

**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

**AVAILABLE FOR LEASE :: 1718-1734 UNIVERSITY AVENUE, BERKELEY, CA**

Newly Renovated Retail/Service Commercial Space on Busy University Avenue



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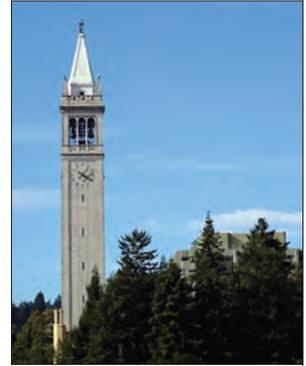
## CENTRALLY LOCATED IN HIGH-TRAFFIC AREA NEAR DOWNTOWN BERKELEY

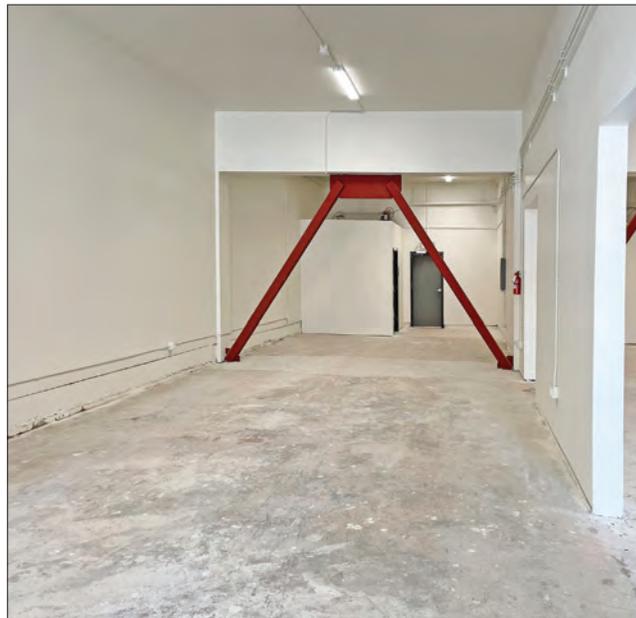
### 2 RETAIL SPACES AVAILABLE

Address	RSF	Asking Rent
#1718	±1,725	LEASED
#1722	±1,350	LEASED
#1724	±1,350	\$2.25 psf NN
#1728	±1,350	LEASED
#1732	±1,350	\$2.25 psf NN

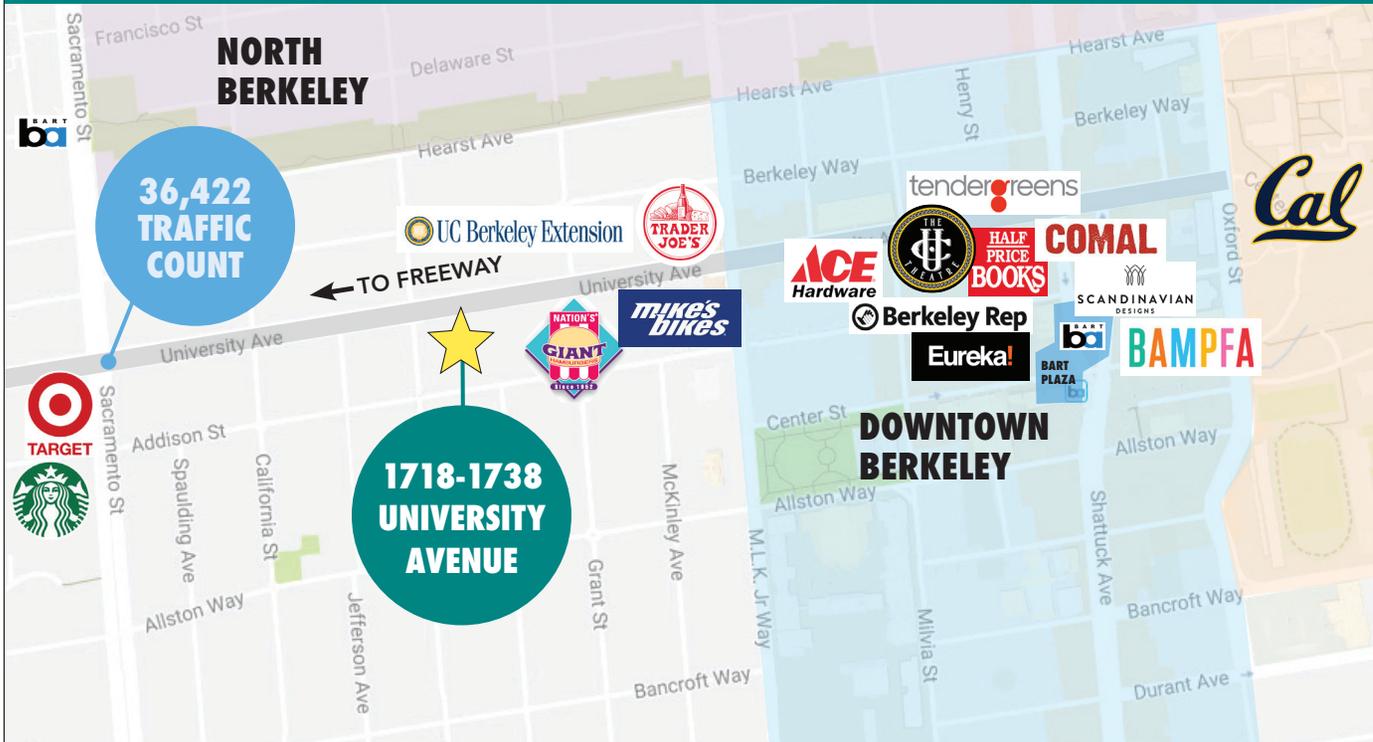
### FEATURES

- Clean, newly renovated space, ready for Tenant finishes
- Situated on busy thoroughfare with high-level visibility
- High ceilings, windows to the street
- ADA restroom in each unit
- 1 Parking space per unit available for an additional fee
- Metered parking in front, convenient street parking all around
- 100 AMP electrical per unit
- Metered parking in front, and convenient street parking
- Zoned C-1 (General Commercial)









- Walkable business district, lined on both sides with independent merchants, shops and cafés
- Surrounded by many new mixed-use housing developments
- 2 blocks to Trader Joe's
- Short walk to Nation's Giant Hamburgers, The Butcher's Son, and Downtown Berkeley cultural and culinary destinations
- Near many Berkeley restaurants topping the "best of" lists nationwide
- .7 mile to North Berkeley BART and .6 mile to Downtown Berkeley BART, and .7 mile to UC Berkeley campus
- Amidst an excellent public transportation network with AC Transit, BART and Bikeshare
- Walking distance to over 119,166 live theater, music, movie theater, and sports venue seats
- Easy freeway access



DEMOGRAPHICS	1 MILE	3 MILE
Population	56,352	213,510
Households	25,191	90,077
Average Age	35	38
Average HH Income	\$87,744	\$120,156
Daytime Employees	24,867	142,646

Source: CoStar/Loopnet

## BERKELEY 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..