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COMMERCIAL REAL ESTATE BROKERAGE

2633 ASHBY AVENUE, BERKELEY

High Visibility in the Elmwood Shopping District



BRIGHT AND SPACIOUS RETAIL SPACE AVAILABLE FOR LEASE

SIZE: ± 2,086 rsf | **LEASE RATE:** \$3.35 psf/month NNN

CONTACT:

Kevin Gordon • 510 898-0513 • kevin@gordoncommercial.com • CA DRE# 01884390

GORDON COMMERCIAL REAL ESTATE BROKERAGE • 2091 Rose Street Berkeley, CA 94709
www.gordoncommercial.com • T 510 898-0513 • F 510 704-1830 • CA DRE# 01884390



PRIME RETAIL ON ASHBY AVENUE, NEAR COLLEGE.

Conveniently located in one of Berkeley's most coveted neighborhoods. Enjoy all the amenities of Elmwood and Domingo Avenue Shops.

PROPERTY AND LOCATION HIGHLIGHTS

SIZE: ± 2,086 rsf

LEASE RATE: \$3.35 psf/month NNN

- Spacious retail shop with high ceilings and plenty of natural light
- Friendly neighborhood environment buzzing with activity
- Walker's paradise – within walking distance of many restaurants, cafés, boutiques, independent merchants and services
- Immediate neighbors: Bluemurcury Cosmetics, Casa De Chocolates, Humphry Slocombe Ice Cream, Therapy, Elements Clothing, Labels Luxury Consignment, The Dailey Method fitness, Donato & Co Italian Restaurant, Urban Remedy, Summer Kitchen & Bake Shop, and many more
- Convenient to UC Berkeley, Alta Bates Hospital, Whole Foods Market, as well as the Rockridge neighborhood. Walk to Claremont Hotel & Spa and both Rialto Cinemas Elmwood and Julia Morgan Theatre
- Very high visibility on Ashby Avenue (California State Route 13) which is a major thoroughfare from Hwy 580 in Oakland to Hwy 80/580 in Berkeley
- Easy access to the entire SF Bay area via AC Transit, Berkeley and Rockridge BART
- High income, upscale neighborhood
- High car traffic and walking district



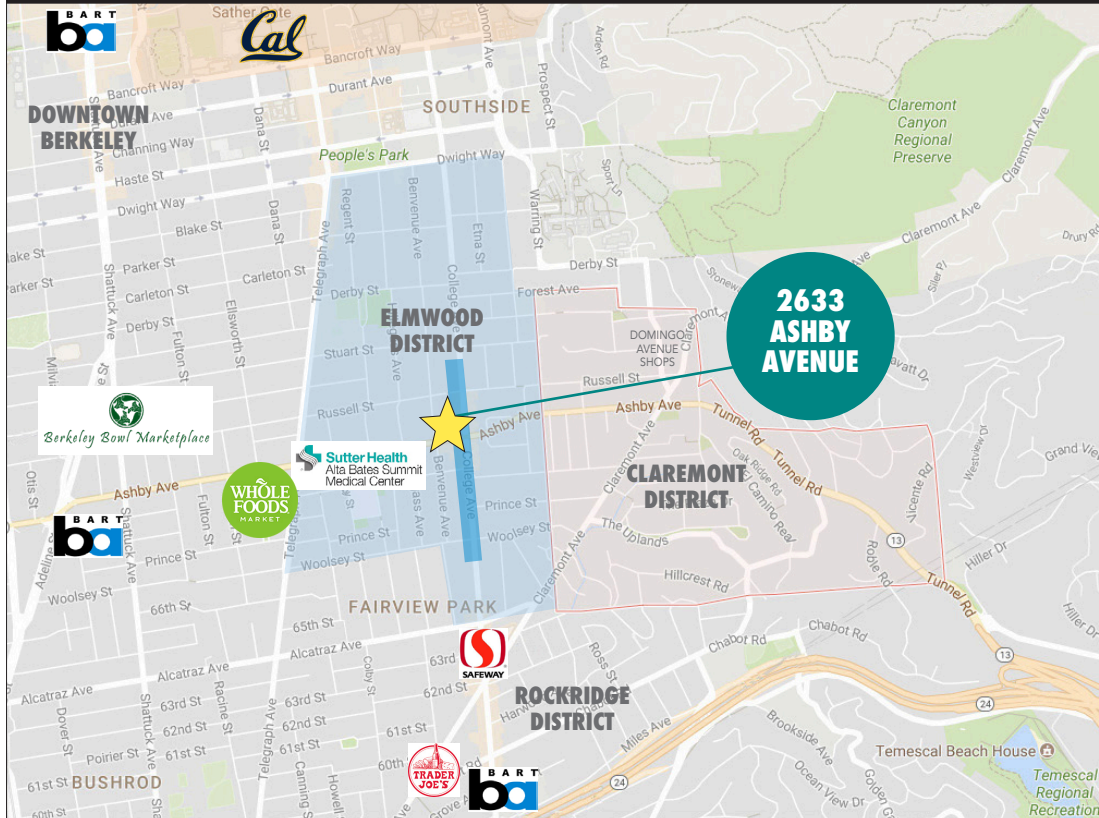
WALK SCORE 95
BIKE SCORE 93

(walkscore.com)

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LOCATION



- At this corner of Ashby and 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
- Ashby Avenue (CA State Route 13) is a busy corridor connecting Hwy 580/24 in Oakland to Hwy 80/580 in Berkeley
- .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
- Berkeley boasts strong demographics – with more affluent households, a higher number of college-educated residents and much greater spending power than comparable markets

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AMENITIES MAP



The Elmwood's surrounding neighborhood is diverse and densely populated, with high income and education levels. With average HH income within 1 mile \$123,323, the Elmwood serves a more affluent clientele while also attracting UC Berkeley students and local shoppers.



