

## 2924 COLLEGE AVENUE, BERKELEY

Proven Retail Space in the Elmwood Shopping District



## BRIGHT RETAIL SPACE FOR LEASE ON BOUTIQUE COMMERCIAL STREET

**SIZE:** ± 990 rsf | **LEASE RATE:** \$4.75 psf/month NNN

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**CHARMING RETAIL SPACE IN THE ELMWOOD SHOPPING DISTRICT.** Located in coveted Berkeley neighborhood, buzzing with activity near corner of busy Ashby Avenue.

## PROPERTY HIGHLIGHTS

- Longtime successful tenant space available for new business on busy College Avenue
- Clerestory windows, nice natural light, high ceilings, skylight and ceiling fans
- Excellent signage opportunity and window display entry
- The Elmwood Shopping District is Berkeley's oldest commercial district, and boasts over 80 independently-owned boutiques and restaurants – all within a few blocks
- Next to Goorin Bros Hat Shop and across from Sweet Dreams Toy Store
- Walker's paradise – close to numerous cafés, restaurants, boutiques, independent merchants and services
- Join Espresso Roma, CP Shades, Bluemercury luxury beauty, Humphry Slocombe, Donatello & Co, Urban Remedy, Nabolom Bakery Pizzeria, Mrs Dalloway's Bookstore, Yama Kids Yoga, Palm & Perkins home goods, and Labels Luxury Consignment
- Convenient to UC Berkeley, Alta Bates Hospital, Whole Foods Market, as well as Rockridge. Walk to Claremont Hotel & Spa and Julia Morgan Theatre
- Near corner of Ashby Avenue (CA State Route 13) a major Berkeley thoroughfare
- Easy access to the entire SF Bay area via AC Transit, Berkeley and Rockridge BART
- High income, upscale neighborhood
- Zoned C-E (Elmwood Commercial District)



