

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1658 UNIVERSITY AVENUE

Short Walk To Downtown and North Berkeley BART



CENTRALLY LOCATED, SECOND FLOOR OFFICE SPACE FOR LEASE

SIZE: ± 760 rsf

LEASE RATE: \$2.65 psf/month IG

CONTACT:

Lori Rosenthal • 510 524-2344 • lori@gordoncommercial.com • DRE# 01946676

CONVENIENT LOCATION. Close to all Downtown Berkeley cultural and culinary destinations and amenities.

PROPERTY HIGHLIGHTS

- Second floor office space at the corner of University and Jefferson
- 2-3 private offices, storage room, kitchenette/break room and restroom
- Double-paned windows, HVAC, high-speed data access
- Enter by a flight of stairs into an inviting foyer that serves multiple tenants
- 1 parking space on-site



LOCATION HIGHLIGHTS

- Surrounded by many new mixed-use housing developments
- Less than a mile to UC Berkeley campus
- Short walk to Trader Joe's at the corner of University Avenue and MLK Jr. Way
- Enjoy close proximity to all Downtown and North Berkeley amenities
- University Avenue is a major highway corridor from interstate 80/Interstate 580 in Berkeley to UC campus and Downtown Berkeley
- Easy access to public transportation and nearby cities via AC Transit and both Downtown and North Berkeley BART stations
- Zoned C-1 (General Commercial)



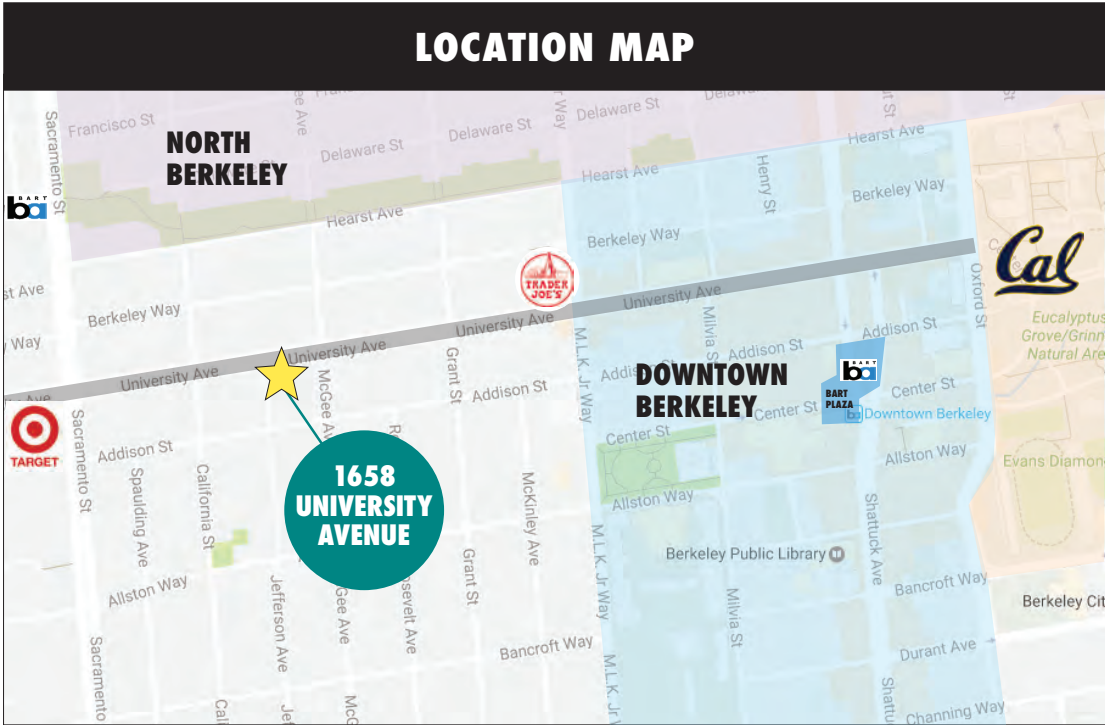
OVERVIEW OF DOWNTOWN BERKELEY



THE CITY OF BERKELEY is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown. Almost a third of their households have annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor’s degrees; an additional 40% have Graduate degrees. Downtown Berkeley has one of the most heavily-used BART stations in the area. Conveniently a major hub of public transportation – with AC Transit multi-county bus lines, free valet bike parking and bike rental available at the nearby Bike Station.

