

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2631B/C ASHBY AVENUE, BERKELEY

Retail/Office Space in the Elmwood Commercial District



BRIGHT AND SPACIOUS RETAIL/OFFICE SPACE AVAILABLE FOR LEASE

SIZE: ± 4,010 Total rsf: B is 2,375 rsf + C is 1,635 rsf | **LEASE RATE:** \$3.00 psf/month IG

CONTACT:

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GORDON COMMERCIAL REAL ESTATE BROKERAGE • 2091 Rose Street Berkeley, CA 94709
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RARE SPACE ON BUSY ASHBY AVENUE IN BERKELEY'S ELMWOOD SHOPPING DISTRICT. Located in a high income, upscale Berkeley neighborhood, buzzing with activity.

PROPERTY HIGHLIGHTS

- Approved fitness space
- Two main fitness rooms, restrooms and showers, office, and waiting area
- Large glass doors and skylights for ample natural light
- Easy street parking
- The Elmwood Shopping District is Berkeley's oldest commercial district, and includes over 80 independently-owned boutiques and restaurants – all within a few blocks
- Next to clothing, gift shops, cafés, and dining
- A walker's paradise – within walking distance of many restaurants, cafés, boutiques, independent merchants, and services
- Join Bluemercury luxury beauty, Humphry Slocombe ice cream, Donato & Co, Palm & Perkins home goods, Mrs. Dalloway's bookstore, Barge North clothing, Elements boutique, Pippa & Co. party goods, and Labels Luxury Consignment
- Convenient to UC Berkeley, Alta Bates Hospital, and Whole Foods Market. A short walk to the Claremont Hotel & Spa, Julia Morgan Theater, and Oakland's Rockridge neighborhood
- Ashby Avenue (CA State Route 13) is a major Berkeley thoroughfare
- Access to the entire SF Bay area via AC Transit, Berkeley and Rockridge BART
- Zoned C-E (Elmwood Commercial District)



