



INNOVATION
PROPERTIES
GROUP

5901 **College Ave**
Rockridge, CA



Excellent Retail Opportunities

Long-Term Lease Options

2,000 - 6,669 SF Available

ipgsf.com

Space Features:

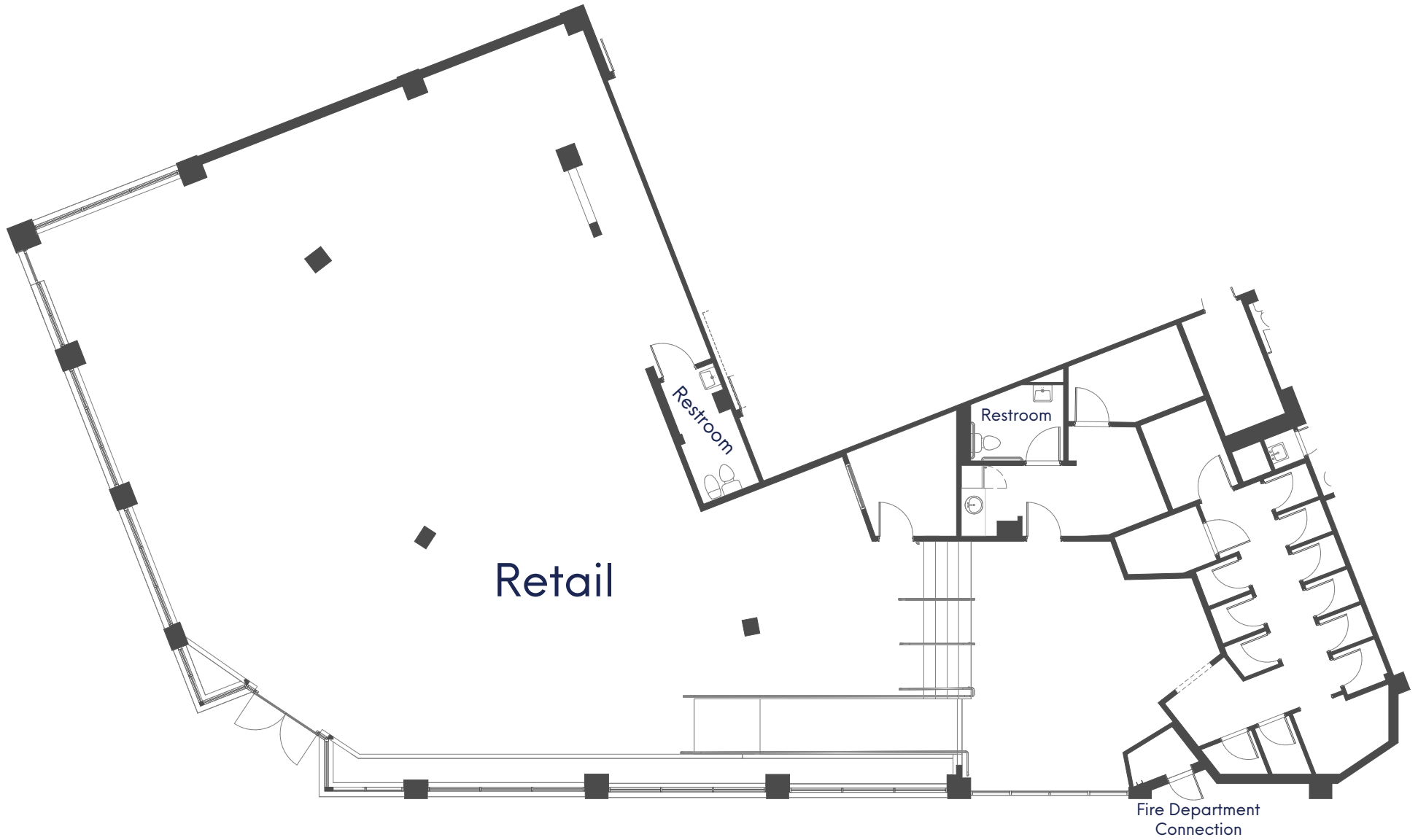
- Multiple Build-Out Options
- Flexible Layouts
- Restrooms on-site
- Three access points
- ADA Ramp
- On-site security
- Private, Gated Parking Lot

