

FOR LEASE :: 1640 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

GROUND FLOOR RETAIL SPACE IN NORTH BERKELEY CORNER BUILDING



CONTACT: KEVIN GORDON

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

EAST FACING STOREFONT - TALL CEILINGS, SKYLIGHTS, GREAT NATURAL LIGHT - ARCHITECTURAL CHARACTER

SIZE

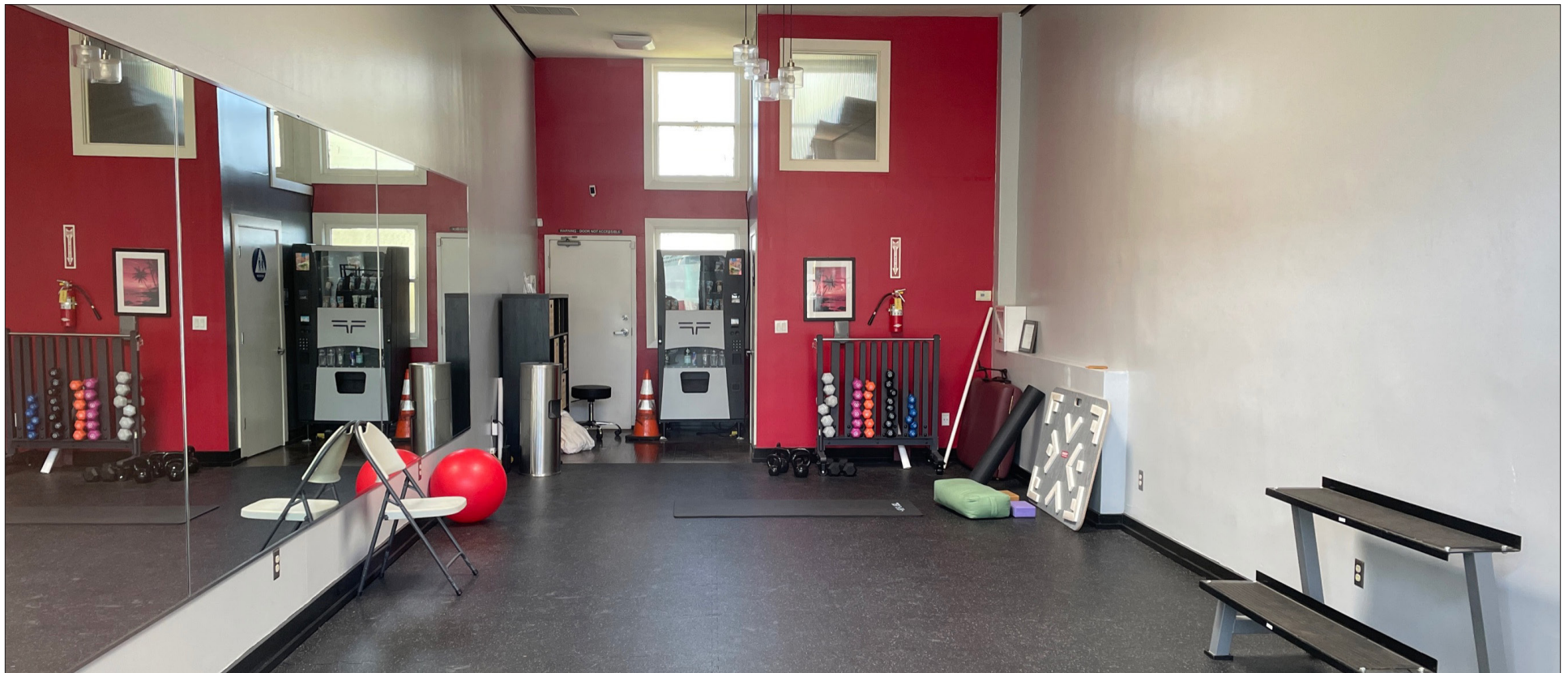
± 720 rsf

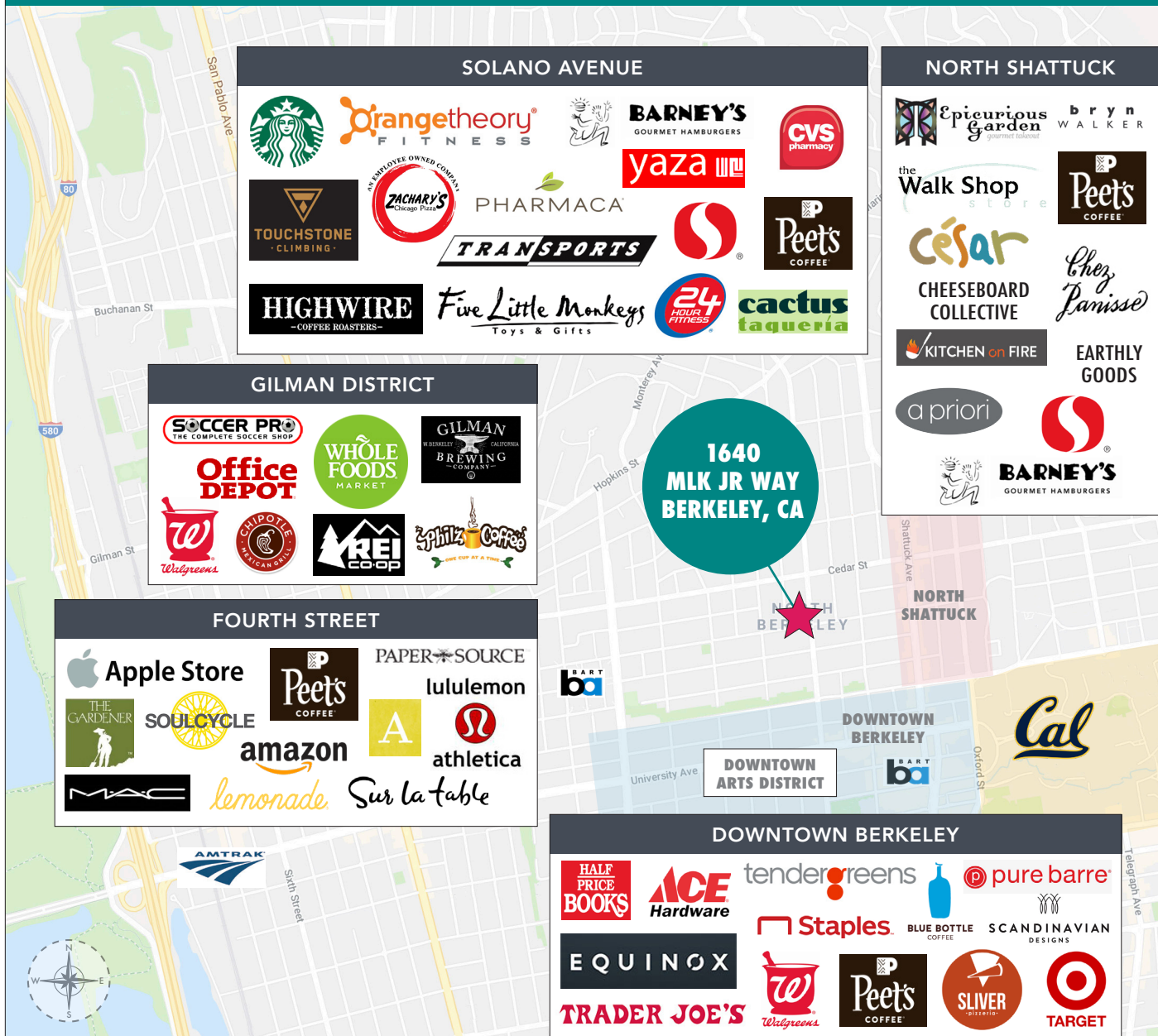
LEASE RATE

\$3.25 psf/month I.G.

FEATURES

- Open space plan with high ceilings
- Tall storefront with clerestory glass, skylight and windows in the rear
- Updated restroom in the space
- Rear door and rear walkway
- Walking distance to Trader Joe's, cafes, shopping, grocery stores, salons, business services
- Lovely architectural details
- Great location less than 1/2 mile from UC Berkeley campus with ± 57,637 daily population and growing
- 1/3 mile northwest of the Central Business District and just four blocks west of the North Shattuck retail corridor
- High traffic corridor connecting Downtown Berkeley and North Berkeley neighborhoods
- 4 blocks to North Berkeley BART





