



**Retail Available**  
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**4301  
LOWELL  
BOULEVARD**

**SPEECH THERAPY**

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# THE NEIGHBORHOOD







W 44th Ave

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**TENNYSON**

6,000 VPD

PARISI

BISCUIT

HUCK

sweetgreen

TWO HANDS THE SABLEY HEYDAY

corepower yoga

restore

VITAL ROOT

NATURAL GROCERS

WIPER

SPROUTS

ATNESS

HIGHLANDS

**44TH & LOWELL**

7,000 VPD

SAFeway

The Buff House

TOCABE

**4301 LOWELL**  
with available surface parking

9,300 VPD

**DEMOGRAPHICS**

	1 mile	3 miles
Population	23,000	166,000
2023 Avg Household Income	\$149,000	\$175,000
2028 Avg Household Income	\$127,000	\$148,000

ALEXAN JULIAN

MILE WAY

Panera

Rush Cycle

HIGHLAND PLACE

PLAZA 38

PHNASIUM

33,000 VPD

W 38th Ave

21,000 VPD

WIPER

SPROUTS

ATNESS

HIGHLANDS

tacos tequila whiskey

FARMERS MARKET

HIGHLANDS32

pure barre

salt grinder

lululemon

Orangetheory

W 32nd Ave

W 35th Ave

W 38th Ave

20,000 VPD

Tennyson St

Lowell Blvd

Irving St

Federal Blvd



# 44TH & LOWELL

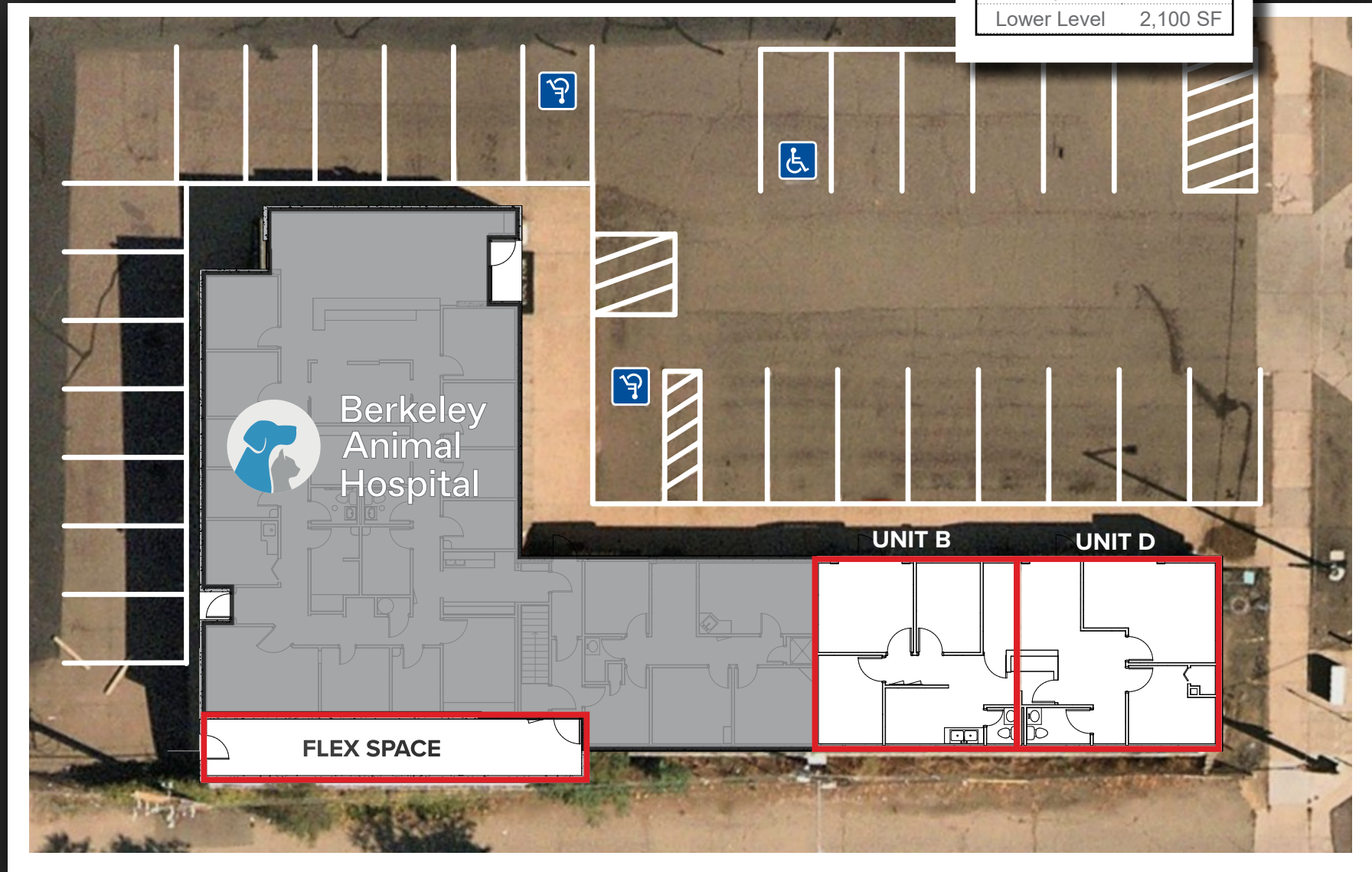




# SITE PLAN

## AVAILABILITY

Unit B	600 SF
Unit D	600 SF
Flex Space	390 SF
Lower Level	2,100 SF





# ~4,839 RSF

## Retail Space



Freestanding retail for lease in the historic Berkeley neighborhood.



