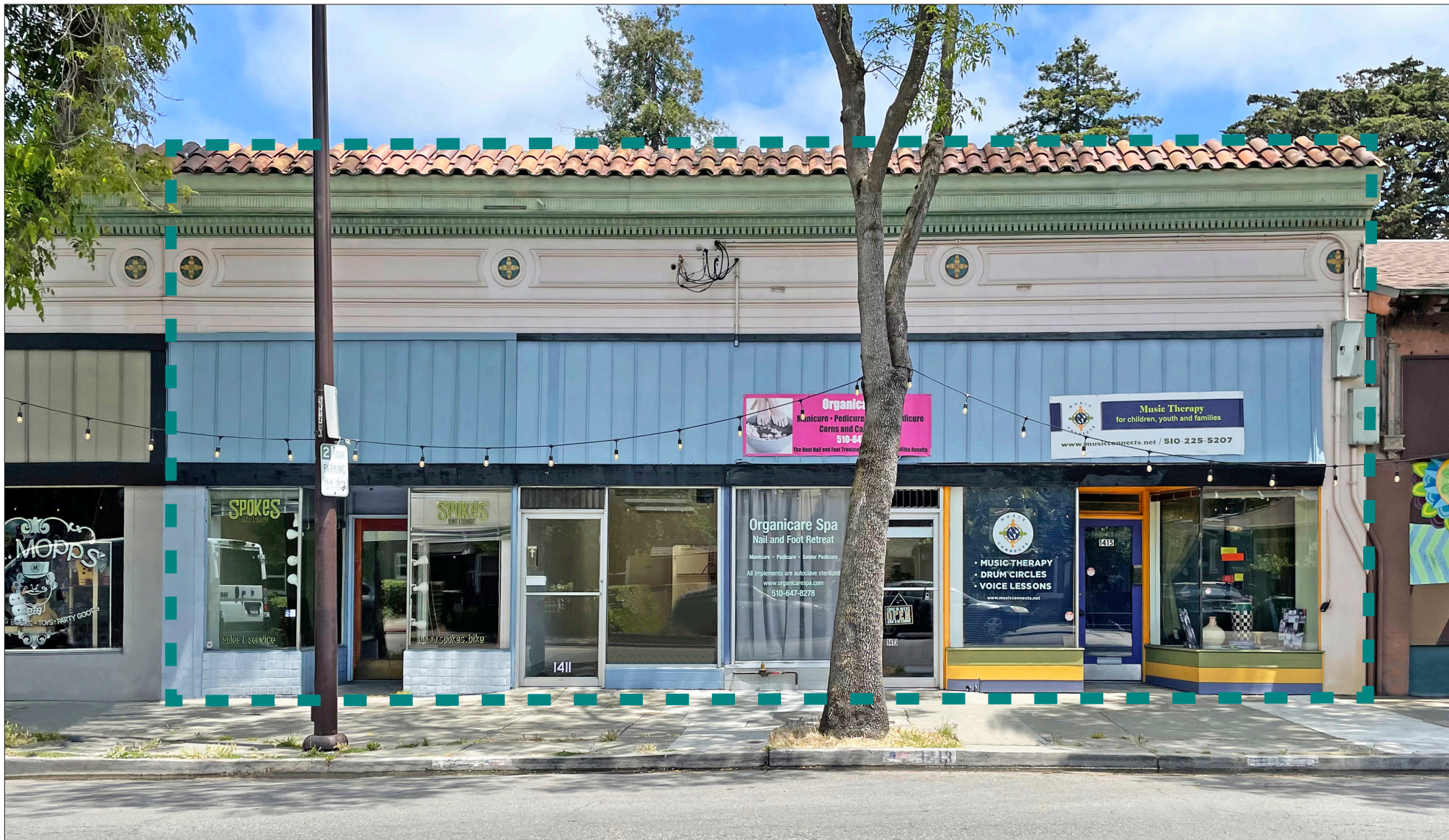


FOR SALE :: 1409-1415 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

RARE NEIGHBORHOOD COMMERCIAL BUILDING, OFF CORNER OF MLK AND ROSE STREET



CONTACT: LORI ROSENTHAL 510 524-2344 • lori@gordoncommercial.com • DRE# 01946676

EXCELLENT VISIBILITY – NEAR HIGH-VEHICLE COUNT, SIGNALIZED CORNER OF MLK JR. WAY AND ROSE STREET

SIZE: ±3,500 SF Building
(per county records)

