

# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

## 2980 COLLEGE AVENUE, SUITE 8, BERKELEY

Next to the Rialto Cinemas in the Elmwood Shopping District



## SECOND FLOOR OFFICE FOR LEASE

**SIZE:** ± 1,059 rsf | **LEASE RATE:** \$3.15 psf/month IG

### CONTACT:

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## HIGHLY SOUGHT-AFTER OFFICE SPACE WITH CURB APPEAL.

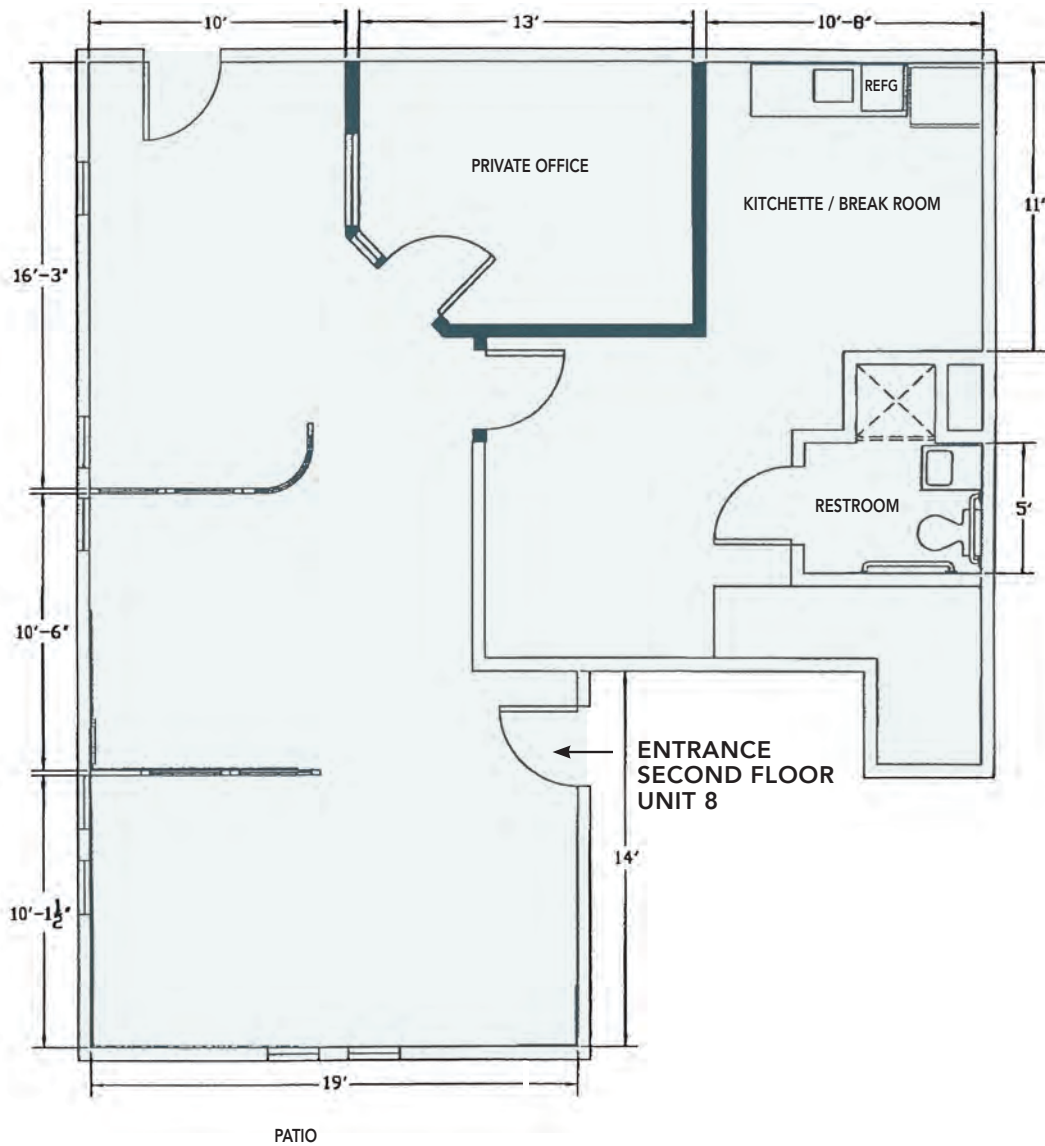
Located in coveted Elmwood neighborhood, near corner of busy Ashby Avenue.

### PROPERTY HIGHLIGHTS

- 2nd floor suite with a private office, open area for work stations, multi-purpose or conference room, kitchenette/break room, restroom with shower, and outdoor patio
- Sprinklered space with natural light, carpet, new paint, HVAC and ceiling fan
- 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 Espresso Roma, CP Shades, Bluemercury luxury beauty, Humphry Slocombe, Donatello & Co, Gordo Taqueria, Timeless Coffee, Papyrus, Goorin Bros Hat Shop, Urban Remedy, The Dailey Method fitness, House of Curries, Cutting Edge Optical, Yama Kids Yoga, Palm & Perkins home goods, and Labels Luxury Consignment
- Convenient to UC Berkeley, Alta Bates Hospital, Whole Foods Market, as well as the Rockridge neighborhood. 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)



## 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.

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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 Avenue, 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



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## AMENITIES 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.



## 2980 COLLEGE AVENUE • STATISTICS 2018

DEMOGRAPHICS	1 MILE	3 MILES
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%

PUBLIC TRANSPORTATION	DRIVE	WALKING	DISTANCE
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

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## PHOTO TOUR





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## 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.

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