± 1,650 rsf

LEASE RATE

\$3.50 psf/month NNN

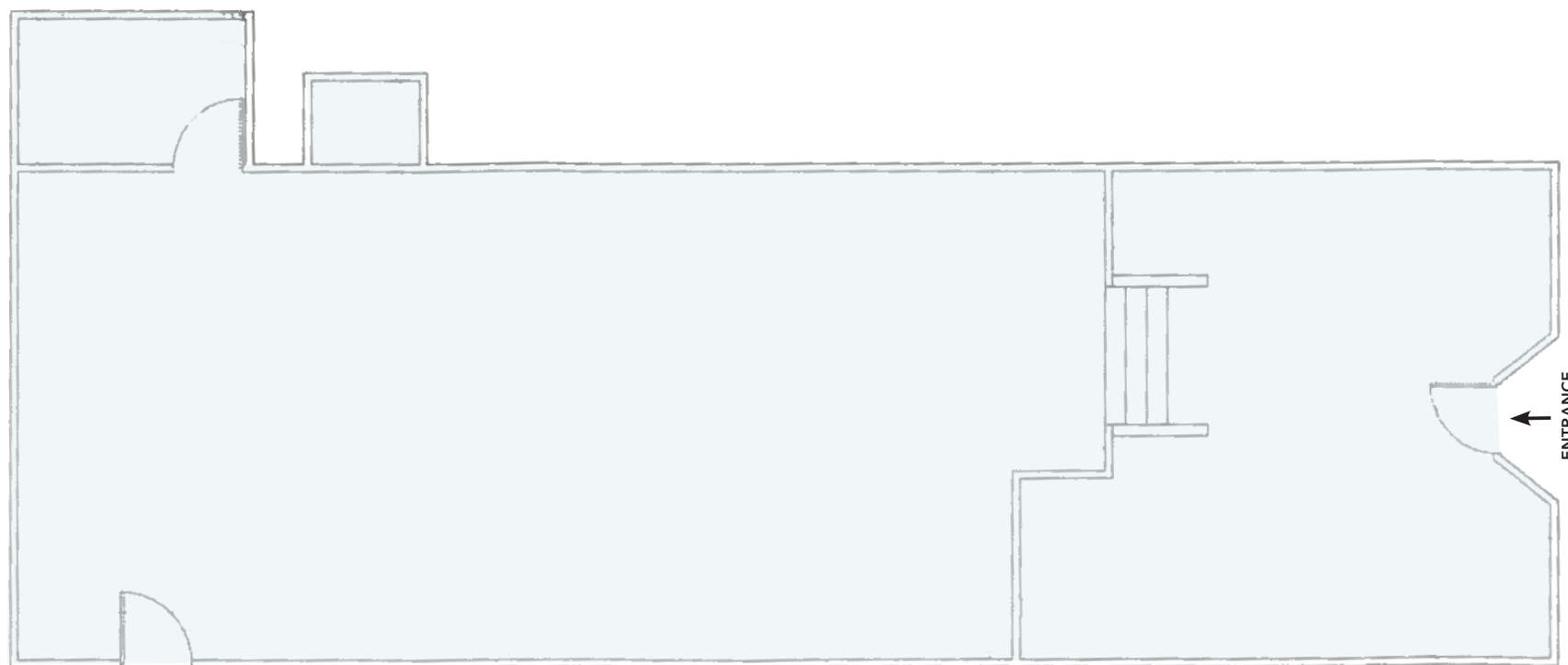
- Zoned C-N (Neighborhood Commercial District)

FEATURES

- Large window frontage on busy corridor
- Open floor plan
- Very tall, wood-beam ceilings
- Natural light from west and north
- Excellent signage opportunity
- Just one block off busy University Avenue
- Vibrant Downtown Berkeley location
- Trader Joe's is across street

