

FOR LEASE :: 2914 COLLEGE AVENUE, BERKELEY, CA

Restaurant Space with 2 Hoods and ~50' of Frontage on Busy College Avenue



WALKER'S PARADISE IN THE HIGH-TRAFFIC ELMWOOD COMMERCIAL DISTRICT

SIZE: ±3,410 rsf

ASKING RENT:
\$3.25 psf/month NNN

ZONED: C-E
(Elmwood Commercial District)



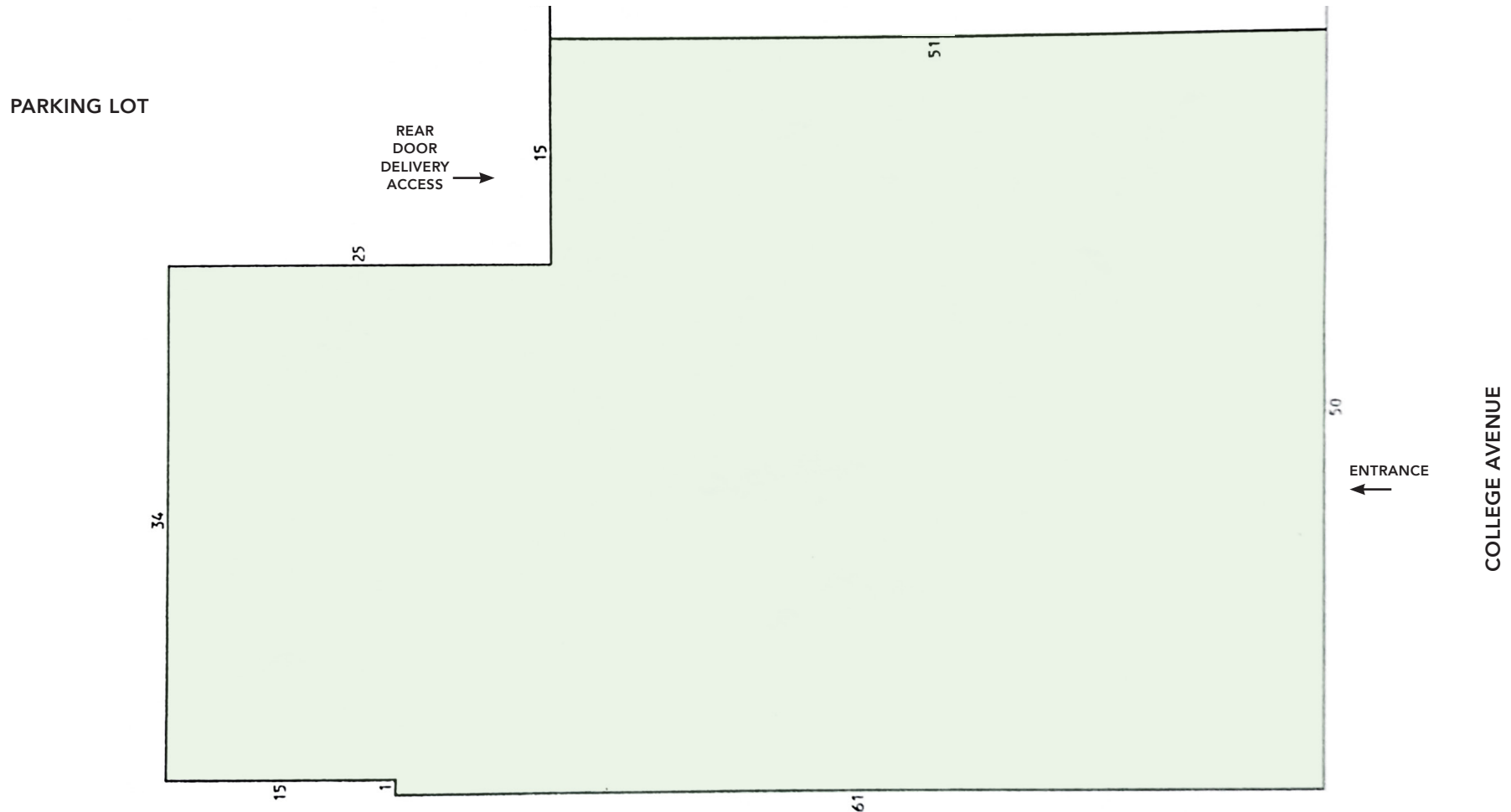
FEATURES

- Large restaurant space with full kitchen and central bar area
- Includes Furniture, Fixtures and Equipment
- Clerestory window frontage with beautiful natural light
- Convenient rear door for access and deliveries off city parking lot
- 2 (Type 1) Exhaust Hoods
- 200 AMPs power
- 2 restrooms
- Easy street parking
- Excellent signage opportunity on high-traffic College Avenue

- Amid clothing and shoe stores, gift shops, cafés, boutiques, independent merchants and services
- Near corner of Ashby Avenue (CA State Route 13) a major Berkeley thoroughfare. Easy access to the entire SF Bay area via AC Transit, Berkeley and Rockridge BART
- 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, Whole Foods Market, as well as Rockridge. Walk to Claremont Hotel & Spa and Julia Morgan Theatre







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.



- On College Avenue, 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
- Over 80 independently-owned boutiques and restaurants – all within a few blocks
- 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
- The Elmwood's surrounding neighborhood is diverse and densely populated, with high income and education levels, serving a more affluent clientele while also attracting UC Berkeley students and local shoppers.
- Berkeley boasts strong demographics with more affluent households, a higher number of college-educated residents, and much greater spending power than comparable markets

DEMOGRAPHICS

	2 MILE	5 MILE
Population	132,482	433,211
Households	55,207	187,385
Average Age	34	38
Average HH Income	\$129,975	\$131,686
Daytime Employees	98,598	278,718

Source: CoStar/Loopnet



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.