

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE :: 1611 UNIVERSITY AVENUE, BERKELEY, CA**  
High-Visibility Retail Space on Busy University Avenue



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## 6 BLOCKS FROM UC BERKELEY, NEAR BART, AND ALL DOWNTOWN AMENITIES!

**SIZE:** ±1,800 rsf

±1,400 rsf of ground floor space

±400 rsf of mezzanine space

**ASKING RENT:**

\$2.15 psf/month NNN

**ZONING:** C-DMU Buffer

(Downtown Mixed-Use District)

- On main thoroughfare with nice storefront presentation
- Large display windows
- Newly painted
- Excellent natural light
- High ceilings with skylight
- Concrete floors
- Restroom
- HVAC
- 100 AMP electrical
- Convenient street parking
- Co-tenants with The Bread Project bakery and BodyRok gym
- Adjacent to Three Stone Hearth, steps to Target and Trader Joe's
- Close to many small retailers and service commercial offerings, including Lulu's Cyclery, North Beach Pizza, Rose Pizzeria, The Butcher's Son, Nation's Hamburgers, Himalayan Flavors, Garden Variety, Chocolaterie, and Mike's Bikes
- Surrounded by many new mixed-use housing developments
- .4 mile to North Berkeley BART
- .9 mile to UC Berkeley campus
- Near many Berkeley restaurants topping the "best of" lists nationwide
- Easy freeway access
- Outstanding public transit, with BART, and AC Transit bus – which has stops all along University Avenue
- Walker's paradise!