- High-foot traffic every day. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- Downtown Berkeley BART station has ± 27,000 daily ridership entries and exits
- Berkeley City College has ± 7,000 students each semester; Berkeley High School has ± 3,500 students annually
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Over 460 new residential units in a 4-block radius
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats

AREA DEMOGRAPHICS			
	1-MILE	3-MILE	5-MILE
Population	67,825	217,151	393,184
Average Household Income	\$87,744	\$120,156	\$117,375
Bachelor’s Degree Education	34%	31%	31%
Education Beyond Bachelor’s	36%	35%	34%
Downtown Daytime Employees	148,736		

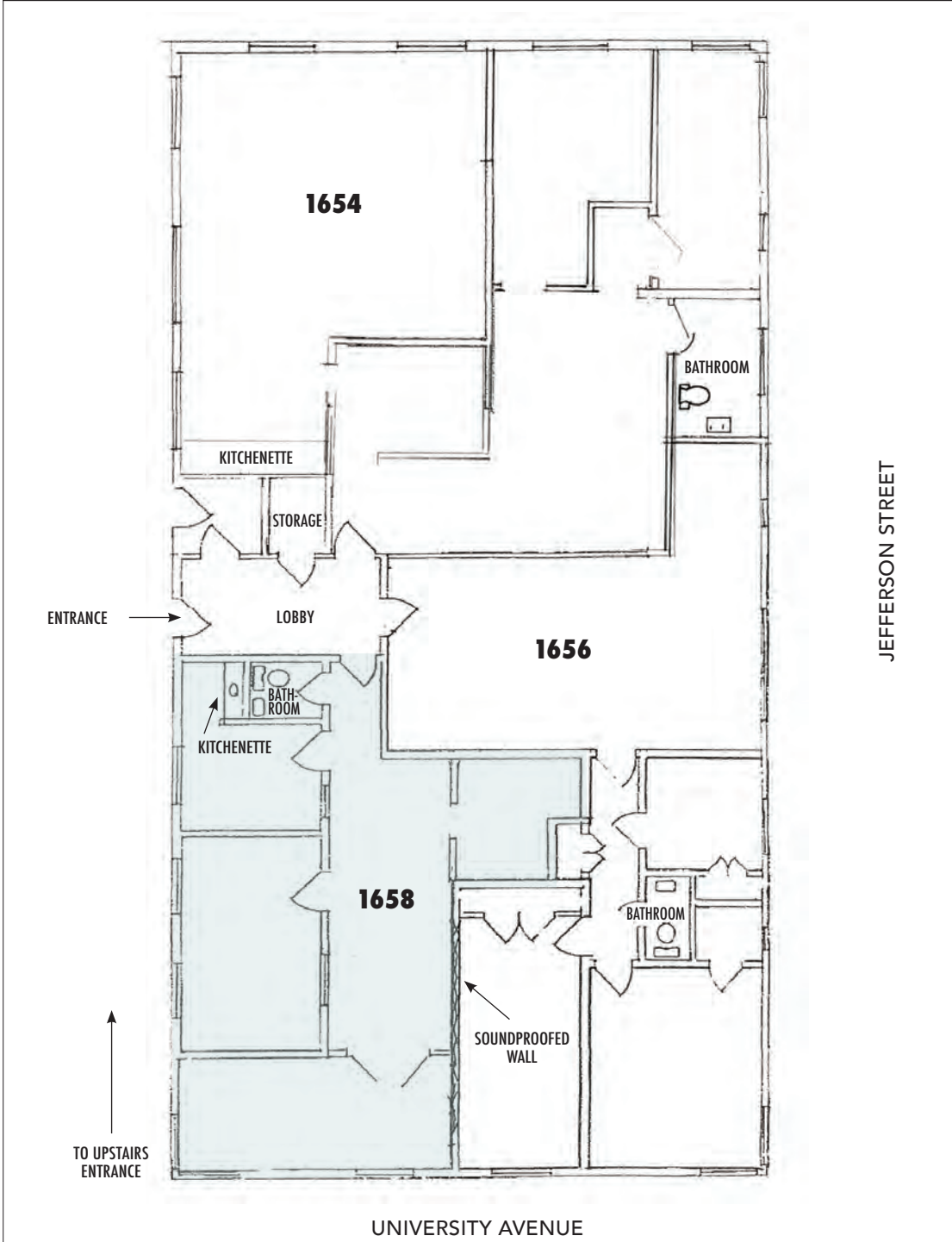


BENEFITS OF A UNIVERSITY AVENUE ADDRESS:

- Walkable business district, lined on both sides with independent merchants, shops and cafés
- University Avenue is a main thoroughfare running from Fourth Street shopping district through Central and Downtown Berkeley to UC Berkeley campus
- The university has a daily headcount of over 58,000 (students, faculty, academic staff and visitors) and many of them commute via University Avenue
- AC transit FS line has many stops along University Avenue in both directions



FLOOR PLAN



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.

PHOTO TOUR



PHOTO TOUR



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.