LOT SIZE: ±4,500 SF
(per county records)

APN: 059-2269-32

YEAR BUILT: 1925

SALE PRICE: \$1,600,000

4 COMMERCIAL SPACES:

1409: ±1,320 rsf

1411: ±425 rsf

1413: ±425 rsf

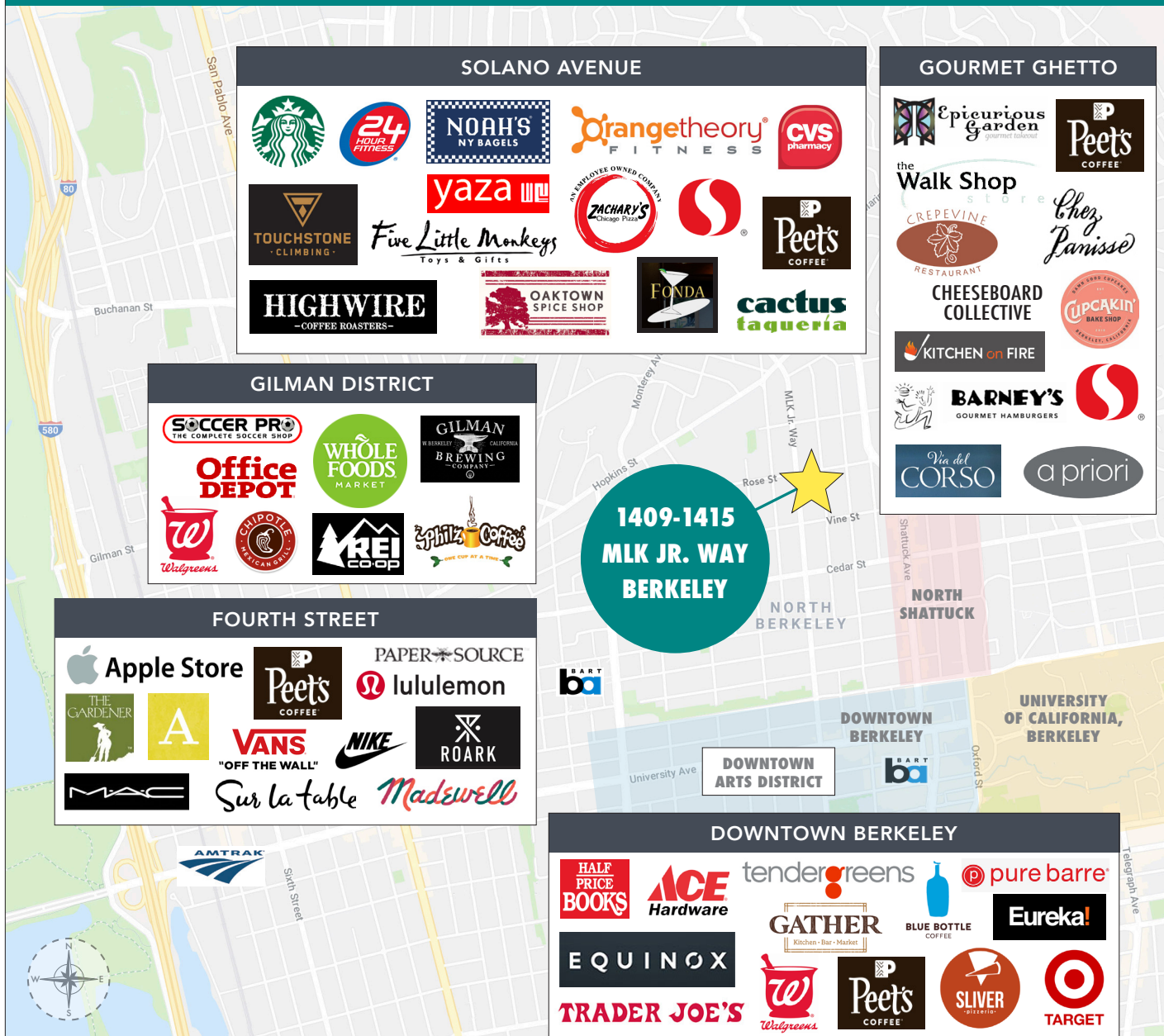
1415: ±1,058 rsf



FEATURES

- 50' of street frontage on busy MLK Jr. Way
- Single story building. Wood frame with stucco construction
- 4 retail spaces
 - High ceilings
 - Many with skylights
 - Partial renovation completed in 2011; adding 2 ADA restrooms
 - 2 spaces currently leased with m-t-m leases
- Electricity separately metered
- Single water meter
- Zoned: C-N (Neighborhood Commercial District)
- Adjacent to Mr. Mopps' Toy Shop
- Across from FatApple's Restaurant & Bakery
- Just 2 blocks to North Shattuck's culinary destinations and boutique shops
- High traffic count on MLK Jr. Way (at Vine Street) is 22,531