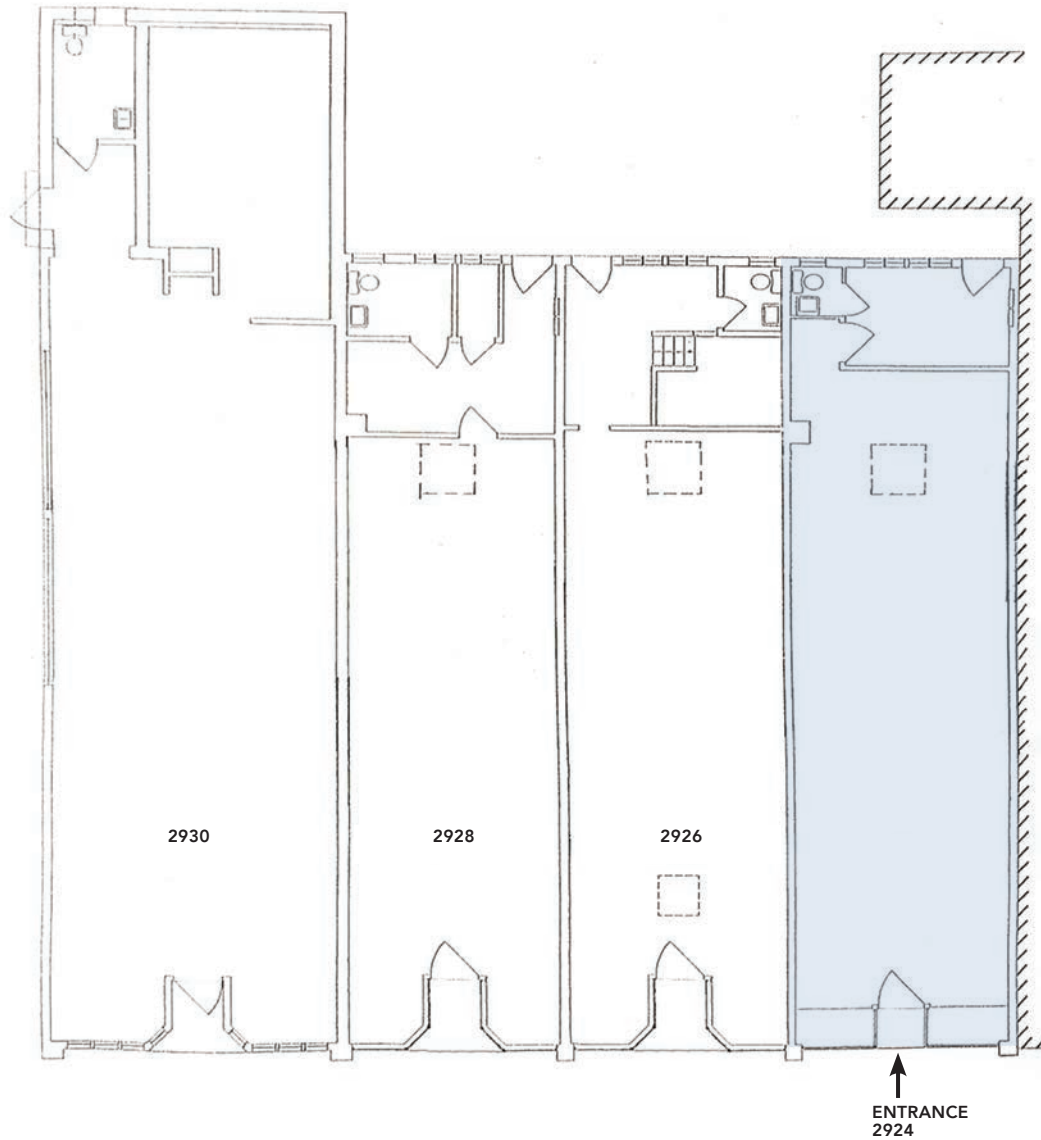
## LOCATION MAP



The Elmwood's surrounding neighborhood is diverse and densely populated, with high income and education levels. With average HH income within 1 mile \$102,956, and 3 miles \$120,101, the Elmwood serves a more affluent clientele while also attracting UC Berkeley students and local shoppers.



