AVAILABLE FOR LEASE: 1652 UNIVERSITY AVENUE, BERKELEY, CA

:: PROMINENT CORNER RETAIL/SERVICE COMMERCIAL SPACE ::



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1652 UNIVERSITY AVENUE, BERKELEY, CA
PROPERTY OVERVIEW

CENTRALLY LOCATED IN HIGH-TRAFFIC AREA. GROUND FLOOR CORNER SPACE LOCATED NEAR DOWNTOWN BERKELEY

SIZE

± 3,100 rsf

LEASE RATE

$2.75 psf/month IG

- Large retail space on busy thoroughfare with high-level visibility
- Open space filled with natural light from beautiful window frontage
- 2 restrooms, HVAC and high-capacity power (200 AMP 3-phase)
- Drop ceiling with potential to open up for higher ceiling
- Off-street parking spaces in adjacent rear lot
- Metered parking in front, and convenient street parking
- Zoned: C-U (University Commercial District)

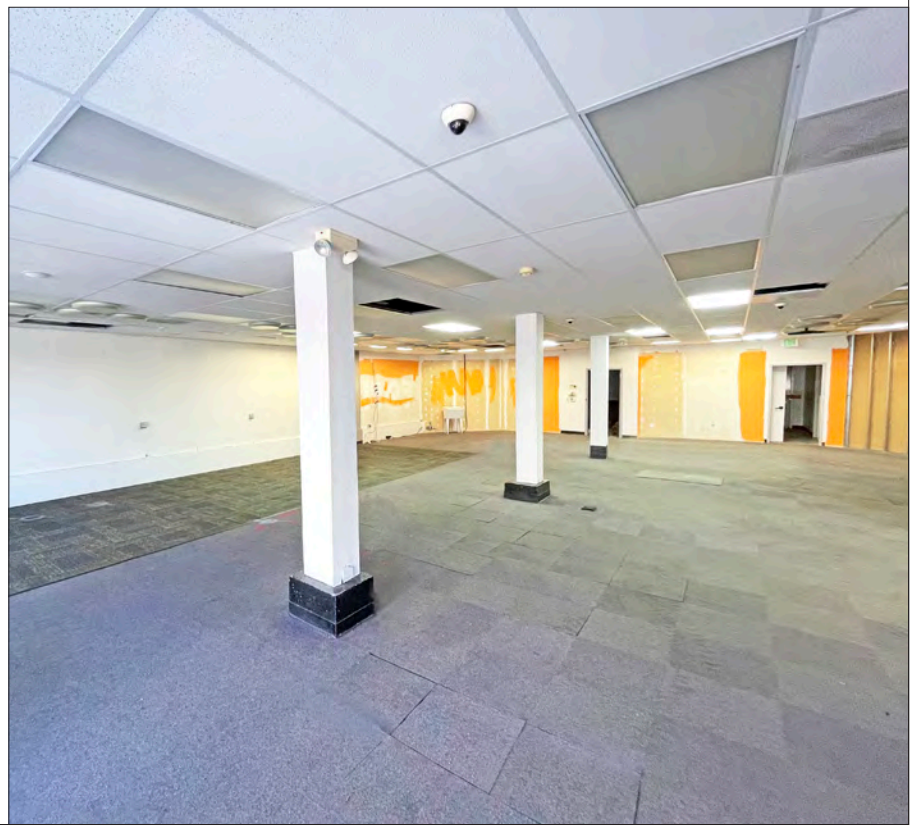












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1652 UNIVERSITY AVENUE, BERKELEY, CA
PARKING LOT + AERIAL VIEW

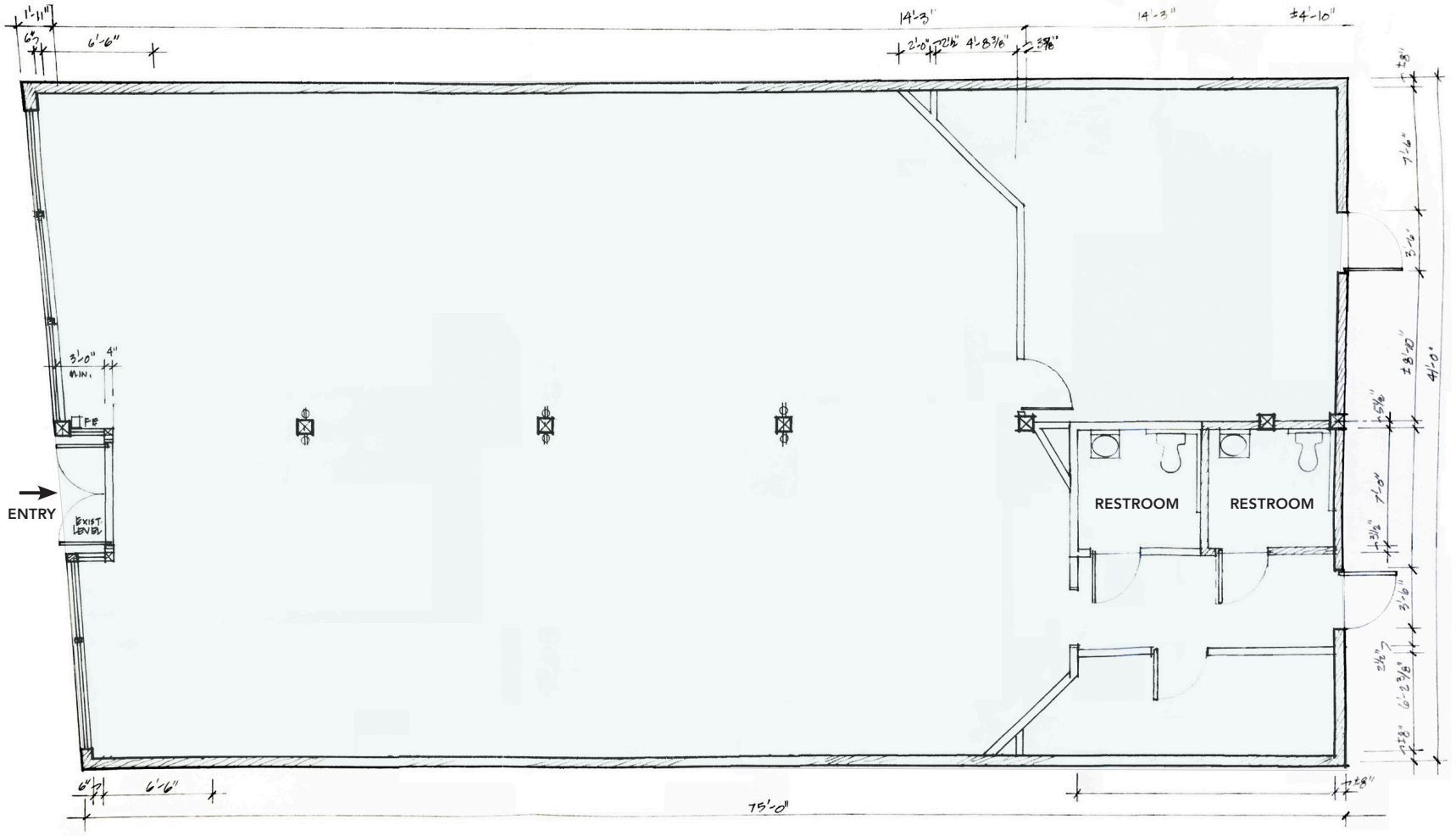




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1652 UNIVERSITY AVENUE, BERKELEY, CA
FLOOR PLAN

UNIVERSITY AVENUE



PARKING

JEFFERSON STREET

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.

