

FOR LEASE :: 2946 COLLEGE AVENUE, BERKELEY, CA

Bright Retail Space in the High-Traffic Elmwood Shopping District



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UPDATED RETAIL SPACE ON BOUTIQUE COMMERCIAL STREET – WALKER'S PARADISE

SIZE: ±770 rsf

ASKING RENT:

\$5.50 psf/month NNN

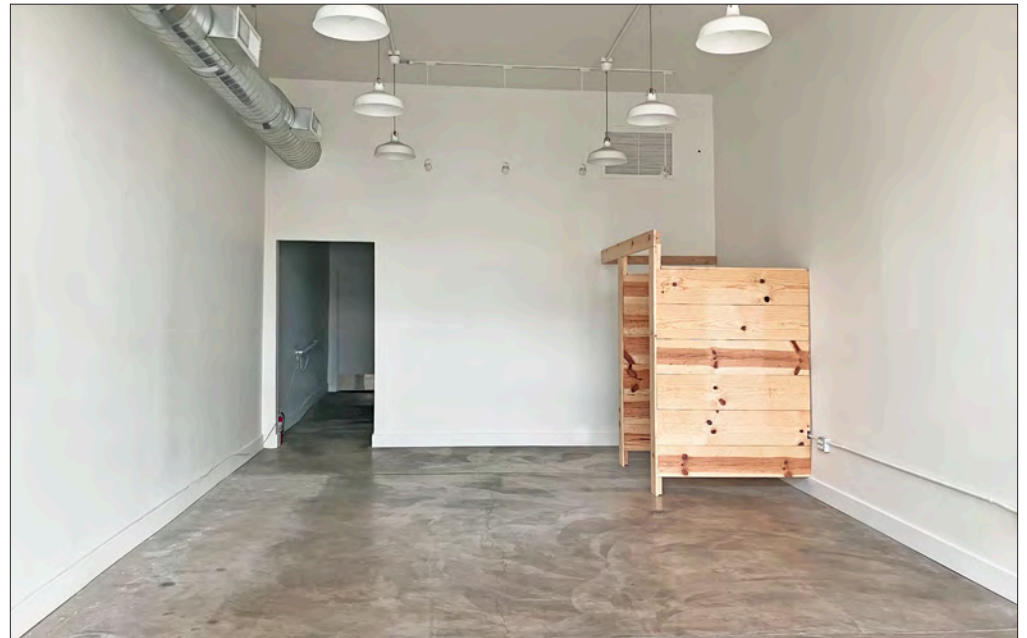
ZONED: C-E

(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. **Corner traffic count is 25,120**
- 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, 100% Pure, 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





- 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.