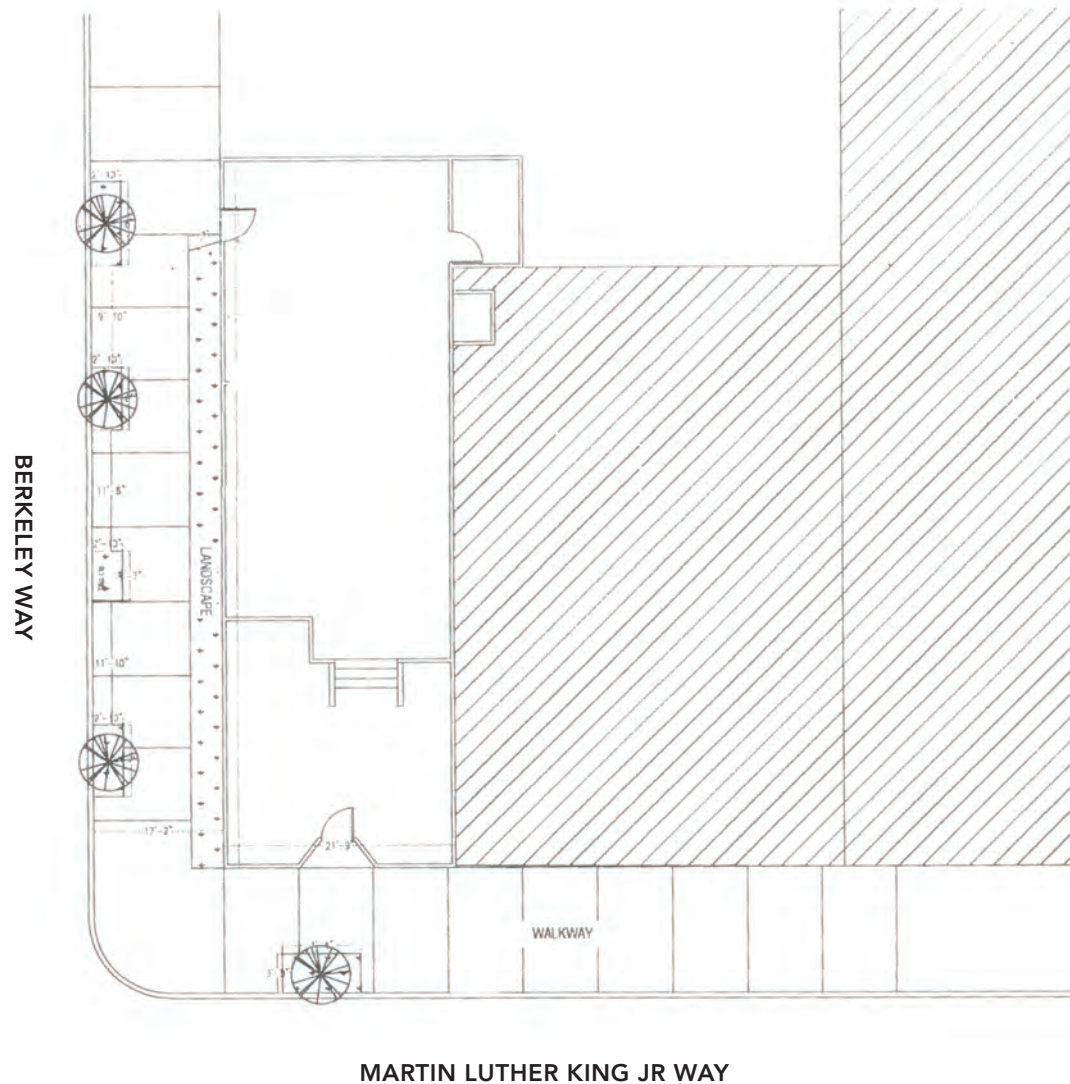


FLOOR PLAN



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.