**DEMOGRAPHICS**

WITHIN 3 MILES

Population **211,983**

Average Household Income **\$142,014**

Daytime Employees **146,029**

Source: CoStar



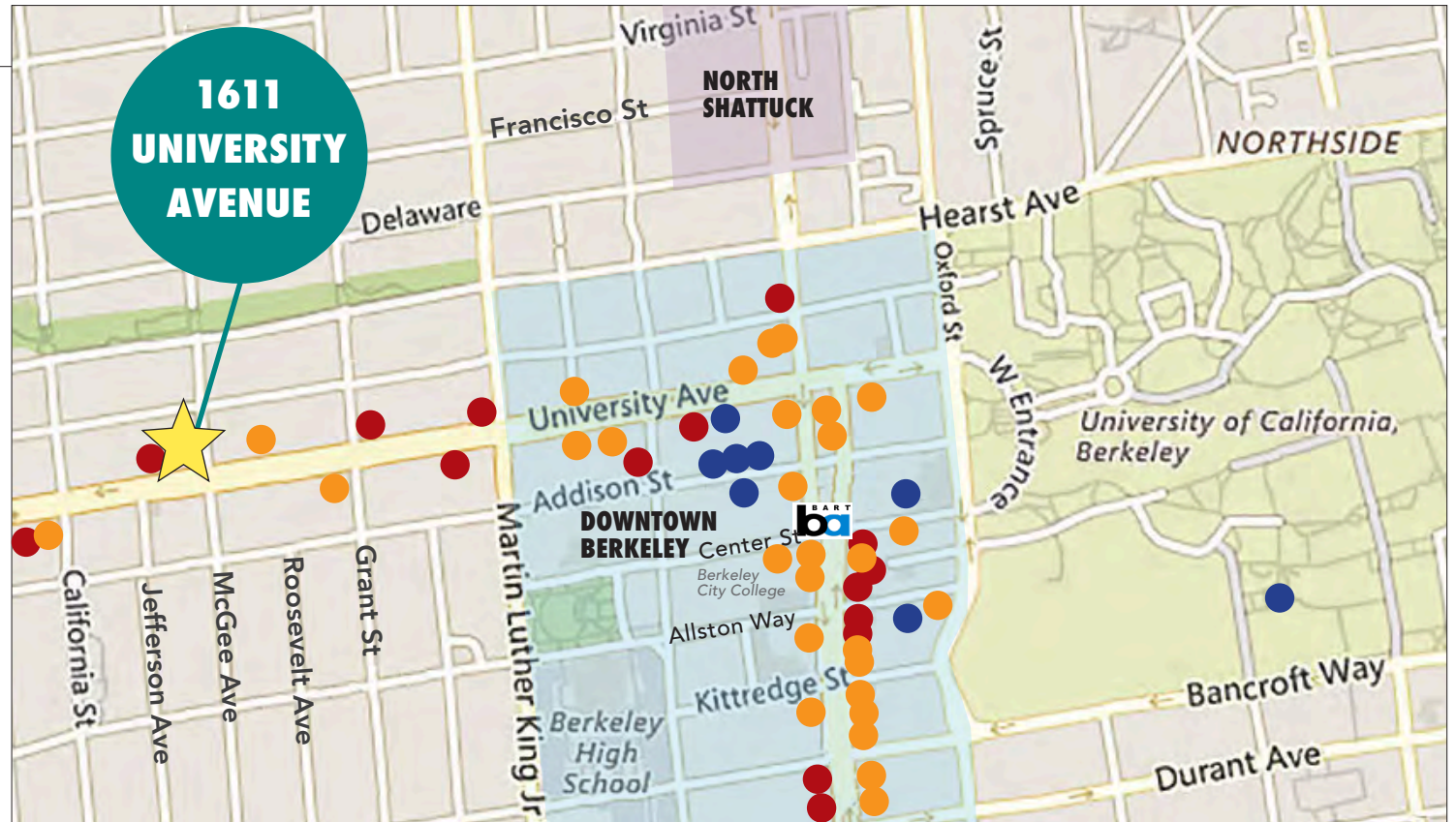
**SHARED PARKING IN REAR LOT**





## EATERIES AND CAFÉS

- North Beach Pizza
- The Butcher's Son
- Long Life Vegi House
- Garden Variety
- Chocolaterie
- Rose Pizzeria
- Nation's Giant Hamburgers
- Tender Greens
- Peet's Coffee
- Sliver Pizzeria
- Ike's Sandwiches
- Eureka!
- Comal Restaurant
- Lucia's Italian Restaurant
- Jupiter Pizza & Beer
- Crave Subs
- Bongo Burger
- Ippudo
- Blue Bottle Coffee
- Spats Berkeley
- Berkeley Social Club
- Sandwich Zone
- Chipotle Mexican Grill
- Revival Bar + Kitchen
- Starbucks
- Gadani
- Happy Lemon Berkeley
- Tupper & Reed Cocktail Bar
- Angeline's Louisiana Kitchen
- Namaste Madras Cuisine
- Gather
- La Note Restaurant



## RETAIL

- |                |                           |
|----------------|---------------------------|
| Trader Joe's   | Berkeley Ace Hardware     |
| Lulu's Cyclery | Talavera Ceramics & Tile  |
| CVS            | Lhasa Karnak Herb Company |
| UPS Store      | Stone Room2               |
| FedEx          | Shop College Wear         |
| Verizon        | Crossroads Trading        |
| Target         | Mike's Bikes of Berkeley  |

## ENTERTAINMENT

- |                              |                                  |
|------------------------------|----------------------------------|
| UC Theatre                   | The Back Room                    |
| Berkeley Repertory Theatre   | The Marsh Arts Center            |
| Aurora Theatre Company       | Cal Performances/Zellerbach Hall |
| California Jazz Conservatory | BAMPFA                           |
| Freight & Salvage            | The Greek Theatre                |

## CLOSE TO ALL DOWNTOWN BERKELEY RESTAURANTS AND CONVENIENCES

- Many restaurants within 2 blocks
- University Avenue is a major highway corridor from I-80/I-580/Amtrak station to UC Berkeley campus and Downtown Berkeley
- Easy access to AC Transit, Bikeshares, and parking garages
- Near the Downtown Berkeley Arts District including Berkeley Rep, Aurora Theater, The California Jazz Conservatory, BAMPFA, and Freight & Salvage
- Tremendous foot traffic every day
- Walking distance to over 119,000 live theater, music, and sports venue seats
- One of the hottest dining destinations in the Bay Area with over 150 restaurants



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**CENTRAL  
BERKELEY  
LOCATION**  
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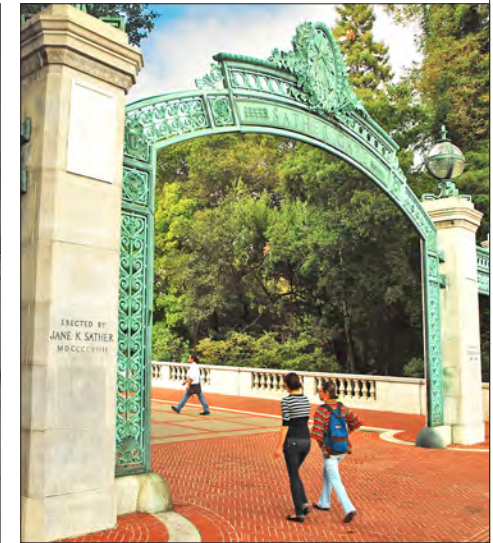
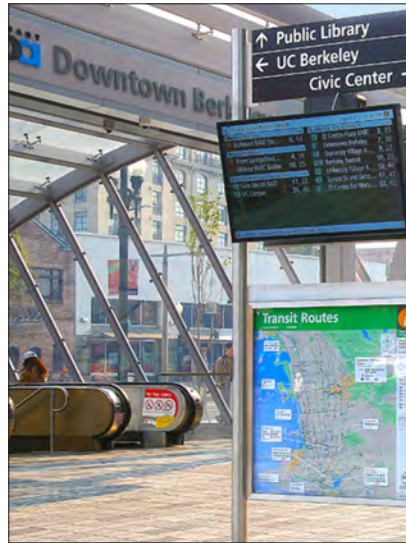
**BERKELEY'S VIBRANT CITY CENTER,  
FAMOUS FOR ITS THRIVING PERFORMING  
AND VISUAL ARTS SCENE, IS BURSTING  
WITH HIP SPOTS TO EAT AND DRINK**



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1611 UNIVERSITY AVENUE, BERKELEY, CA  
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