

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

AVAILABLE FOR LEASE :: 1718-1732 UNIVERSITY AVENUE, BERKELEY, CA

Newly Renovated Retail/Service Commercial Space on Busy University Avenue



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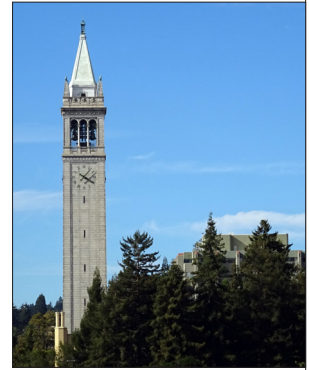
CENTRALLY LOCATED IN HIGH-TRAFFIC AREA NEAR DOWNTOWN BERKELEY

5 RETAIL SPACES AVAILABLE

Address	RSF	Asking Rent
#1718	1740	\$2.25 psf NN
#1722	1285	\$2.25 psf NN
#1724	1285	\$2.25 psf NN
#1728	1340	\$2.25 psf NN
#1732	1350	\$2.25 psf NN

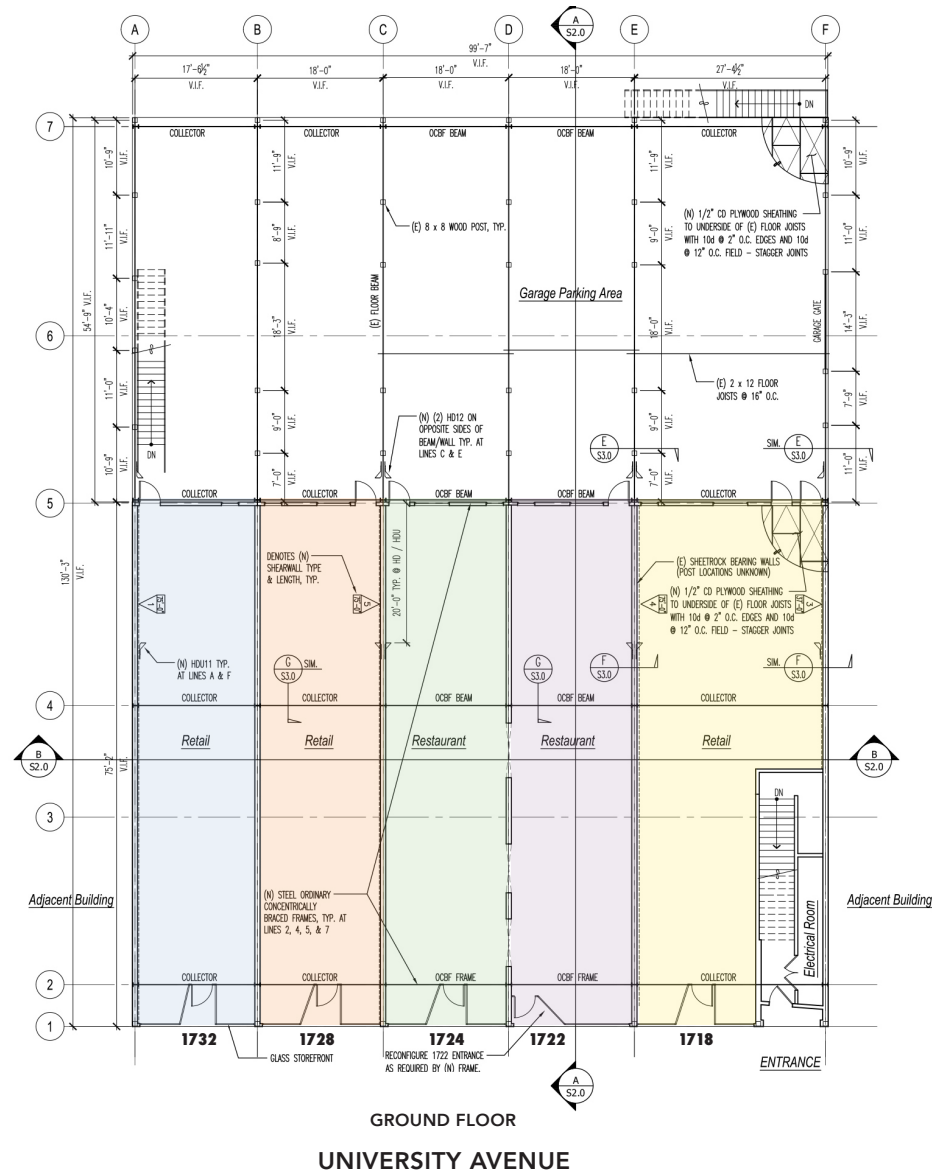
FEATURES

- Clean, newly renovated space, ready for Tenant finishes
- Situated on busy thoroughfare with high-level visibility
- High ceilings, north facing windows to the street
- ADA restroom in each unit
- 1 Parking space per unit available for an additional fee
- Metered parking in front, convenient street parking all around
- 100 AMP electrical per unit
- #1722 and #1724 can be combined
- Newly painted storefront
- Recently completed seismic up-grades
- Zoned C-1 (General Commercial)





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.



- Walkable business district, lined on both sides with independent merchants, shops and cafés
- Surrounded by many new mixed-use housing developments
- 2 blocks to Trader Joe's
- Short walk to Nation's Giant Hamburgers, The Butcher's Son, and Downtown Berkeley cultural and culinary destinations
- Near many Berkeley restaurants topping the "best of" lists nationwide
- .7 mile to North Berkeley BART and .6 mile to Downtown Berkeley BART, and .7 mile to UC Berkeley campus
- Amidst an excellent public transportation network with AC Transit, BART and Bikeshare
- Walking distance to over 119,166 live theater, music, movie theater, and sports venue seats
- Easy freeway access



DEMOGRAPHICS	1 mile	3 mile
Population	53,148	212,318
Avg. HH Income	\$114,272	\$139,370
Daytime Employees	23,226	144,774

source: CoStar

BERKELEY 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.