

# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

## 1962 UNIVERSITY AVENUE, UNIT 1 Second Floor Office Suite



### SMALL OFFICE SUITE FOR LEASE IN DOWNTOWN BERKELEY

**SIZE:**  
± 487 rsf

**LEASE RATE:**  
\$3.75 psf/month IG

**CONTACT:**

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**CENTRAL LOCATION.** Well-suited for non-profit organizations and other small office user. Close to all Downtown Berkeley cultural and culinary amenities.

**PROPERTY FEATURES**

- Second floor office space with two private offices, storage and restroom
- Victorian charm with nice afternoon natural light
- Upstairs from beautiful courtyard with lovely rose garden
- Bike parking out front; short walk to BART
- Parklet in front of building, along University Avenue
- Above Pedro’s Brazil Café, and Chocolatier Blue. Adjacent to The Butcher’s Son

**LOCATION HIGHLIGHTS**

- Highly visible location on University Avenue
- Across street from UC Berkeley Extension
- Quick walk to UC Berkeley campus
- Less than 1 block to Trader Joe’s
- 1 block from the Berkeley Downtown Arts District
- 2 blocks to Shattuck Avenue
- Monthly car parking nearby



**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

<b>AREA DEMOGRAPHICS</b>			
	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
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		

**NEARBY AMENITIES**



**RESTAURANTS AND CAFÉS**

- The Butcher's Son
- Pedro's Brazil Café
- Chocolatier Blue
- Au Coquelet
- Secret Scoop Thai Gelato
- Revival Bar + Kitchen
- Eureka!
- Sliver Pizza
- Bear's Food Court
- Gather
- Fresco Mexican Grill
- Restaurant Row
- Arinell Pizza
- Passione Caffè
- Comal Next Door
- Comal
- Bobby G's Pizzeria

- Tender Greens
- McDonald's
- Lucia's
- Veggie Grill
- Ippudo
- Jupiter Brewpub
- Spats
- Triple Rock Brewery
- Sweetgreen

**RETAIL**

- Trader Joe's
- Berkeley Ace Hardware
- Half Price Books
- Walgreens
- FedEx
- Target

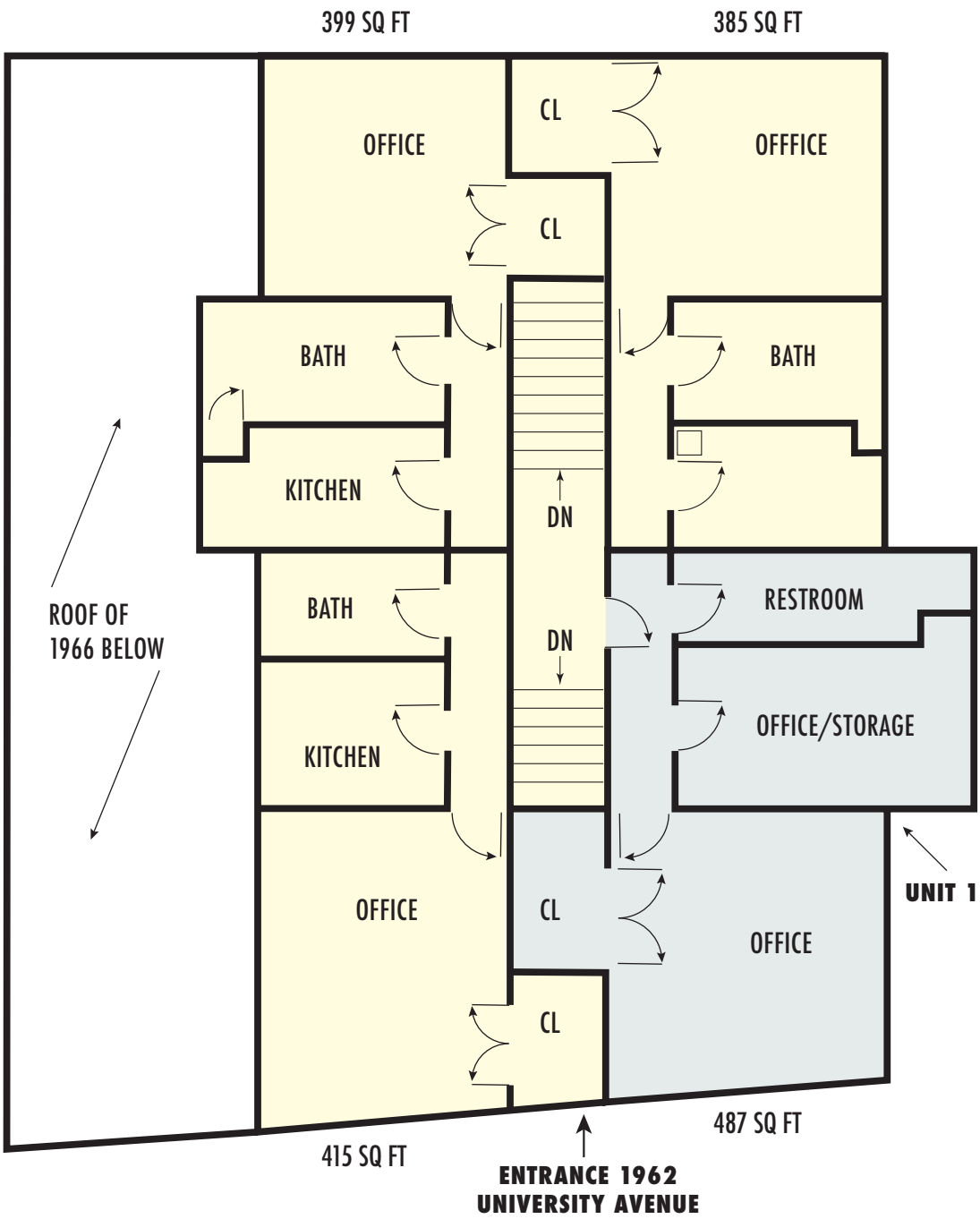
**COFFEE SHOPS AND TEA**

- Peet's Coffee
- Starbucks
- Asha Tea House
- People's Cafe
- Blue Bottle Coffee
- Berkeley Espresso

**ENTERTAINMENT**

- UC Theatre
- Berkeley Repertory Theatre
- Aurora Theatre Company
- Freight & Salvage
- Landmark Shattuck Theatre
- UA Berkeley 7 Theatre
- California Theatre
- The Marsh Arts Center
- BAMPFA

**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**



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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.