

**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE :: 2980 COLLEGE AVENUE, SUITE 2A, BERKELEY, CA**  
Rare Retail Space Available in the Coveted Elmwood District



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## HIGHLY SOUGHT-AFTER SPACE WITH GREAT CURB APPEAL. CURRENTLY BUILT OUT AS HAIR SALON

**SIZE:** ±525 RSF

**ASKING RENT:**

\$5.50 psf/month NNN

**ZONED:** C-E

(Elmwood Commercial District)

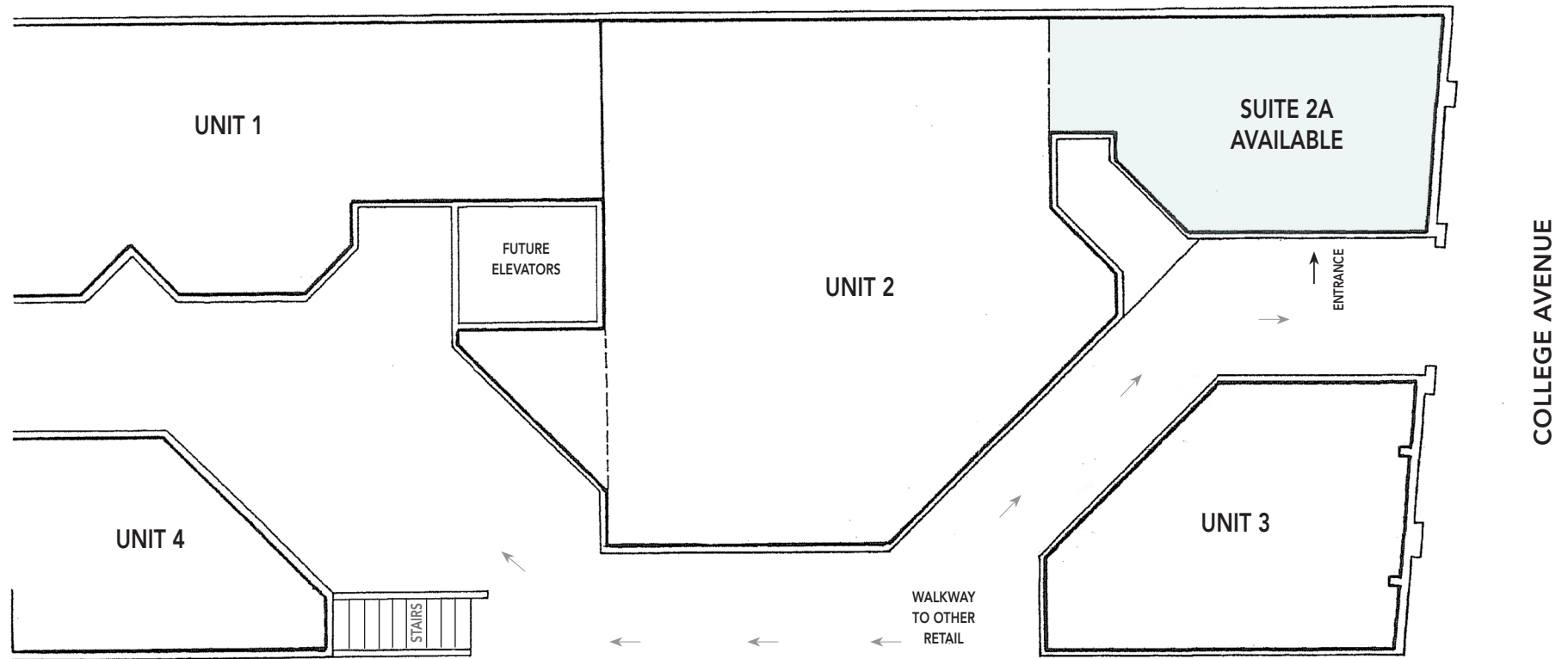


- Available for mid-June 2025 occupancy
- Located in coveted Elmwood neighborhood, buzzing with activity near corner of busy Ashby Avenue.
- Retail space with open floor plan, bright natural light, high ceilings, HVAC split system, ceiling fan, nice display windows, new flooring, restroom, washer/dryer and rear storage space
- 25' of street frontage and excellent signage opportunity on busy College Avenue
- Currently built out as beauty salon – owner willing to leave some infrastructure in place (call for details)
- Next to Rialto Cinemas Elmwood movie theater, across from Rue Atelier and 100% Pure Cosmetics
- Walker's paradise – close to numerous cafés, restaurants, boutiques, independent merchants and services
- Join Cafenated, Bluemercury luxury beauty, Humphry Slocombe, Donatello & Co, Timeless Coffee, Five Little Monkeys Toy Shop, Gordo Taqueria, Labels Luxury Consignment, and many fitness options
- High income, upscale neighborhood
- **Corner traffic count is ±25,120**













### WITHIN A TWO-BLOCK SHOPPING AND DINING-CENTRIC AREA

- Over 80 independently-owned boutiques and restaurants
- Convenient to UC Berkeley, Alta Bates Summit 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
- .3 mile to Alta Bates Summit Medical Center
- .9 mile to Rockridge BART and 1 mile to Ashby BART
- 1.5 miles to Downtown Berkeley
- 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.