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LOCATION MAP

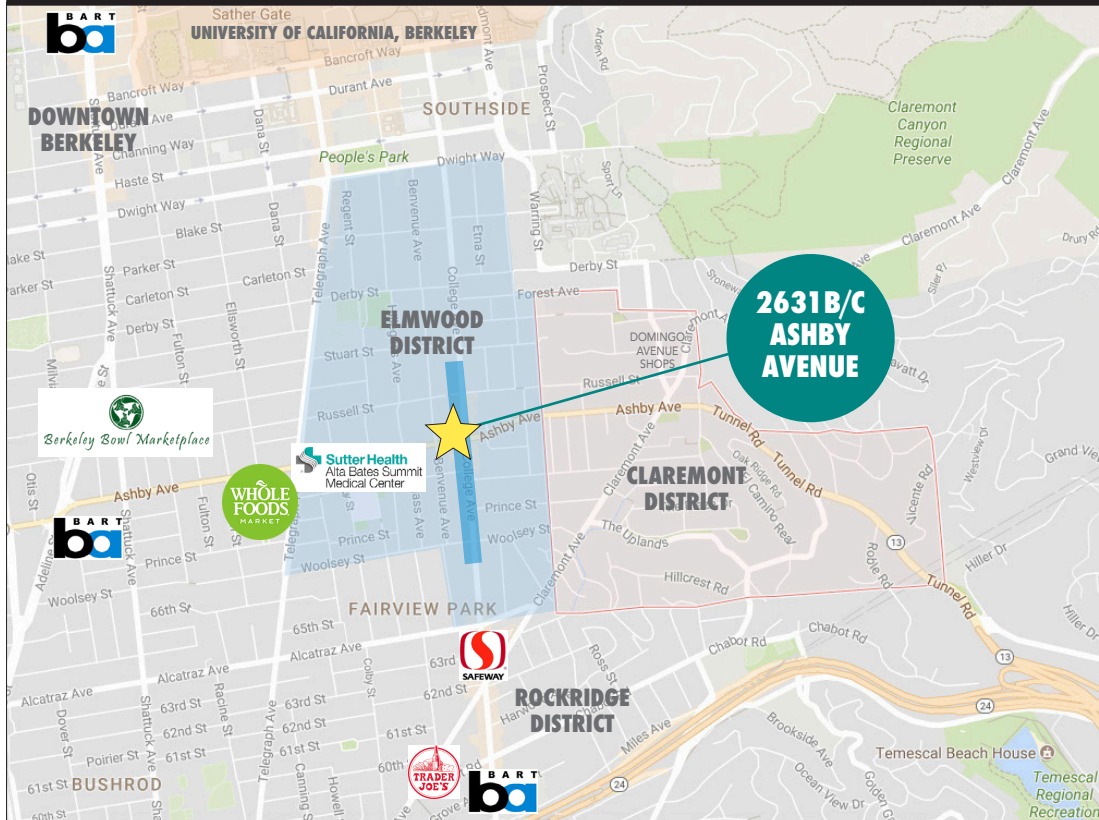


The Elmwood's surrounding neighborhood is diverse and densely populated, with high income and education levels. The Elmwood serves a more affluent clientele while also attracting UC Berkeley students and local shoppers.

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LOCATION



- Berkeley boasts strong demographics – with more affluent households, a higher number of college-educated residents, and much greater spending power than comparable markets
- In the Elmwood District you will find a special shopping experience with fine gourmet food, outdoor cafés, 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



2631B/C ASHBY AVENUE • STATISTICS 2020

DEMOGRAPHICS

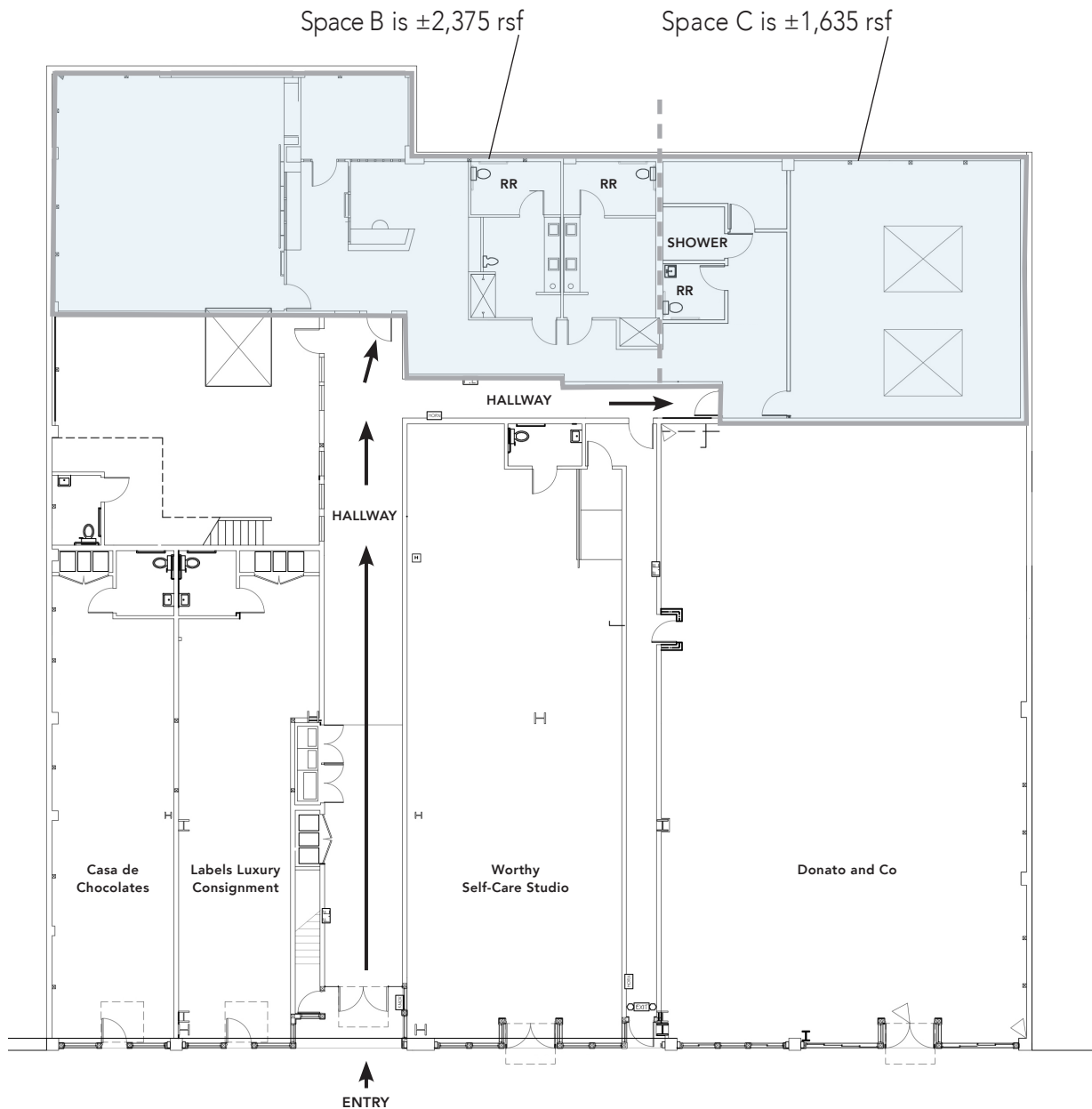
	2 MILE	5 MILES
Total Population	132,482	433,211
Total Households	55,207	187,385
Median Age	34.4	38.7
Average Household Income	\$129,975	\$131,686
Bachelor's Degree or Higher	63%	56%
Daytime Employees	98,598	278,718

