

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2926 COLLEGE AVENUE, BERKELEY

Proven Retail Space in the Elmwood Shopping District



BRIGHT RETAIL SPACE FOR LEASE ON BOUTIQUE COMMERCIAL STREET

SIZE: ± 990 rsf | **LEASE RATE:** \$4.75 psf/month NNN

CONTACT:

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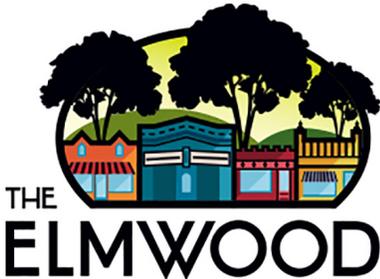
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CHARMING RETAIL SPACE IN THE ELMWOOD SHOPPING DISTRICT. Located in coveted Berkeley neighborhood, buzzing with activity near corner of busy Ashby Avenue.

PROPERTY HIGHLIGHTS

- Longtime successful tenant space available for new business on busy College Avenue
- Clerestory windows, nice natural light, high ceilings, skylight
- Excellent signage opportunity and window display entry
- The Elmwood Shopping District is Berkeley’s oldest commercial district, and boasts over 80 independently-owned boutiques and restaurants – all within a few blocks
- Next to clothing and shoe stores, gift shops, cafes and dining
- Walker’s paradise – close to numerous cafés, restaurants, boutiques, independent merchants and services
- Join Espresso Roma, CP Shades, Bluemercury luxury beauty, Humphry Slocombe, Donatello & Co, Urban Remedy, Nabolom Bakery Pizzeria, Mrs Dalloway’s Bookstore, Yama Kids Yoga, Palm & Perkins home goods, and Labels Luxury Consignment
- Convenient to UC Berkeley, Alta Bates Hospital, Whole Foods Market, as well as Rockridge. Walk to Claremont Hotel & Spa and Julia Morgan Theatre
- 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)