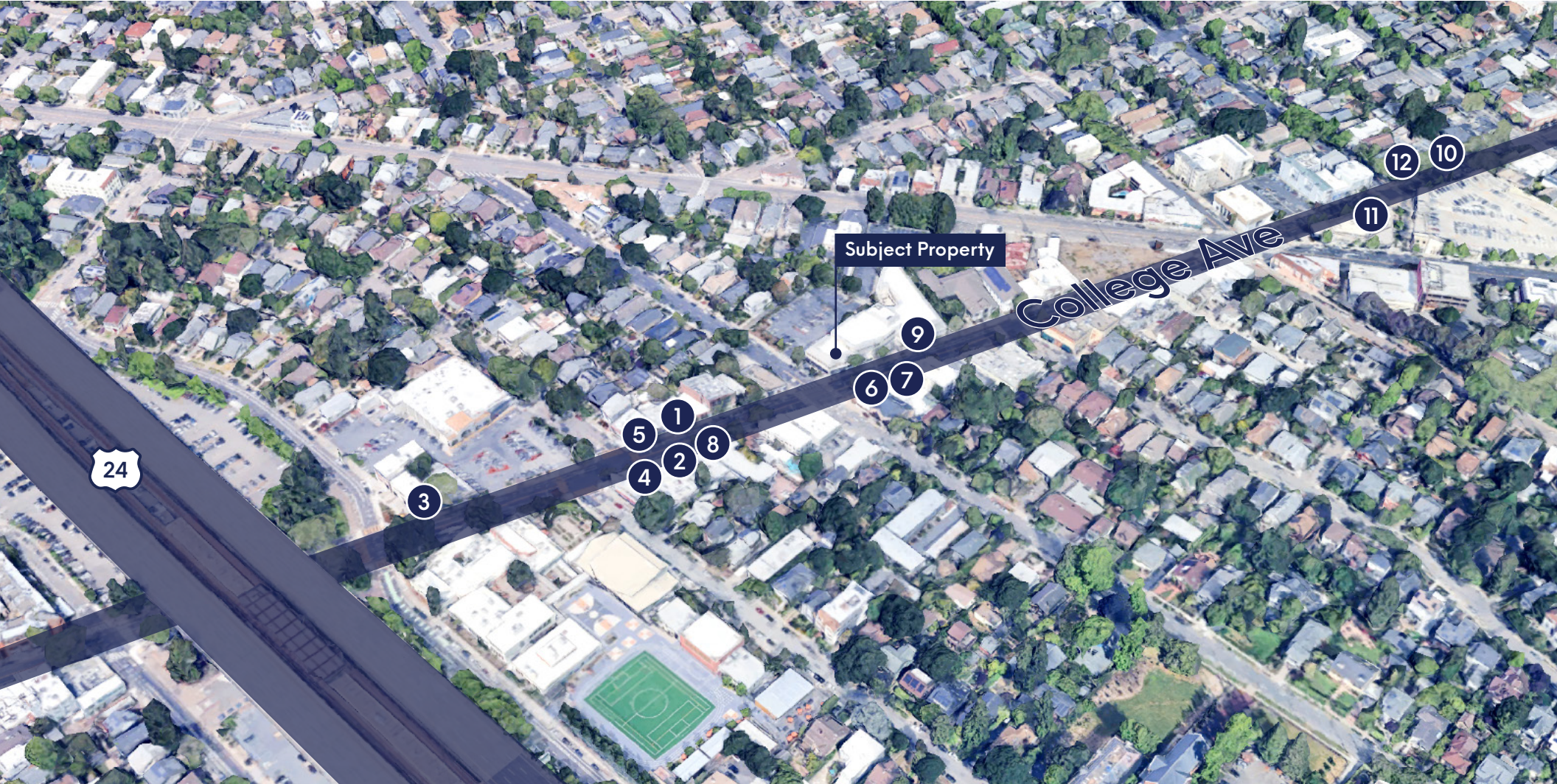


Location Highlights:

- Excellent foot traffic
- Located in the Vibrant Rockridge Community
- Immediate access the surrounding retail amenities
- Rockridge Bart: 5 min WALK
- Freeway access: 3 min to HWY 24
- 15 minutes to downtown SF
- 5 minutes to downtown Berkeley







1 Zachary's Chicago Pizza

2 Ramen Shop

3 Ain't Normal Cafe

4 Starter Bakery

5 See's Candies

6 Beer Baron Whiskey Bar & Kitchen

7 Millennium

8 Barney's Gourmet Hamburgers

9 Boba Guys

10 Wood Tavern

11 Philz Coffee

12 La Farine Boulangerie Patisserie



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For leasing information

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Ivan Smiljanic | Partner
(510) 717-5008 | ivan@ipgsf.com
DRE 1995999

Denis Dineen | Senior Associate
(650) 580-4383 | denise@ipgsf.com
DRE 02142178

Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

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