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

FLOOR PLAN



ASHBY AVENUE

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.

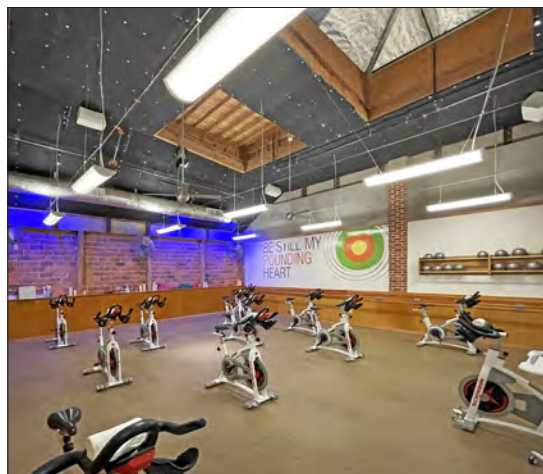
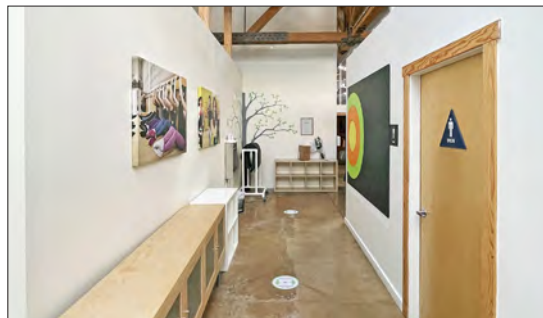
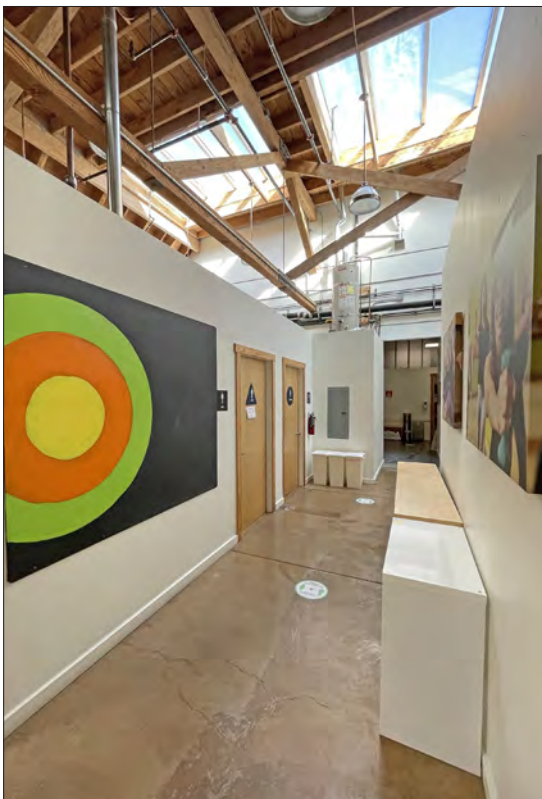
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PHOTO TOUR



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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.

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