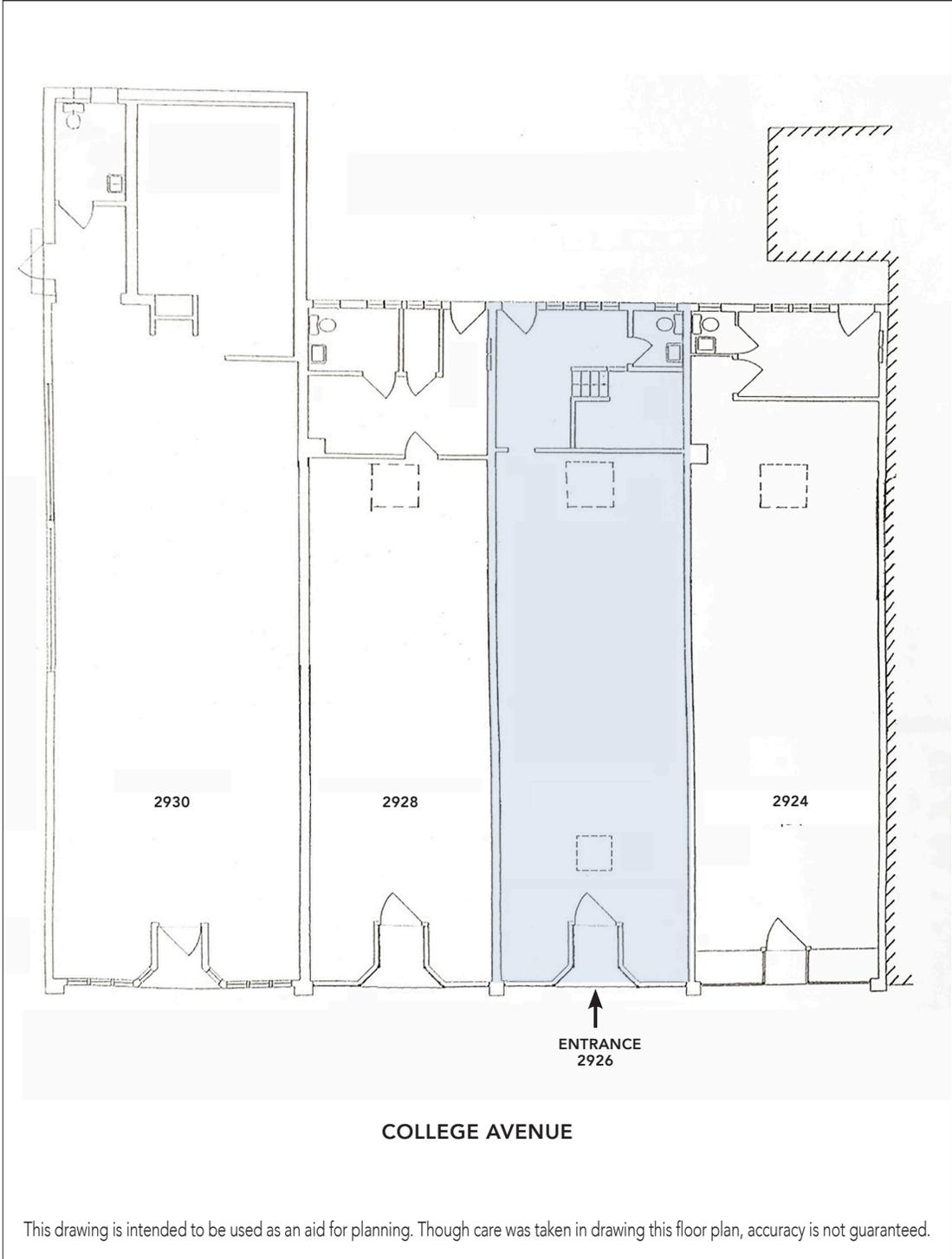


LOCATION MAP



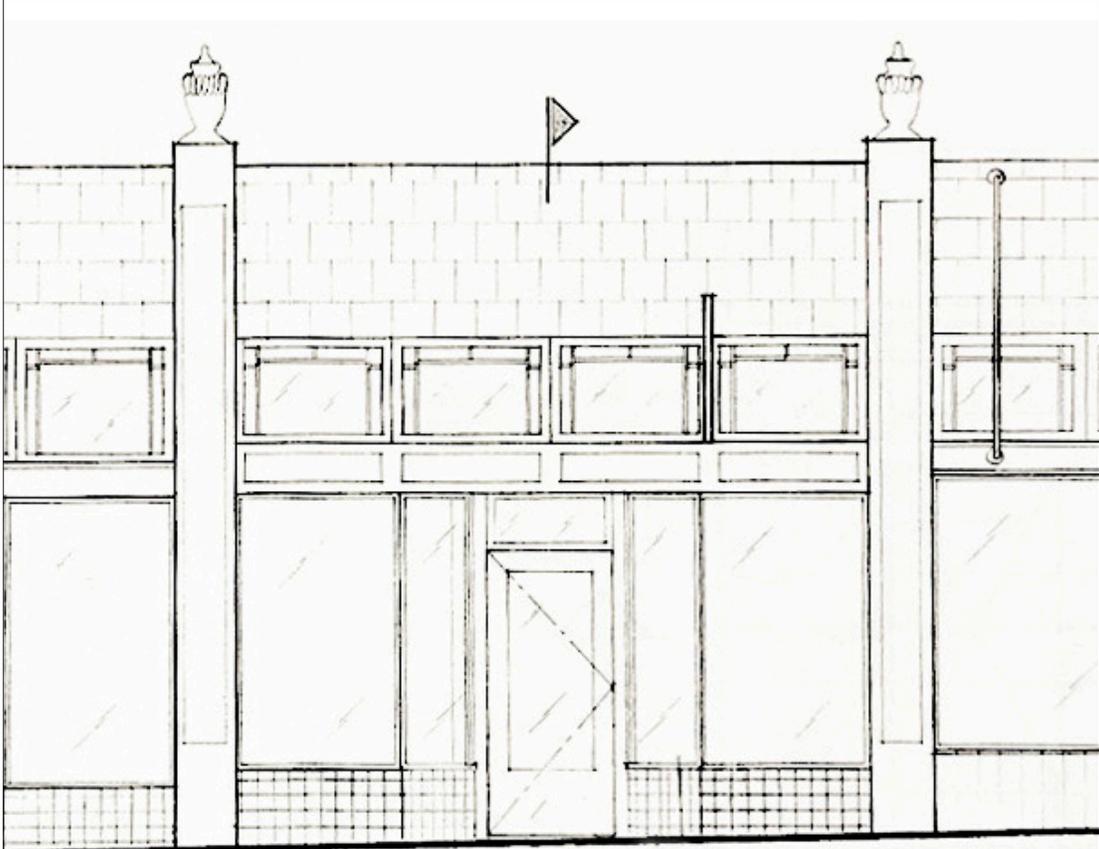
The Elmwood's surrounding neighborhood is diverse and densely populated, with high income and education levels. With average HH income within 1 mile \$102,956, and 3 miles \$120,101, the Elmwood serves a more affluent clientele while also attracting UC Berkeley students and local shoppers.