"NORTH BERKELEY IS ONE OF THE BEST PLACES TO LIVE IN CALIFORNIA" – NICHE

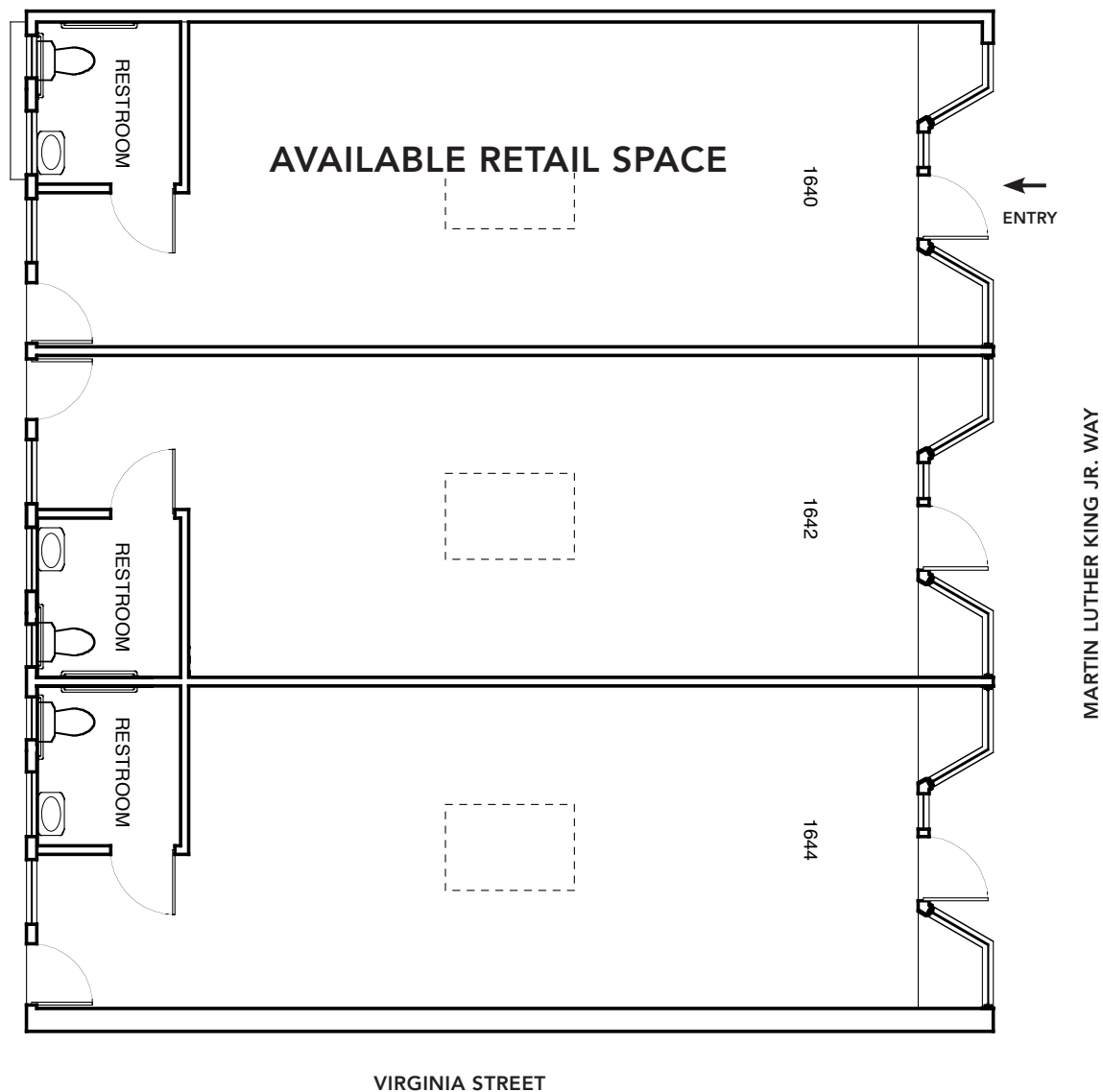
- 2 blocks to North Berkeley's famous culinary neighborhood filled with popular cafés and shops sharing an emphasis on quality, artisan products and services
- Popular nearby eateries include FatApple's, Crepevine, Grégoire, Poulet, Barney's Gourmet Hamburgers, Cheeseboard Pizza, Guerilla Cafe, Epicurious Garden, Cesar, Chez Panisse, Grégoire Restaurant, and Corso
- Close to Walnut Square shops with the original Peet's Coffee, The Walk Shop, Bryn Walker, Holistic Hound, and Earthly Goods
- 15 minute walk to Downtown BART Plaza and UC Berkeley campus
- 13 minute walk to North Berkeley BART
- Easy street parking
- Near weekly Farmer's Market (every Thursday)
- Amidst exceptional arts and cultural activities, strong commercial/financial core, outstanding education and resources

DEMOGRAPHICS

	1 MILE	3 MILE
Population	48,016	204,255
Households	21,255	85,235
Median Age	34.2	36.7
Average HH Income	\$123,476	\$137,051
Daytime Employees	22,921	144,589

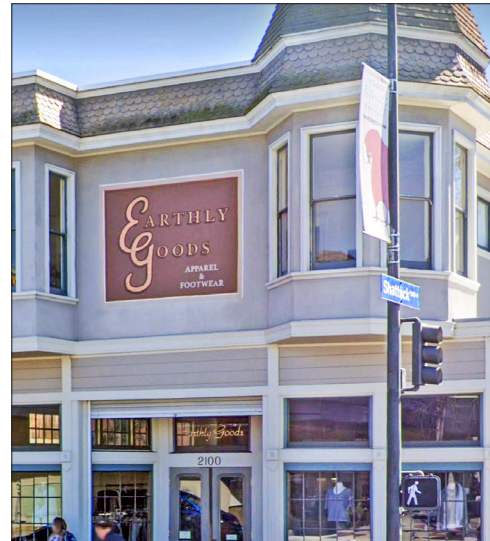
Source: CoStar/Loopnet

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.

NEIGHBORHOOD



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