

# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE :: 1650 MARTIN LUTHER KING JR. WAY, BERKELEY, CA**

**RETAIL OR SERVICE COMMERCIAL SPACE IN NORTH BERKELEY CORNER BUILDING**



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## CORNER GROUND FLOOR RETAIL OR SERVICE COMMERCIAL SPACE ON BUSY MLK JR. WAY

**SIZE** ± 2,100 rsf

**LEASE RATE**

\$3.25 psf/month IG

- 50' of street frontage on busy MLK Jr. Way
- Recently renovated interior with wonderful natural light
- Approved for fitness, martial arts, and exercise – no yoga
- Ample open space
- Lovely architectural detail including bay windows, wainscoting, nice wood moldings, trim, and finishes

- Centrally located less than 1/2 mile from UC Berkeley campus with over 62,000 daily population
- 1/3 mile northwest of the Central Business District and just 4 blocks west of the North Shattuck retail corridor
- 4 blocks to North Berkeley BART
- Easy street parking
- Zoned: C-N (Neighborhood Commercial)



90



99

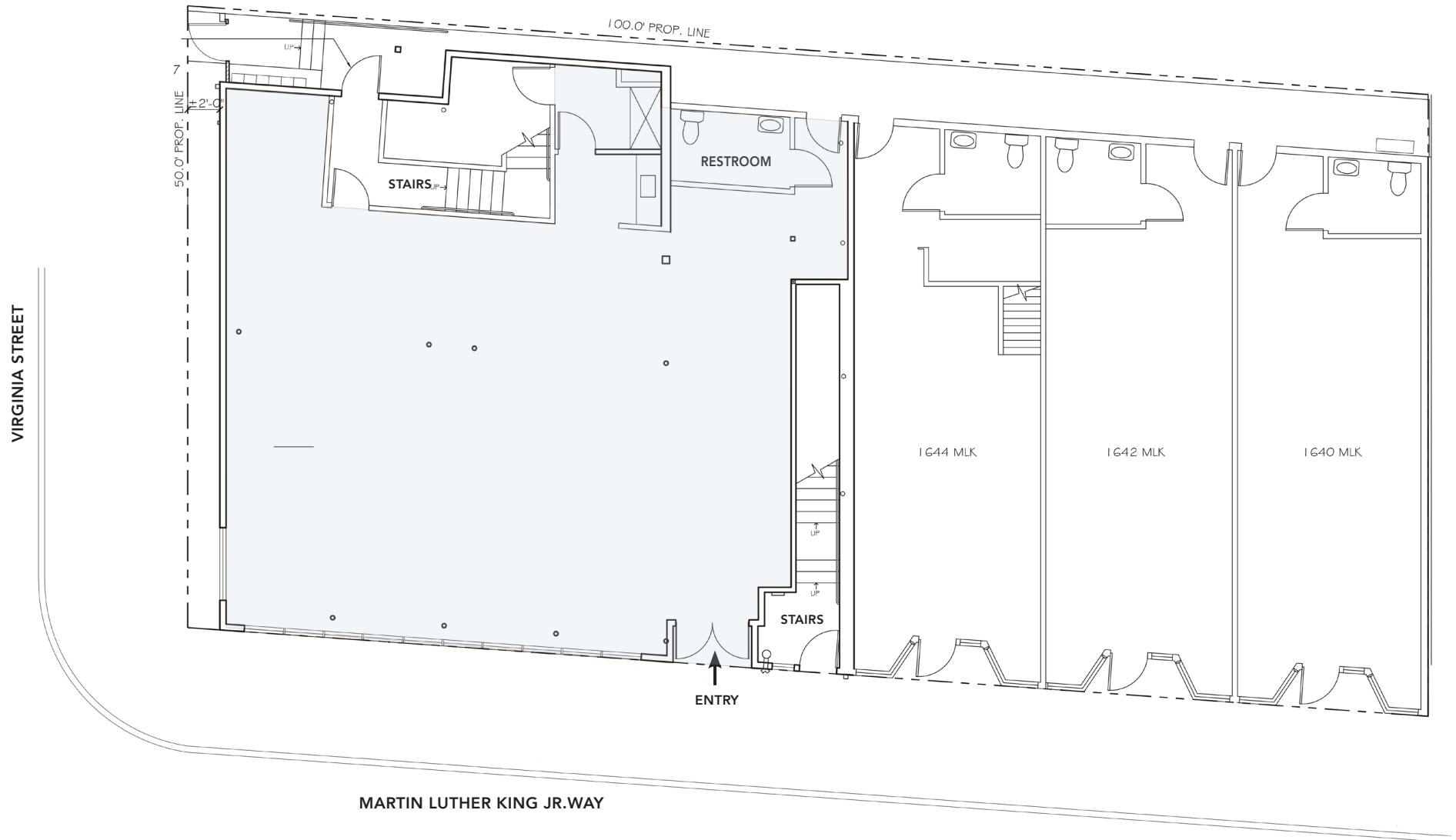


Near Popular  
**Eateries**



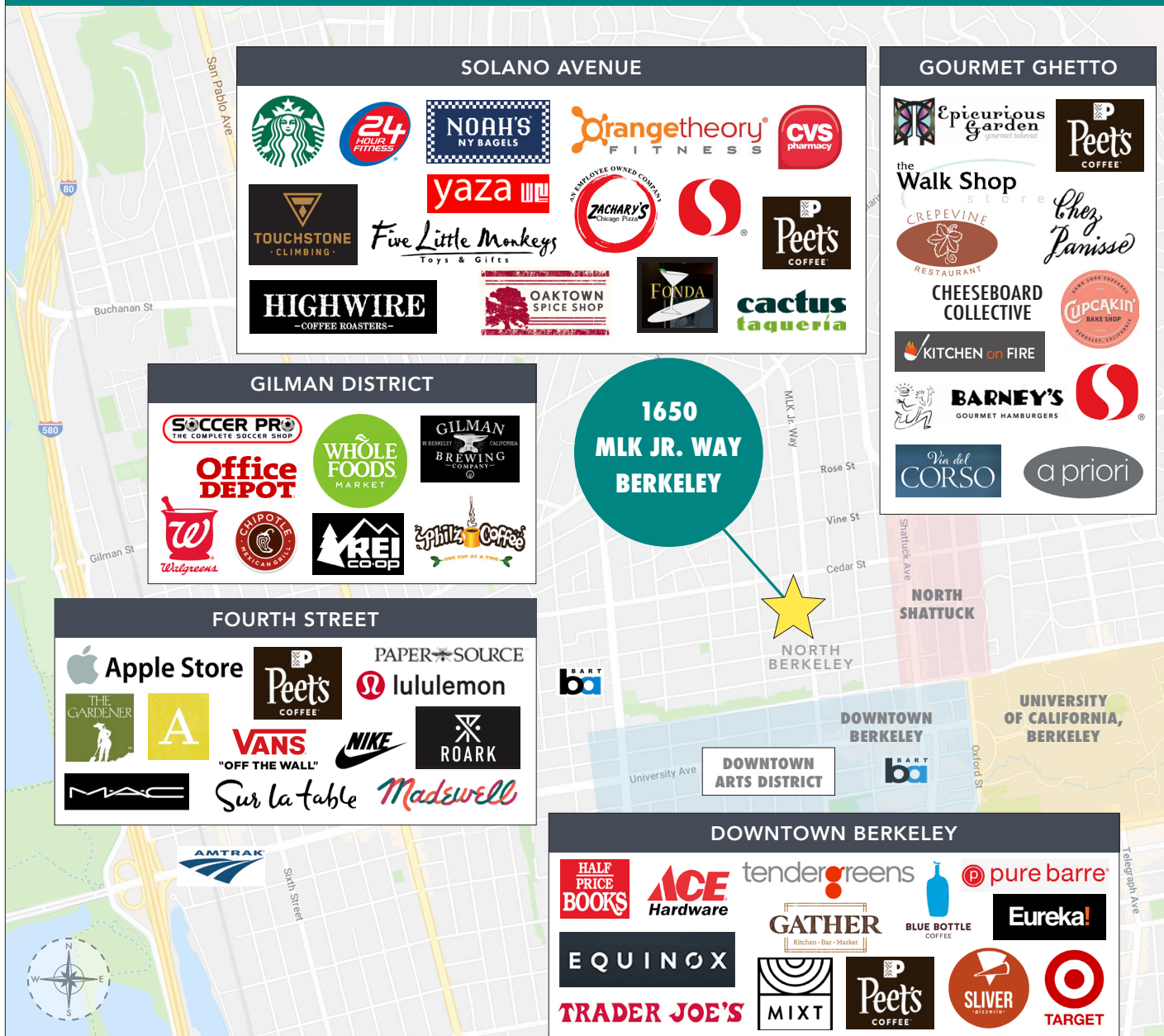






THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.





### "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
- 1/2 mile to Downtown BART Plaza and UC Berkeley campus
- 4 blocks 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





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.