SITE PLAN



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NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

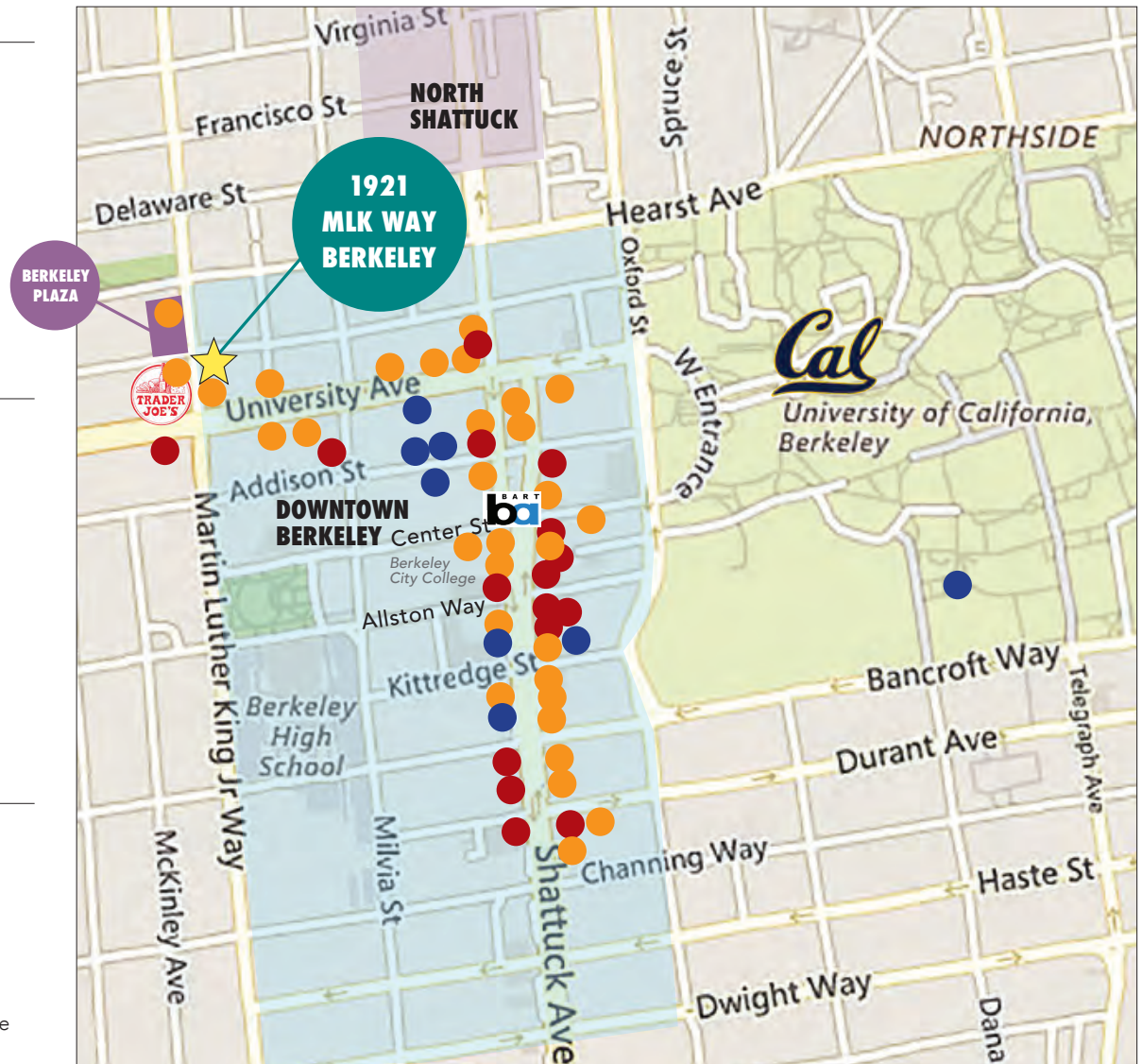
Café Nostros	Ippudo
Baiano Pizzeria	Blue Bottle Coffee
Gold Leaf Cafe	Tupper & Reed Cocktail Bar
Comal Restaurant	Draw Billiards Club
Lucia's Italian Restaurant	Spats Berkeley
Tender Greens	La Note Restaurant
Milkbomb Ice Cream	Starbucks
The Butcher's Son	Ben & Jerry's
Pedro's Brazil Cafe	
Peet's Coffee & Tea	
Sliver Pizzeria	
Ike's Sandwiches	
Eureka!	
Jupiter Pizza & Beer	
Veggie Grill	
Angeline's Louisiana Kitchen	
Poki Poke	
El Burro Picante	
Revival Bar + Kitchen	
Namaste Madras Cuisine	
Venus Café	

