

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE :: 2980 COLLEGE AVENUE, SUITE 1, BERKELEY, CA**

Coveted Elmwood District – Office, Retail, or Service Commercial Space



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## Set Back From College Avenue, Amid a Variety of Eateries and Retail Shops

**SIZE:** ±1,050 RSF

**ASKING RENT:** \$3,400/month IG

**ZONED:** C-E  
(Elmwood Commercial District)



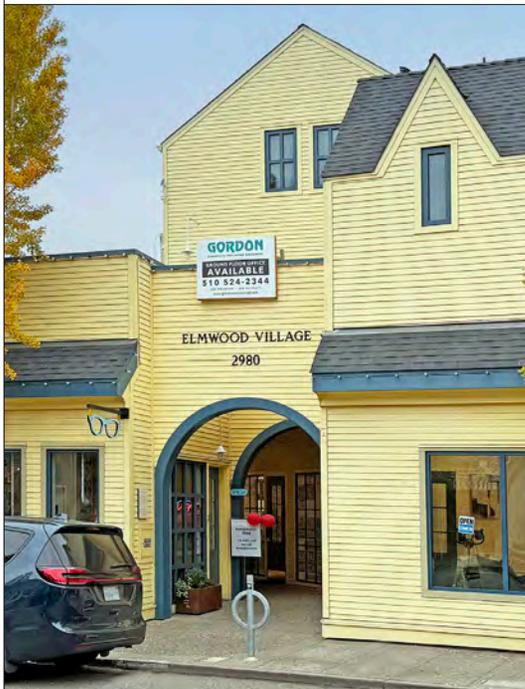
### PREMISES FEATURES

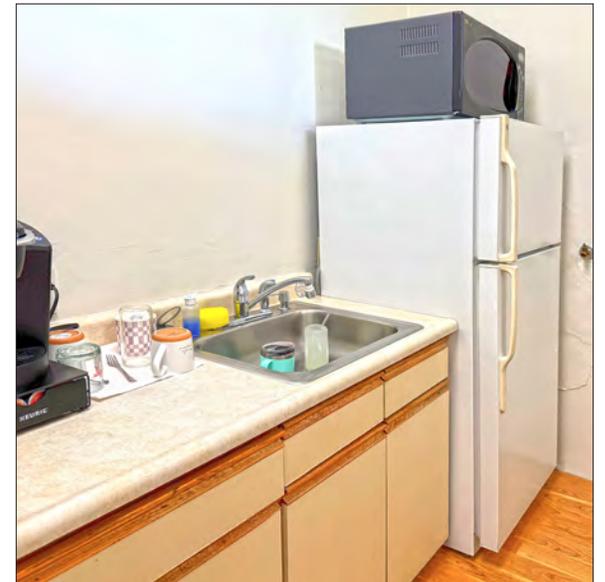
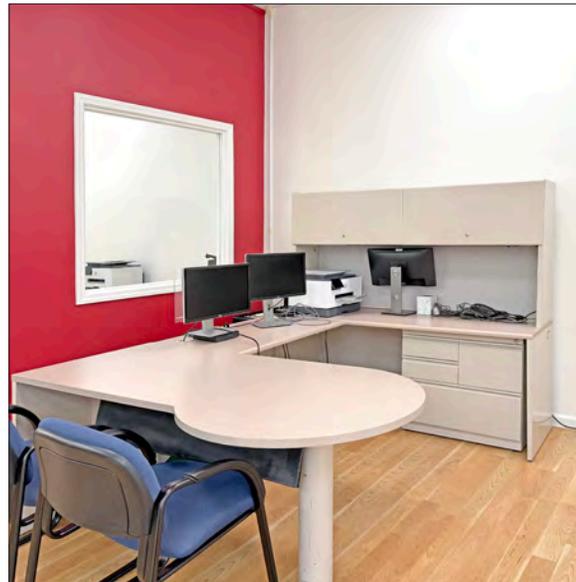
- Open floor plan
- 1 private office/conference room
- High ceilings, nice windows, LED lighting, wall heaters, ceiling fans
- Kitchenette, restroom, additional storage area, separate mail/supply room
- Water and garbage fees included in monthly rent
- Potential for parking (additional monthly fee)

