

**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](mailto:kevin@gordoncommercial.com) • DRE# 01884390



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

### SIZE

± 720 rsf

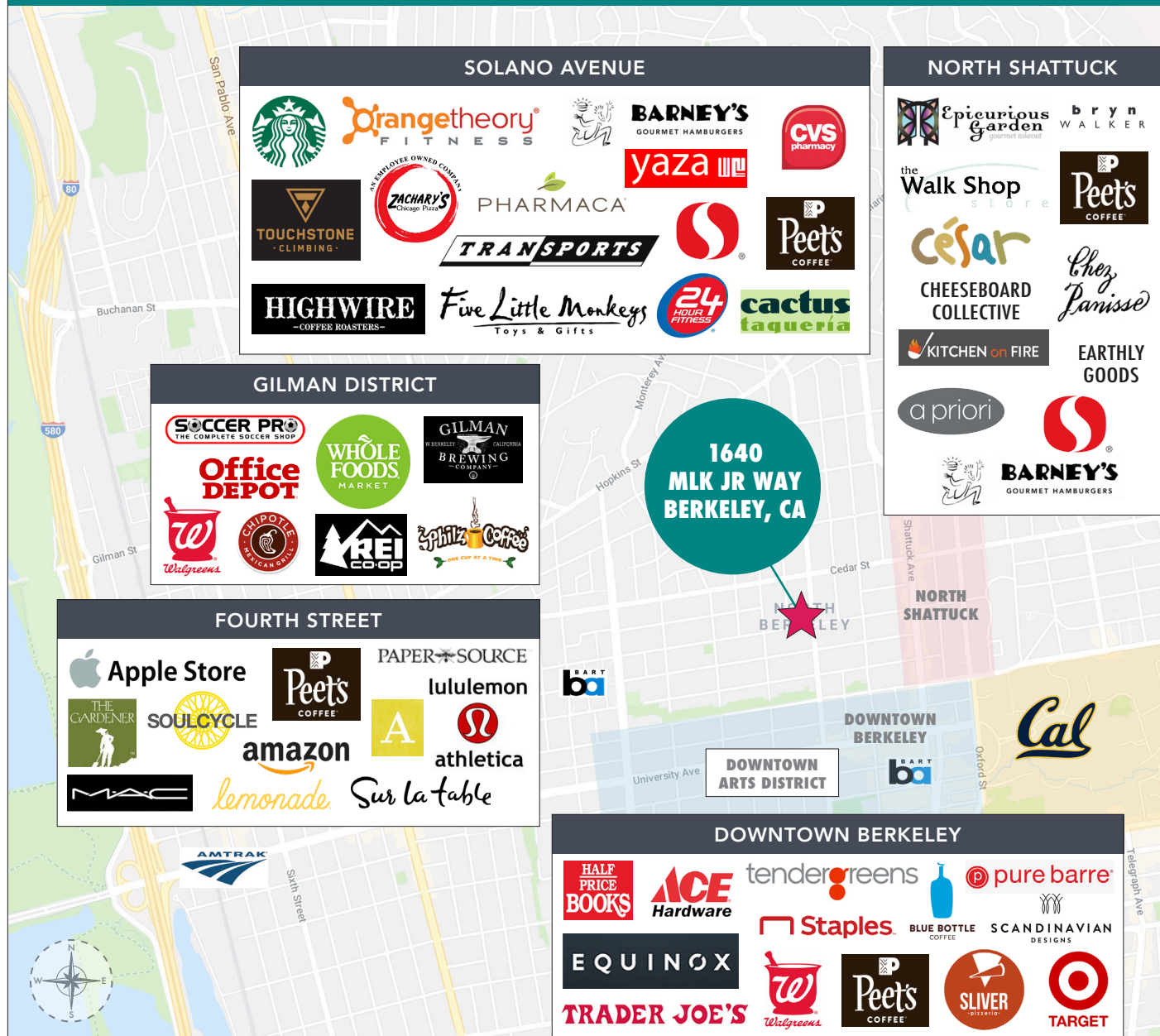
### LEASE RATE

\$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

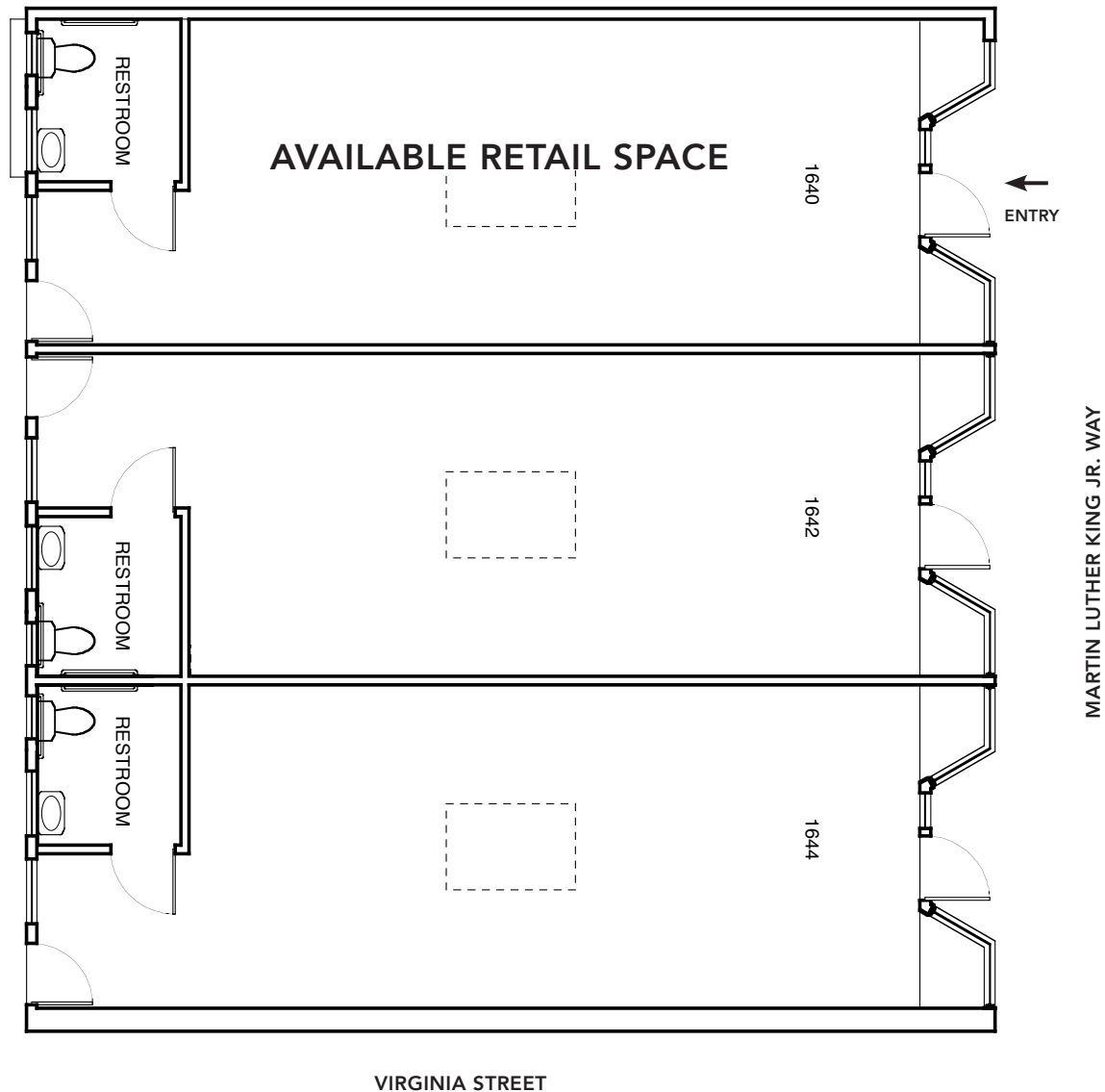
- 2 blocks to North Berkeley's famous culinary neighborhood filled with popular cafés and shops sharing an emphasis on quality, artisan products and services
- Popular nearby eateries include FatApple's, Crepevine, Grégoire, Poulet, Barney's Gourmet Hamburgers, Cheeseboard Pizza, Guerilla Cafe, Epicurious 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

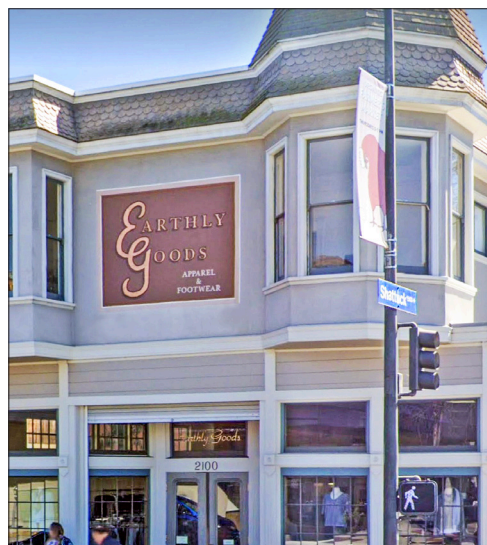
## FLOOR PLAN



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



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.