2633 ASHBY AVENUE • STATISTICS 2020

DEMOGRAPHICS	1 MILE	3 MILES
Total Population	49,184	232,050
Population Projection 2025	50,123	237,453
Total Households	18,181	100,351
Median Age	31.2	37
Average Household Income	\$123,323	\$136,433
Daytime Employees	21,651	163,700

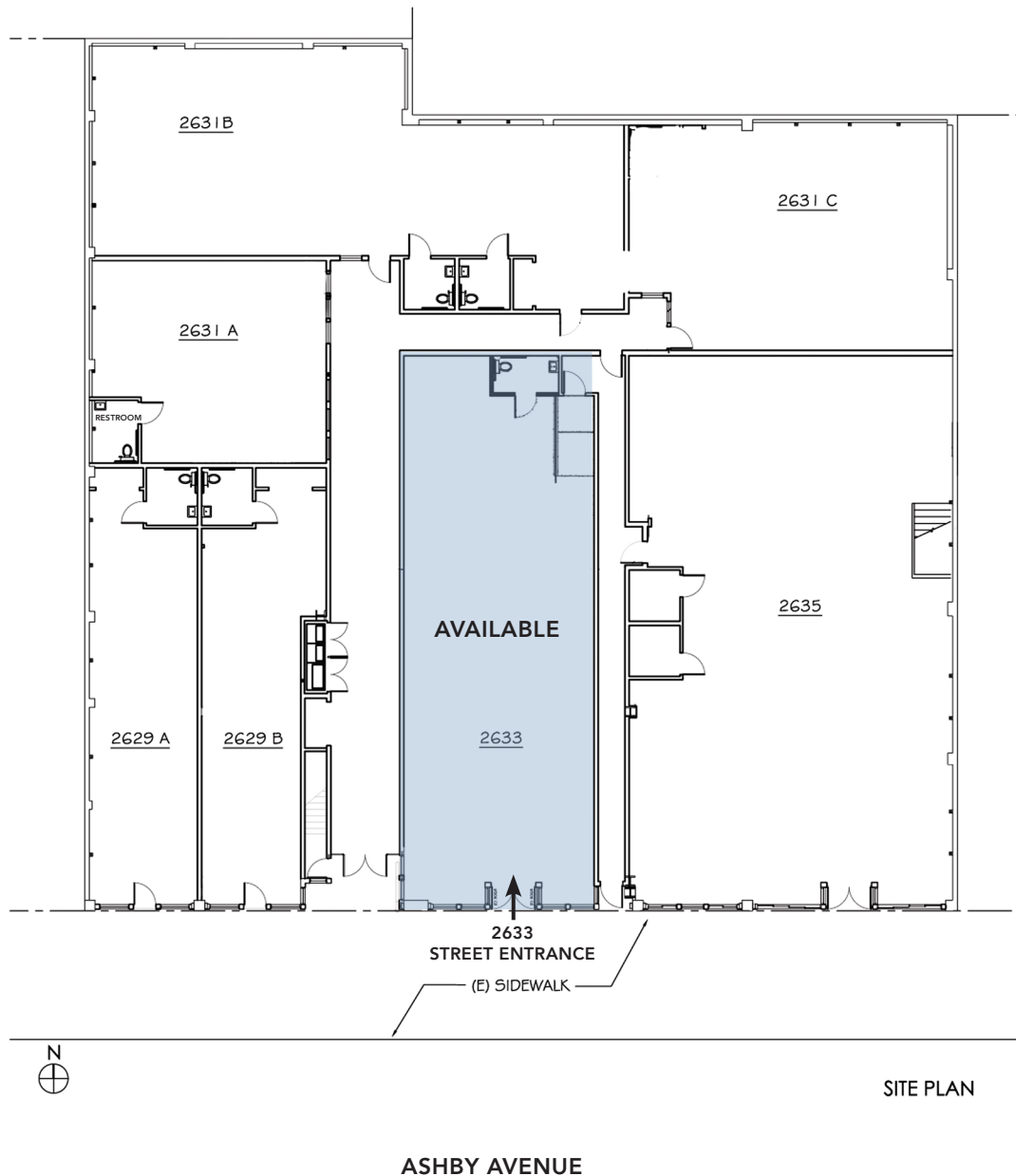
PUBLIC TRANSPORTATION	DRIVE	WALKING	DISTANCE
Rockridge BART Station (Pittsburg/Bay Point - SF)	4 min	18 min	.9 mile
Ashby BART Station (Fremont - Richmond, Richmond - SF)	5 min	19 min	1.0 mile

Source: CoStar



SITE/FLOOR PLAN

Not to scale, for reference purposes only



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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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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