Building features multiple retail suites, flex space, and a finished basement.



Rare retail opportunity with abundant dedicated parking.



Just five blocks south of I-70 and five blocks east of Tennyson Street.



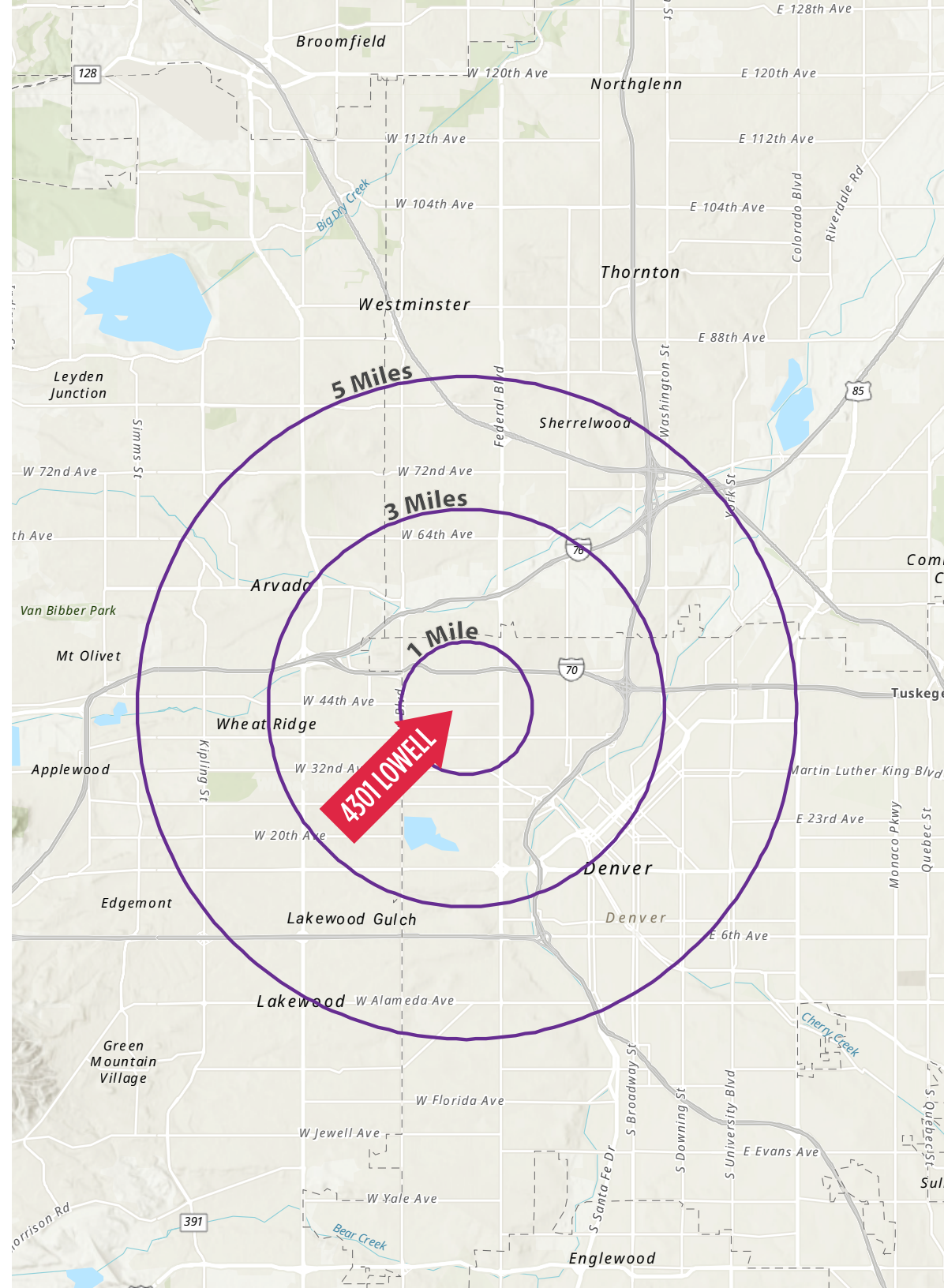
Safeway-anchored shopping center at 44th & Lowell.



New ownership investing in the future of this center.



Target uses include fitness, health/beauty, retail, service, and medical.







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