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1652 UNIVERSITY AVENUE, BERKELEY, CA
LOCATION OVERVIEW









- University Avenue is a main thoroughfare running from I-80 and Fourth Street shopping through Central and Downtown Berkeley to UC Berkeley
- Surrounded by many new mixed-use housing developments
- Near Trader Joe's, Target, Jaffa Coffee, Anja's, Nation's Giant Hamburgers, The Butcher's Son, Bigotes Pizza, Long Life Veggie House, Bageltopia, and Rose Pizzeria
- 7 blocks from UC Berkeley, and 5 blocks from North Berkeley BART and Downtown BART
- Quick walk to Downtown Berkeley's restaurants (over 150!), world-class theatre, arts, live music and sports venues
- Amid an excellent public transportation network with AC Transit, BART and Bikeshare
- This diverse city is densely populated with a highly educated, high-income population
- UC Berkeley has a daily headcount of ±69,000 (students, faculty, academic staff and visitors)

DEMOGRAPHICS	WITHIN 3 MILES
Population	211,983
Average Household Income	$142,014
Daytime Employees	146,029

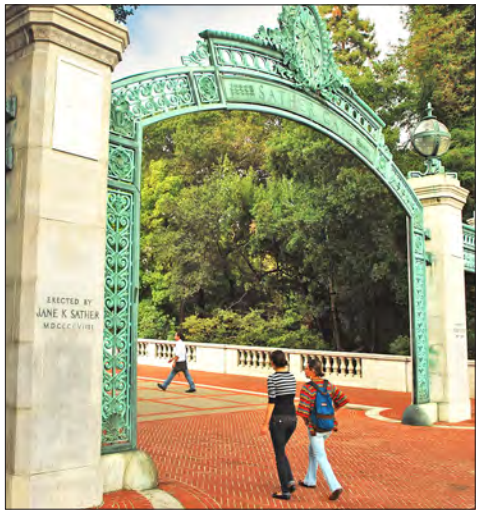
Source: CoStar

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1652 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..