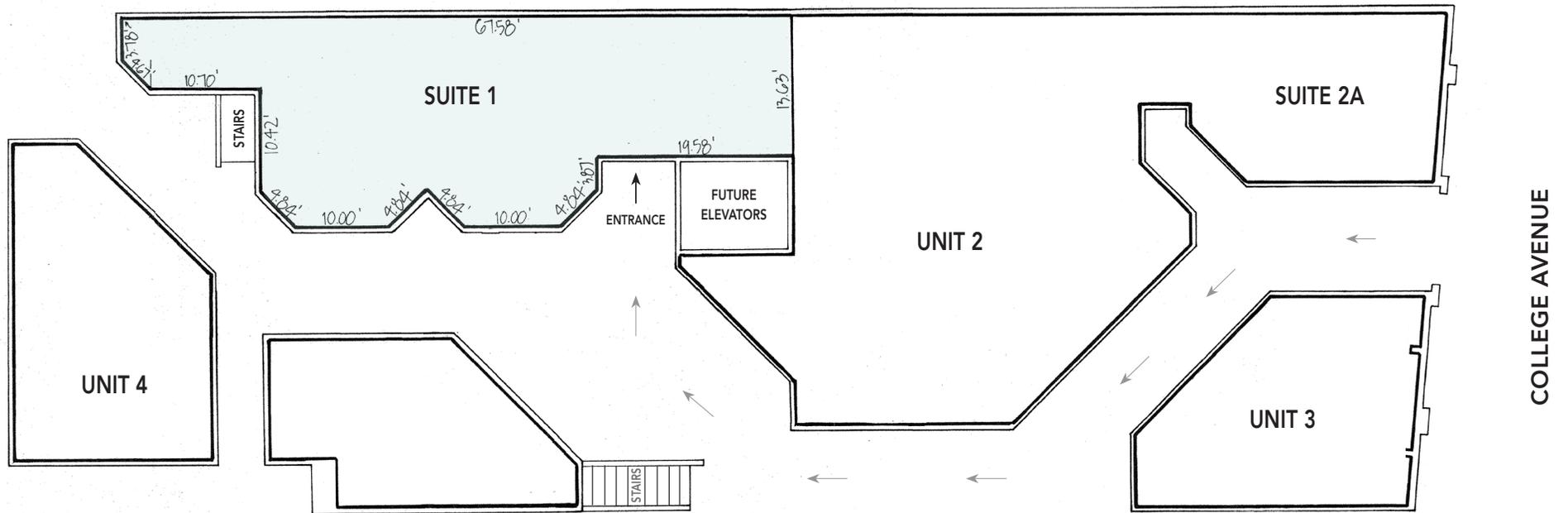
### LOCATION HIGHLIGHTS

- Next to the 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 Cafenated, Bluemercury luxury beauty, Humphry Slocombe, Donatello & Co, Humbowl, Pretty Penny, Five Little Monkeys Toy Shop, Gordo Taqueria, Labels Luxury Consignment, and many fitness options
- High income, upscale neighborhood. **Corner traffic count of ±25,120**

EXCELLENT TRANSIT ACCESS VIA SEVERAL AC TRANSIT BUS LINES, AND CONVENIENT ACCESS TO THE ASHBY AND ROCKRIDGE BART









### WORK WITHIN A TWO-BLOCK SHOPPING AND DINING-CENTRIC AREA

- Over 80 independently-owned boutiques and restaurants
- Convenient to UC Berkeley, Alta Bates Summit Hospital, Whole Foods Market, as well as Rockridge
- Walk to Claremont Hotel & Spa and Julia Morgan Theatre
- Easy access to the entire SF Bay area via AC Transit, Berkeley and Rockridge BART
- .3 mile to Alta Bates Summit Medical Center
- .9 mile to Rockridge BART and 1 mile to Ashby BART
- 1.5 miles to Downtown Berkeley
- Berkeley boasts strong demographics with more affluent households, a higher number of college-educated residents, and much greater spending power than comparable markets

#### DEMOGRAPHICS

	2 MILE	5 MILE
Population	132,482	433,211
Households	55,207	187,385
Average Age	34	38
Average HH Income	\$129,975	\$131,686
Daytime Employees	98,598	278,718

Source: CoStar/Loopnet

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2980 COLLEGE AVENUE, SUITE 1, BERKELEY, CA  
NEIGHBORHOOD DESTINATIONS



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.