

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

DOWNTOWN BERKELEY CORNER RETAIL SPACE FOR LEASE

:: **1921 MARTIN LUTHER KING JR. WAY, BERKELEY, CA** ::

CORNER



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High-visibility corner building with plenty of natural light. Ideal for salon, fitness, or service commercial.

SIZE
± 1,650 rsf

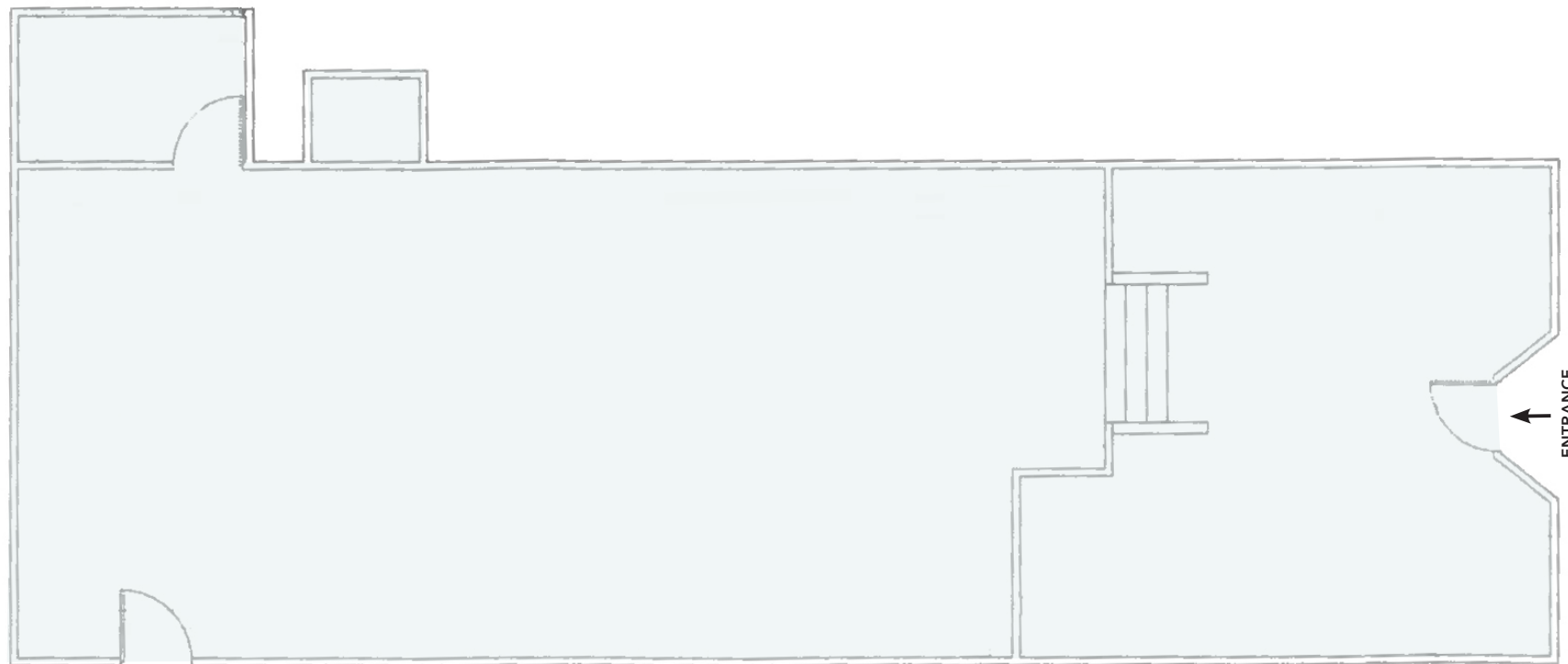
LEASE RATE
\$3.50 psf/month NNN

FEATURES

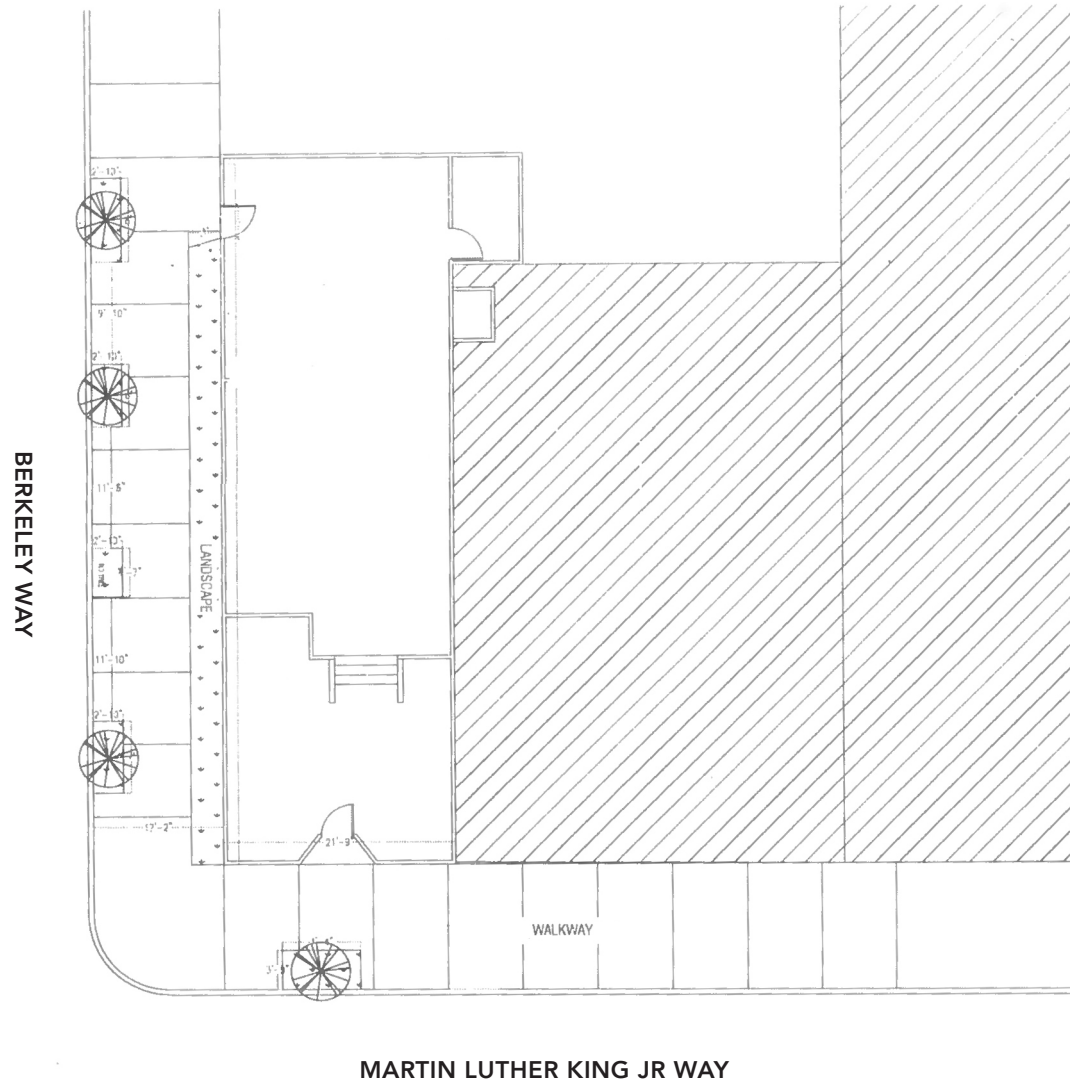
- Zoned C-N (Neighborhood Commercial District)

- Large window frontage on busy corridor
- Open floor plan
- Very tall, wood-beam ceilings
- Natural light from west and north
- Excellent signage opportunity
- Just one block off busy University Avenue
- Vibrant Downtown Berkeley location
- Trader Joe's is across street





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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RESTAURANTS, CAFÉS AND BARS

- | | |
|-----------------------------|---------------------|
| Café Etoile | Blue Bottle Coffee |
| Las Cabañas Mexican Grill | Triple Rock Brewery |
| Bench Café | Platano |
| Rose Pizzeria | Jupiter |
| The Butcher's Son | Bobby G's Pizzeria |
| Garden Variety | Spats |
| Chocolaterie | Crepevine |
| Berkeley Social Club | Via Del Corso |
| Milkbomb Ice Cream | Grégoire |
| Nation's Giant Hamburgers | Eureka! |
| Imm Thai Street Food | Sliver Pizza |
| Cupcakin' Bake Shop | Tender Greens |
| Sweetgreen | Peet's Coffee |
| Barney's Gourmet Hamburgers | Comal |
| Chez Panisse | Lucia's |
| The Cheese Board Collective | Ippudo |

RETAIL

- Trader Joe's
- Lulu's Cyclery
- Stone Room 2
- Half Price Books
- Target
- FedEx Ship Center
- Walgreens
- Berkeley Ace Hardware
- Mike's Bikes
- Model Shoe Renew
- Lhasa Karnak Herb Company
- Andronicos
- Walk Shop Shoes
- A Priori Gift Shop
- Healthy Spot Pet Store