## FLOOR PLAN



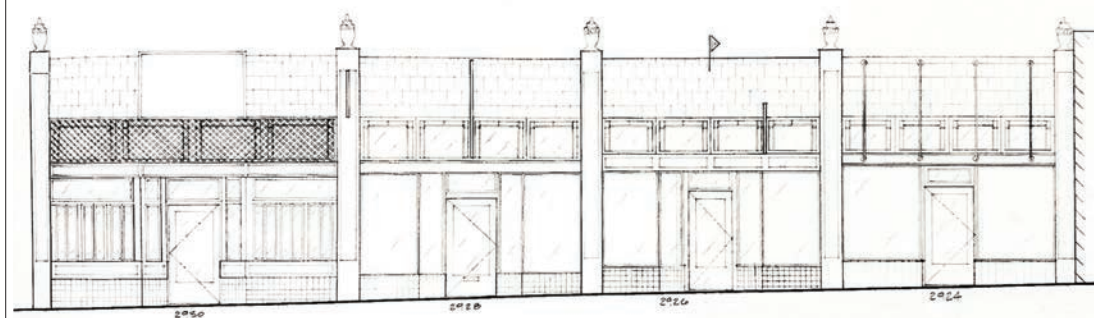
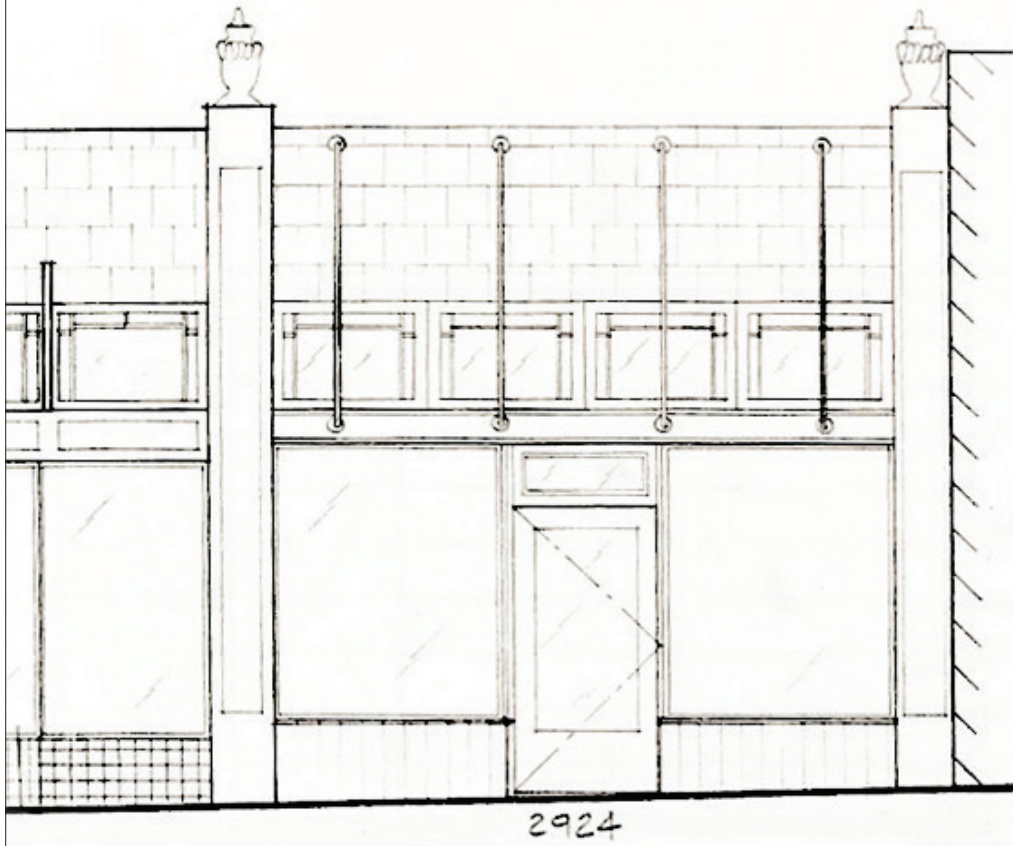
COLLEGE AVENUE

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.

# GORDON

COMMERCIAL REAL ESTATE SERVICES

## ELEVATION



① EAST ELEVATION  
1/4" = 1'-0"

COLLEGE AVENUE

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## LOCATION



- Berkeley boasts strong demographics – with more affluent households, a higher number of college-educated residents and much greater spending power than comparable markets
- On College you will find a special shopping experience featuring fine gourmet food, outdoor cafes, and shops featuring unique clothing, jewelry, gift items and quality personal services from local merchants
- High-traffic location with convenient freeway access and easy street parking
- .3 mile to Alta Bates Summit Medical Center
- .9 mile to Rockridge BART and 1 mile to Ashby BART
- 1 mile to UC Berkeley campus
- 1.5 miles to Downtown Berkeley
- 5 miles to both Downtown Oakland and Jack London Square



**2924 COLLEGE AVENUE • STATISTICS 2018**

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>
Total Population	53,361	235,363
Total Households	19,095	109,940
Average Age	33.3	38.2
Average Household Income	102,956	120,101
Daytime Employees	22,953	160,705
Population Growth 2017-2022	+ 7.19%	+ 7.53%
Household Growth 2017-2022	+ 7.22%	+ 7.39%

<b>PUBLIC TRANSPORTATION</b>	<b>DRIVE</b>	<b>WALKING</b>	<b>DISTANCE</b>
Rockridge BART Station (Pittsburg/Bay Point - SF)	4 min	18 min	.9 mile
Ashby BART Station (Fremont - Richmond, Richmond - SF)	5 min	19 min	1.0 mile

Source: CoStar



## PHOTO TOUR





## 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.