FLOOR PLAN

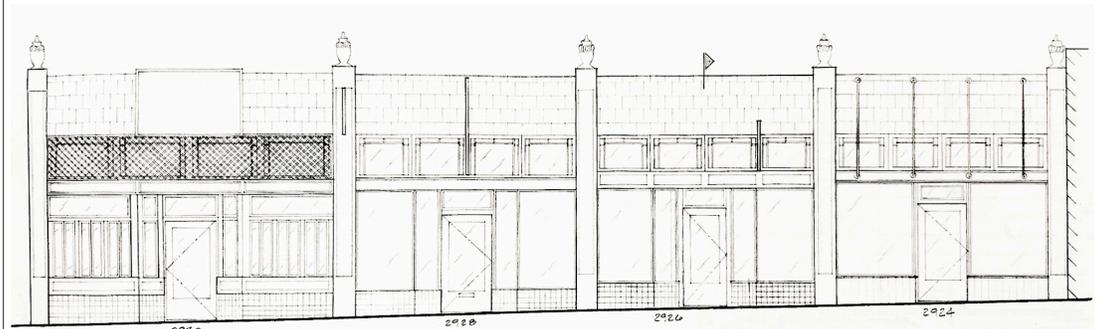


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

ELEVATION



2026



2050

2028

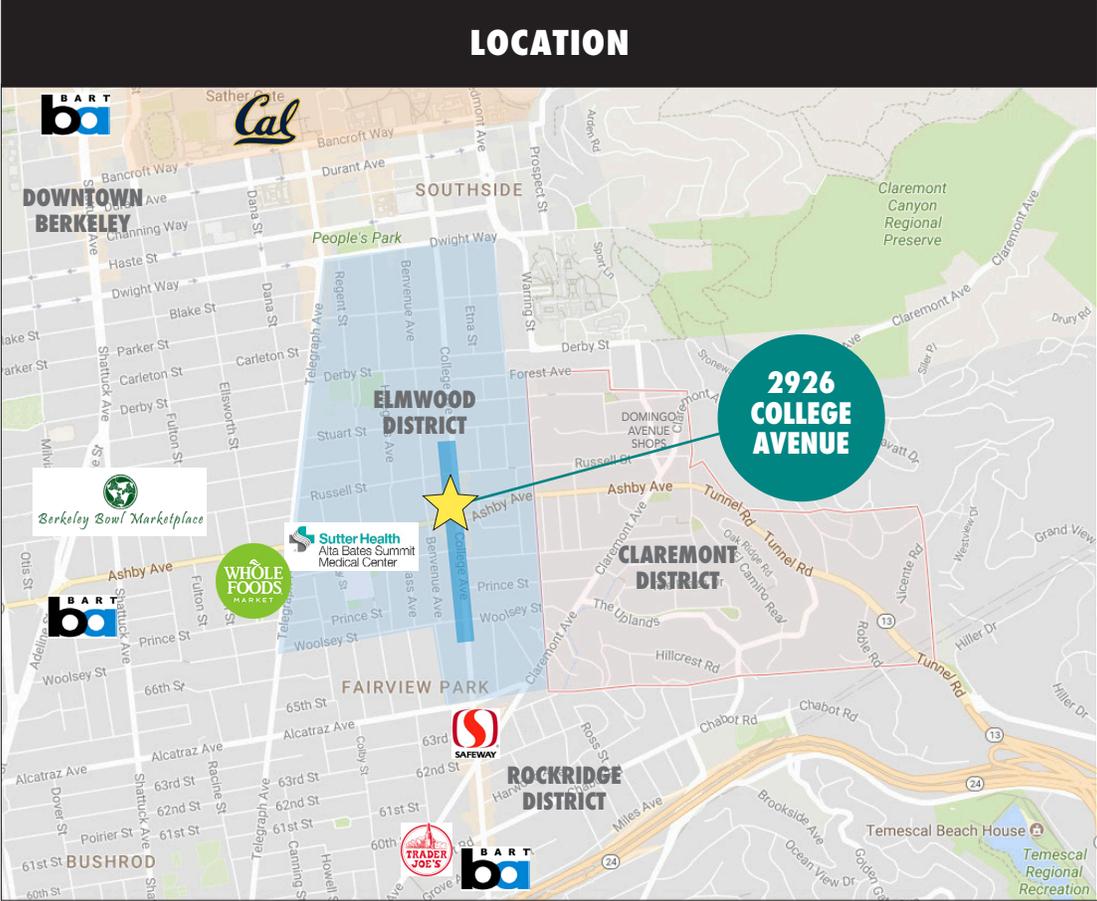
2026

2024

① EAST ELEVATION
1/4" = 1'-0"

COLLEGE AVENUE

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- 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 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