ENTERTAINMENT

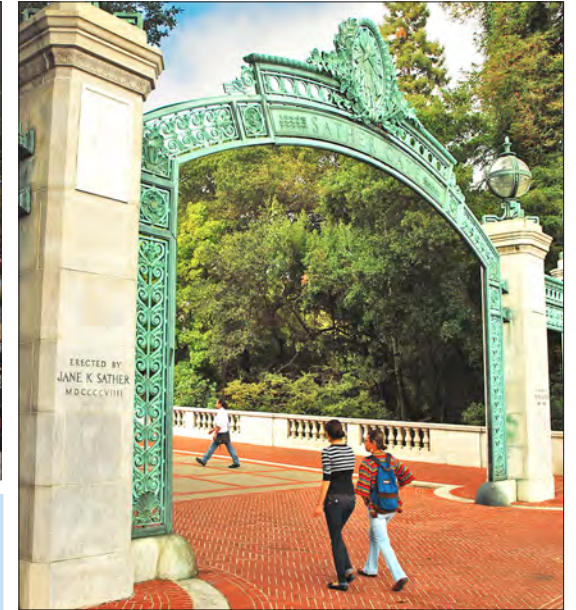
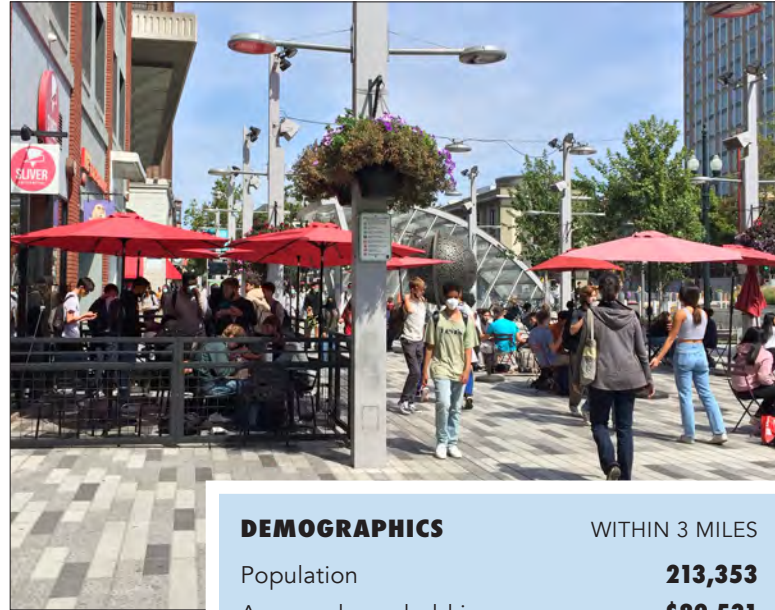
- Berkeley Repertory Theatre
- Aurora Theatre Company
- Freight & Salvage
- The Back Room
- UC Theatre
- California Jazz Conservatory
- The Marsh Arts Center
- BAMPFA

FITNESS

- Downtown YMCA
- Yoga Kula
- Cyclebar
- CorePower Yoga



- Walk to UC Berkeley and BART
- Across from Trader Joe's
- 5 blocks to North Shattuck amenities such as The Cheese Board Collective, Chez Panisse, and Walnut Square shops
- Near all Downtown Berkeley cultural and culinary amenities
- Steps to live music, performing arts, museums, galleries, and sporting events
- Close to Ohlone Park
- 2 blocks to Shattuck Avenue
- 2 blocks to Berkeley's Downtown Arts District
- 2 blocks to UC Berkeley Extension
- In vicinity of WeWork and Berkeley Skydeck Business Center
- Near fitness/gyms including CycleBar, Pure Barre, Berkeley YMCA, CorePower Yoga, Orangetheory Fitness, and Equinox
- Close to several new and proposed student housing developments
- Easy freeway access
- Street parking available



DEMOGRAPHICS

WITHIN 3 MILES

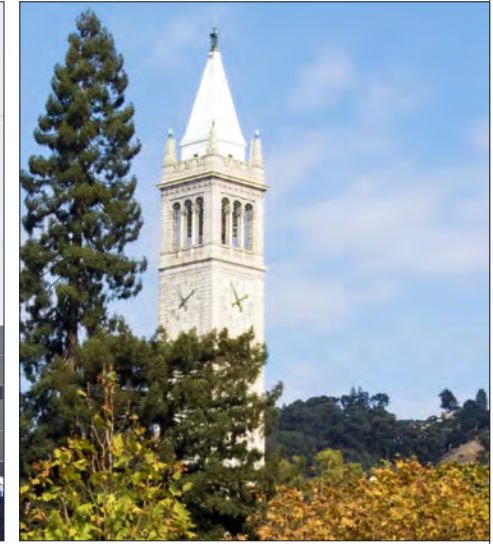
Population	213,353
Average household income	\$89,531
Daytime Employees	148,736
Source: CoStar	



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1921 MARTIN LUTHER KING JR WAY, BERKELEY, CA 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.