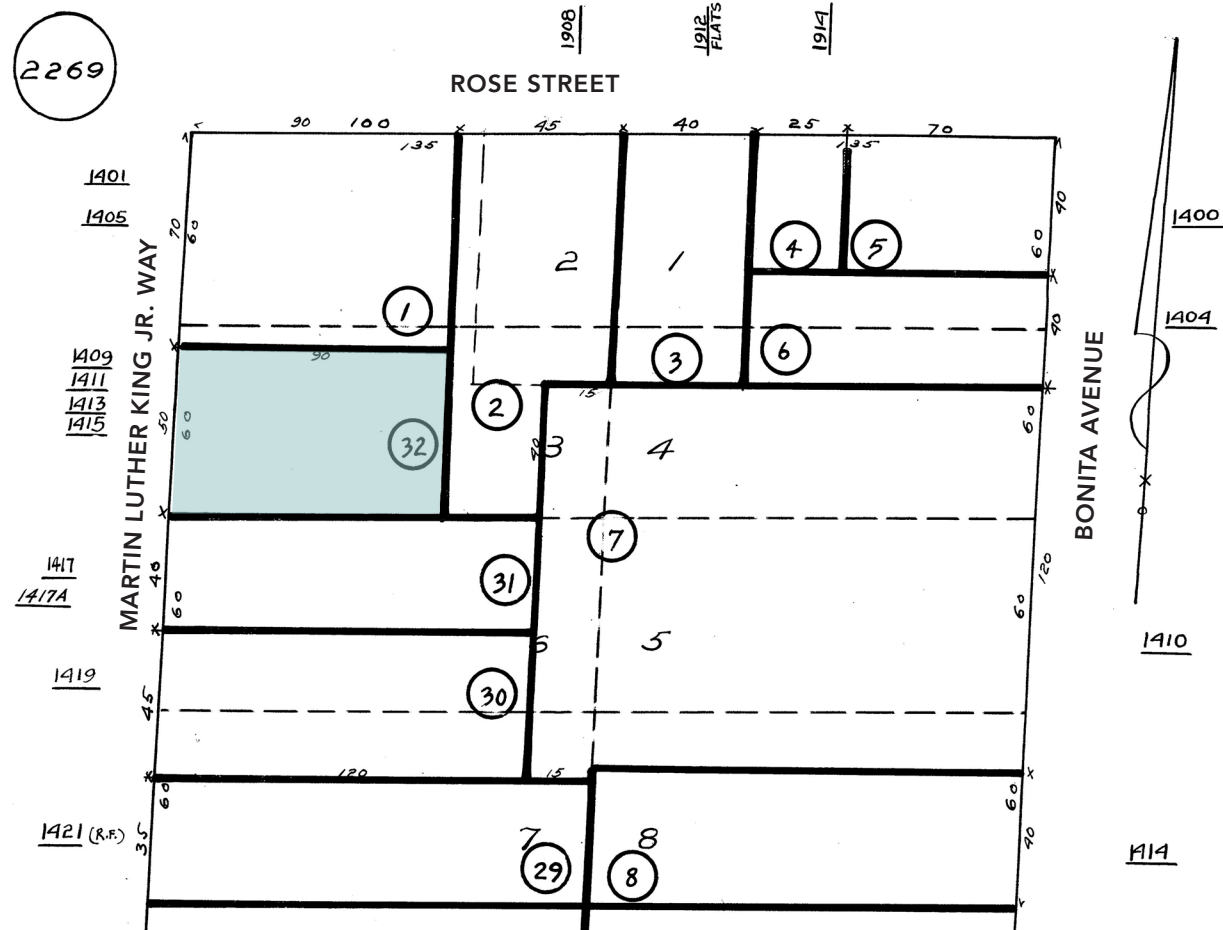
"NORTH BERKELEY IS ONE OF THE BEST PLACES TO LIVE IN CALIFORNIA" – NICHE

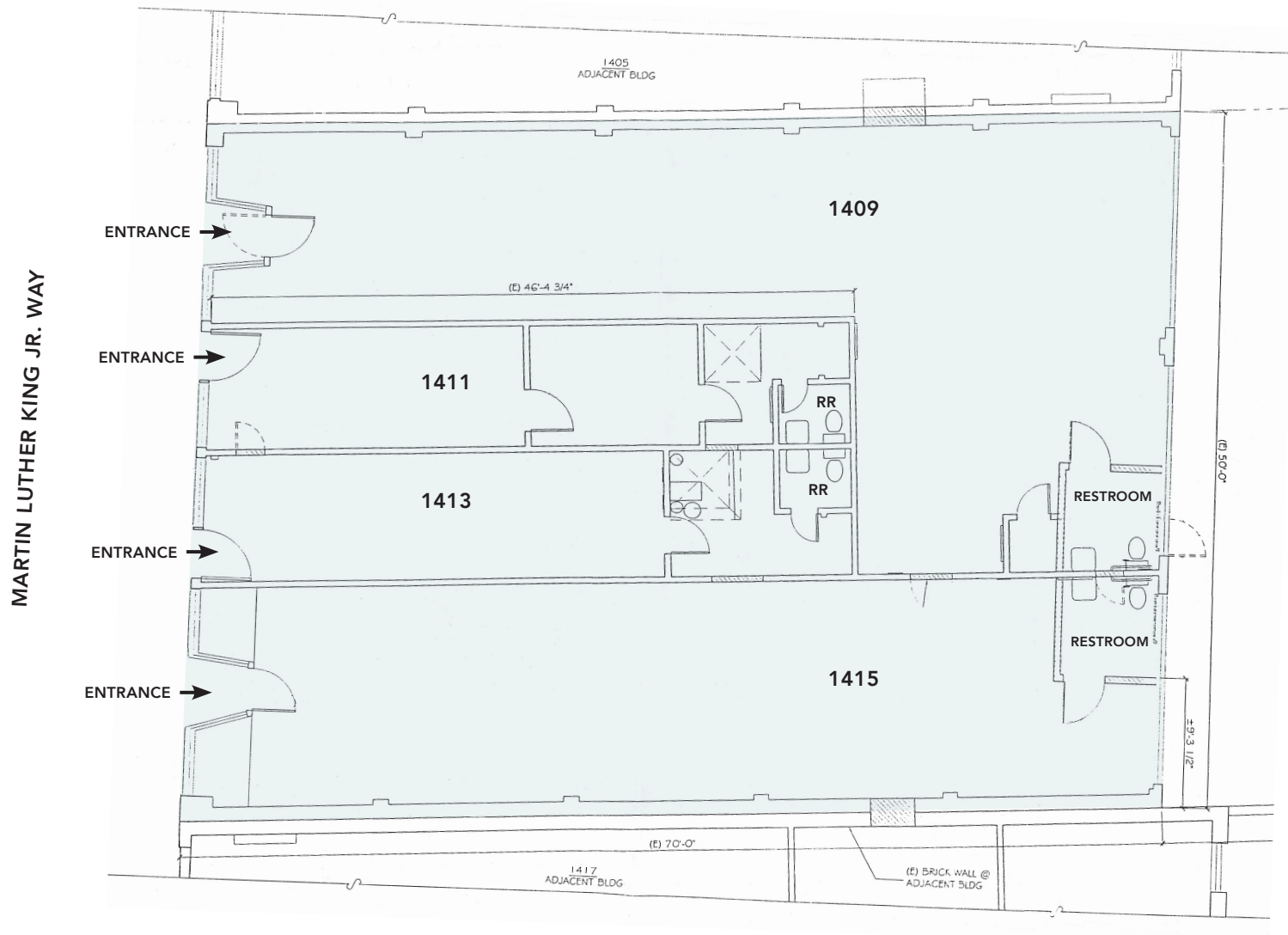
- 2 blocks to North Berkeley's famous culinary neighborhood filled with popular cafés and shops sharing an emphasis on quality, artisan products and services
- Popular nearby eateries include FatApple's, Crepevine, Saul's Delicatessen, Via del Corso, Chez Panisse, Cheeseboard Collective, Cupcakin' Bakeshop, Guerilla Cafe, Epicurious Garden, and Barney's Gourmet Hamburgers
- Close to Walnut Square shops with the original Peet's Coffee, The Walk Shop, Bryn Walker, A Priori, Dimples, and Healthy Spot Pet Store
- .8 mile to Downtown BART Plaza and UC Berkeley campus
- .7 mile to North Berkeley BART
- Easy street parking
- Near weekly Farmer's Market (every Thursday)
- Amid exceptional arts and cultural activities, strong commercial/financial core, outstanding education and resources