ENTERTAINMENT

UC Theatre
Landmark Shattuck Theatre
UA Berkeley 7 Theatre
California Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
Freight & Salvage
The Marsh Arts Center
Cal Performances/Zellerbach
BAMPFA

RETAIL

Trader Joe's	Target
CVS	Berkeley Ace Hardware
Walgreens	Luggage Center
UPS Store	Mattress Firm Berkeley
FedEx	Crossroads Trading
Verizon	Mike's Bikes of Berkeley
GNC	Missing Link Bicycle Cooperative
Half Price Books	Scandinavian Designs



OVERVIEW OF DOWNTOWN BERKELEY

Berkeley is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown, with a third of their household annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees. It's a central hub of public transportation with its Downtown BART Plaza (± 27,000 daily ridership entries and exits) and AC Transit. One of the hottest dining destinations in the Bay Area with over 150 restaurants.

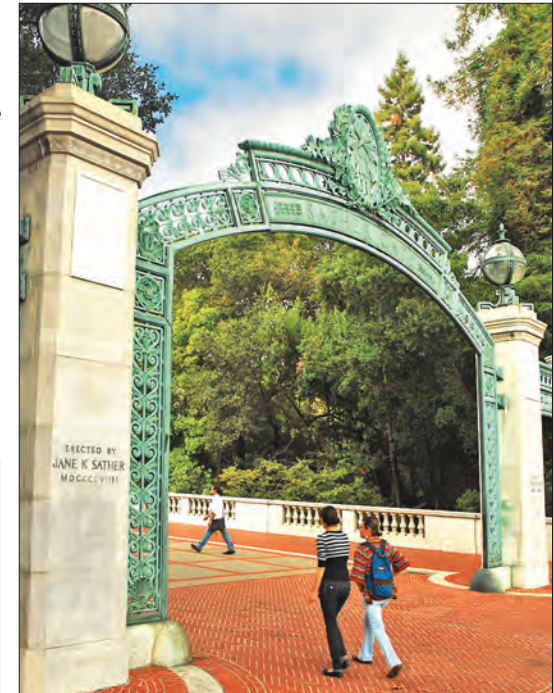
- High foot traffic every day; working population is 72,000. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley campus has over 56,000 daily population – projected by 2022 to be 65,000
- Berkeley City College has ± 7,000 students each semester; Berkeley High School has ± 3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats
- Over 2 million annual theater and cinema patrons
- \$4.04 billion in total spending power

DEMOGRAPHICS

WITHIN 3 MILES

Population	213,353
Average household income	\$89,531
Daytime Employees	148,736

Source: CoStar



NEIGHBORHOOD

- Walk to UC Berkeley and BART
- Across from Trader Joe's
- Within a block of busy University Avenue
- 2 blocks to Shattuck Avenue
- 2 blocks to Berkeley's Downtown Arts District
- 2 blocks to UC Berkeley Extension
- 3 blocks to Berkeley High School, and Berkeley City College
- Near live music, performing arts, museums, galleries, and sporting events
- In vicinity of several coworking spaces: WeWork, Sandbox Suites, Berkeley Skydeck NextSpace, The Office Berkeley, and Regus California
- Near fitness/gyms including CycleBar, Pure Barre, Berkeley YMCA, CorePower, and Yoga to the People
- Close to several new and proposed student housing developments
- Easy freeway access
- Street parking available



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.