

Updated Retail Space in the High-Traffic Elmwood Shopping District



GORDON

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## **BRIGHT RETAIL SPACE ON BOUTIQUE COMMERCIAL STREET – WALKER'S PARADISE**

SIZE: ±990 rsf

**ASKING RENT:** 

**ZONED:** C-E

Walk Score

\$4.25 psf/month NNN

(Elmwood Commercial District)

## FEATURES

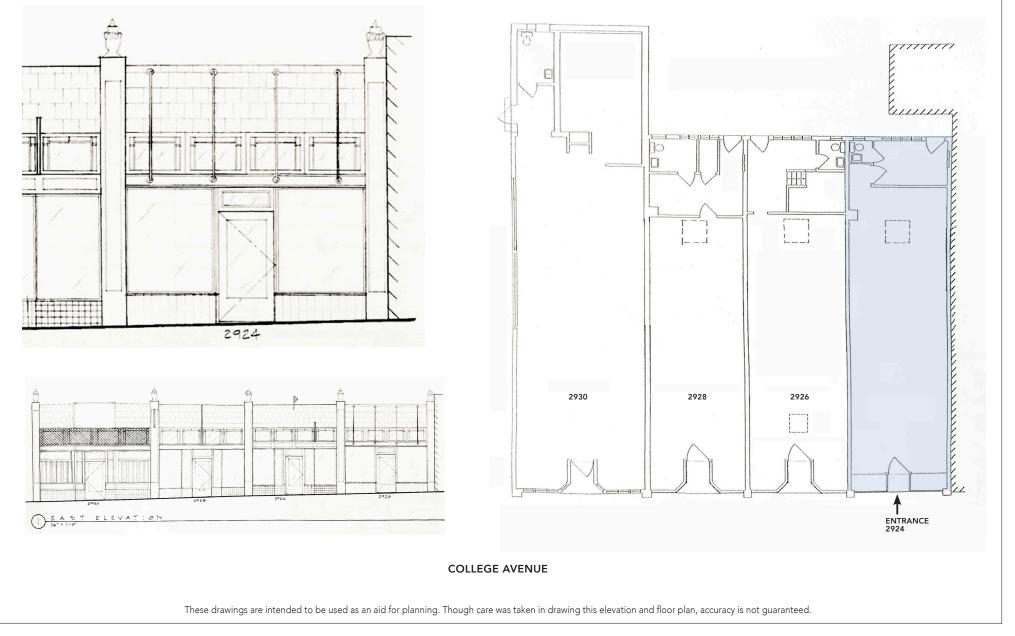
- Clerestory windows, nice natural light, high ceilings, skylight
- Excellent signage opportunity and window display entry
- Amid clothing and shoe stores, gift shops, cafés, boutiques, independent merchants and services
- Easy street parking
- Heavy foot traffic location
- Near corner of Ashby Avenue (CA State Route 13) a major Berkeley thoroughfare
- A two-block shopping and dining-centric area and Berkeley's oldest commercial district

- Join Bluemercury luxury beauty, Humphry Slocombe ice cream, Donato & Co, Palm & Perkins home goods, Mrs. Dalloway's bookstore, Elements boutique, Labels Luxury Consignment, Personal Pizazz fashion, Sweet Dreams, and Cafenated Coffee
- Convenient to UC Berkeley, Alta Bates Hospital, Whole Foods Market, as well as Rockridge. Walk to Claremont Hotel & Spa and Julia Morgan Theatre
- Easy access to the entire SF Bay area via AC Transit, Berkeley and Rockridge BART
- High income, upscale neighborhood





## 2924 COLLEGE AVENUE, BERKELEY, CA ELEVATION AND FLOOR PLAN





## 2924 COLLEGE AVENUE, BERKELEY, CA LOCATION OVERVIEW

RUSSELL STREET	
Cal	Nabolom Bakery Pizzeria
Baker & Commons	Sweet Dreams
0004	Candy & Boutique
	Essence of Tibet
COLLEGE Shangri La Treasures	The Italian Homemade Company
AVENUE Toad's Potted Plants	Cotton Basics ELMWOOD
The 14 Karats	Elmwood Village Shoes
5 Tacos & Beers	Lafoot Plus-A LEGEND
	Sports-Wellness
	Sweet Dreams RETAIL
Personal Pizazz	& More
In the Wood	Elements Boutique
	La Tour Salon
	Bill's Trading Post
	2
Dake Shop	Elmwood Stationers
	Therapy Stores
Humphry	Therapy Stores Vintage Berkeley Wines
Slocombe	Vintage Berkeley Wines
Palm + Perkins	Wells WELLS
Palm + Perkins Worthy Self Donato Care & Co.	Fargo FARGO
Self Donato Bluemercury Care & Co.	
2	ASHBY AVENUE
Casa de Labels Luxury Dream Fluff Chocolates Consignment Donuts	2
	Sotheby's International
A SHBY AVENOT	• Realty
Berkeley Organic Great Kuts Coffee	Coffee
Focal Market and Deli	m Versailles
the Yak Opticians Moonshadow Rialton Salon	Nail Spa Humbowl
Claremont Shop Rialto Cinemas Branch Elmwood	5 T Mannuku Postaurant
Library S	Billi Autori
Cutting Edge Optica	al Pretty Penny
Cutting Edge Optica Piedmont Cop & Printing	
House of Currie	
Arlene's Cleaner	rs
Linh's Ca	m
H Tulanian & So	King Yen
Oriental R	Rug Cheap Pete's Frame Factory
Cleaning & Rep	bair

- 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.

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