2926 COLLEGE AVENUE • STATISTICS 2020

DEMOGRAPHICS	2 MILE	5 MILES
Total Population	132,482	433,211
Total Households	55,207	187,385
Median Age	34.4	38.7
Average Household Income	\$129,975	\$131,686
Bachelor's Degree or Higher	63%	56%
Daytime Employees	98,598	278,718

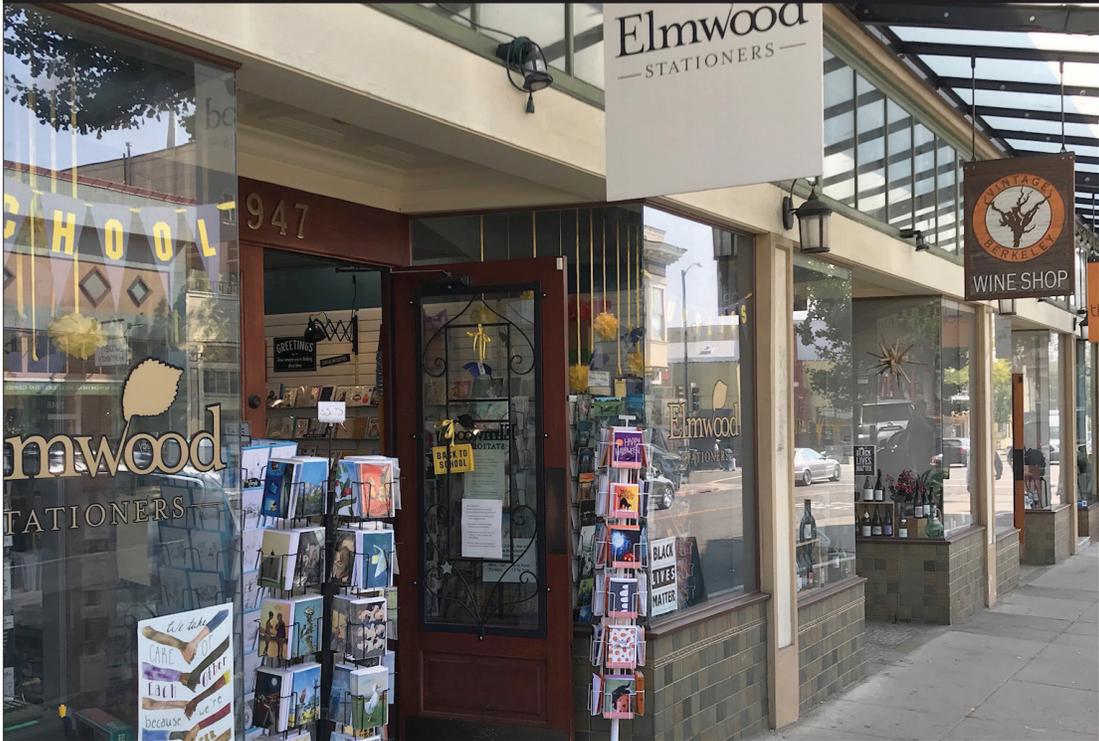
Source: CoStar

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

PHOTO TOUR



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.