DEMOGRAPHICS

	1 MILE	3 MILE
Population	38,180	188,867
Households	17,210	78,880
Average HH Income	\$128,792	\$140,439
Daytime Employees	19,980	123,795

Source: CoStar/Loopnet

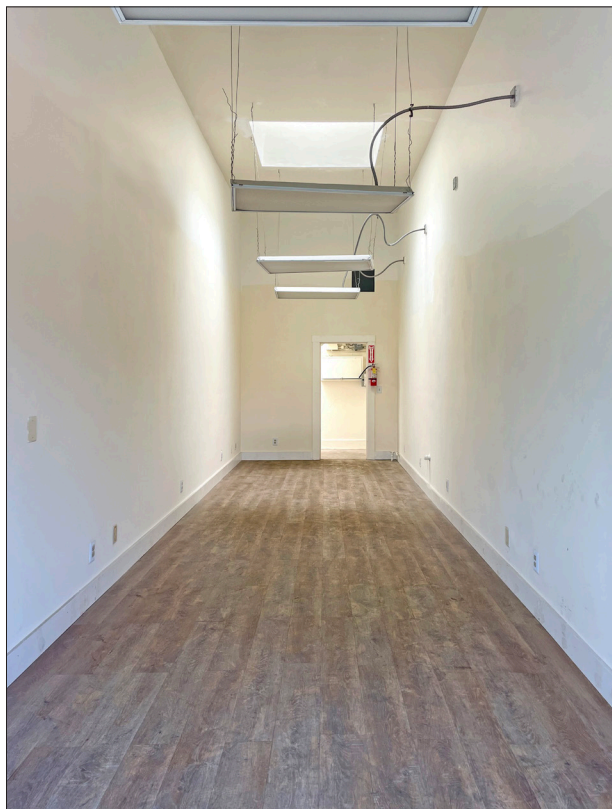




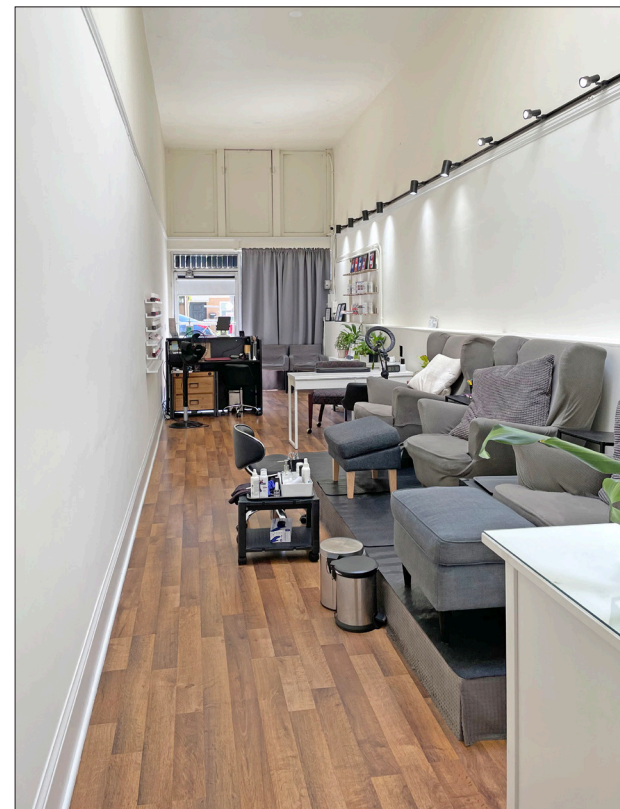
THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.



SPACE 1409



SPACE 1411



SPACE 1413



SPACE 1415



SPACE 1415



SPACE 1415



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 sale.