

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

## 1958B UNIVERSITY AVENUE

Centrally Located in High-Traffic Area



### SECOND-FLOOR OFFICE SUITE FOR LEASE IN DOWNTOWN BERKELEY

**SIZE:** ±700 rsf

**LEASE RATE:** \$3.75 psf/month IG

**CONTACT:**

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**HIGH-TRAFFIC LOCATION.** Perfect for non-profit or other small office use. Close to all Downtown Berkeley cultural and culinary destinations and amenities.

**PROPERTY HIGHLIGHTS**

- 2nd floor office space
- 1-2 private offices, kitchenette and restroom
- Architectural details include french doors with corner block moulding, original door hardware, high ceilings and a juliet balcony
- Suitable for non-profit or other small office use
- Bike parking out front; monthly car parking nearby
- Parklet in front of building along University Avenue
- Beautiful courtyard with lovely rose garden and patio dining adjacent to the space
- Next to The Butcher’s Son, Garden Variety, Rose Pizzeria, and Chocolaterie



**LOCATION HIGHLIGHTS**

- Across street from UC Berkeley Extension
- Quick walk to BART and UC Berkeley campus
- Less than 1 block to Trader Joe’s
- 1 block from Berkeley’s Downtown Arts District
- 2 blocks to Shattuck Avenue
- Close to all Downtown Berkeley amenities

**OFFICE SUITE** is located on University Avenue, through the courtyard opening between The Butcher’s Son and new Rose Pizzeria – on the right, just up the stairway.



**OVERVIEW OF DOWNTOWN BERKELEY**

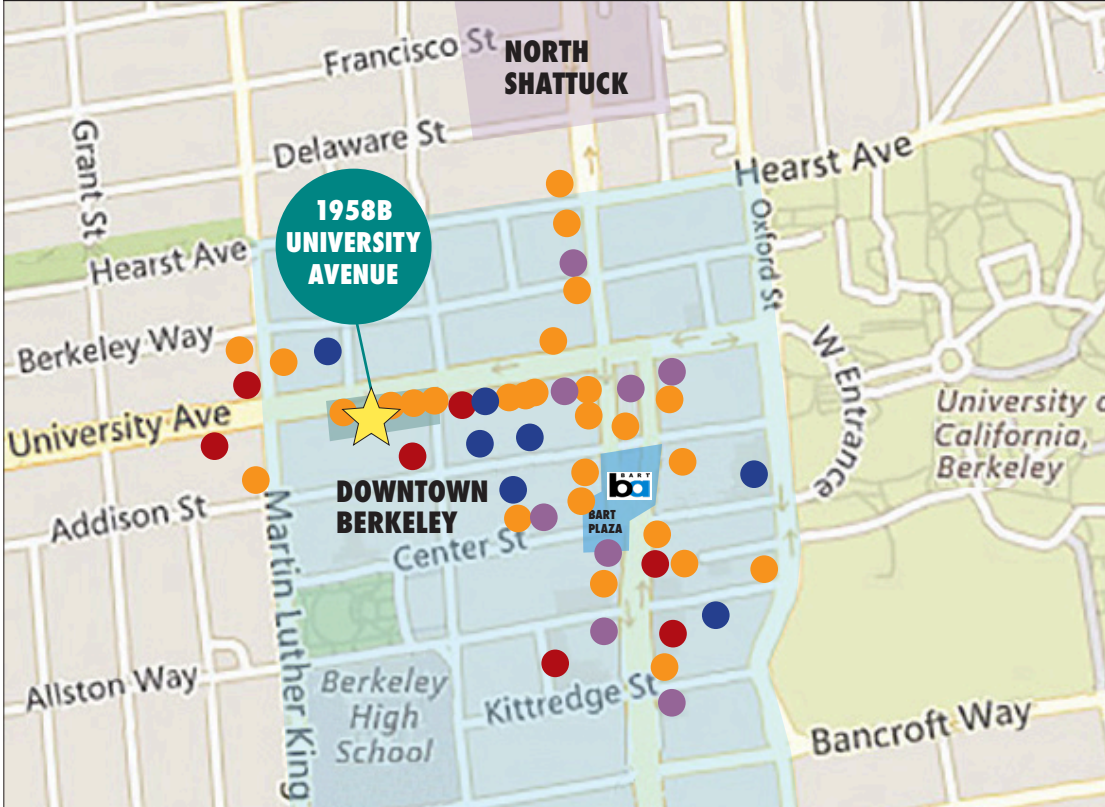


**THE CITY OF BERKELEY** is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown. Almost a third of their households have annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor’s degrees; an additional 40% have Graduate degrees. Downtown Berkeley has one of the most heavily-used BART stations in the area. Conveniently a major hub of public transportation – with AC Transit multi-county bus lines, free valet bike parking and bike rental available at the nearby Bike Station.

- High-foot traffic every day. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- Downtown Berkeley BART station has ± 27,000 daily ridership entries and exits
- Berkeley City College has ± 7,000 students each semester; Berkeley High School has ± 3,500 students annually
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Over 460 new residential units in a 4-block radius
- Walking distance to over 119,000 live theater, music, and sports venue seats

<b>AREA DEMOGRAPHICS</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
Population	67,825	217,151	393,184
Average Household Income	\$87,744	\$120,156	\$117,375
Bachelor’s Degree Education	34%	31%	31%
Education Beyond Bachelor’s	36%	35%	34%
Downtown Daytime Employees	148,736		

**NEARBY AMENITIES**



**RESTAURANTS AND CAFÉS**

- The Butcher's Son
- Garden Variety
- Rose Pizzeria
- Chocolatier
- Imm Thai Street Food
- Platano
- Revival Bar + Kitchen
- Eureka!
- Sliver Pizza
- Tender Greens
- Arinell Pizza
- Comal
- Lucia's
- Gather
- Café Etoile
- Crave Subs
- Rush Bowls
- Bobby G's Pizzeria

- Berkeley Social Club
- Ippudo
- Jupiter Brewpub
- Pizzeria da Laura
- Spats
- Bench Café - Pâtisserie
- Revival Bar+Kitchen
- Triple Rock Brewery
- Sweetgreen

**RETAIL**

- Trader Joe's
- Berkeley Ace Hardware
- Mike's Bikes
- Half Price Books
- Stone Room 2
- FedEx
- Target

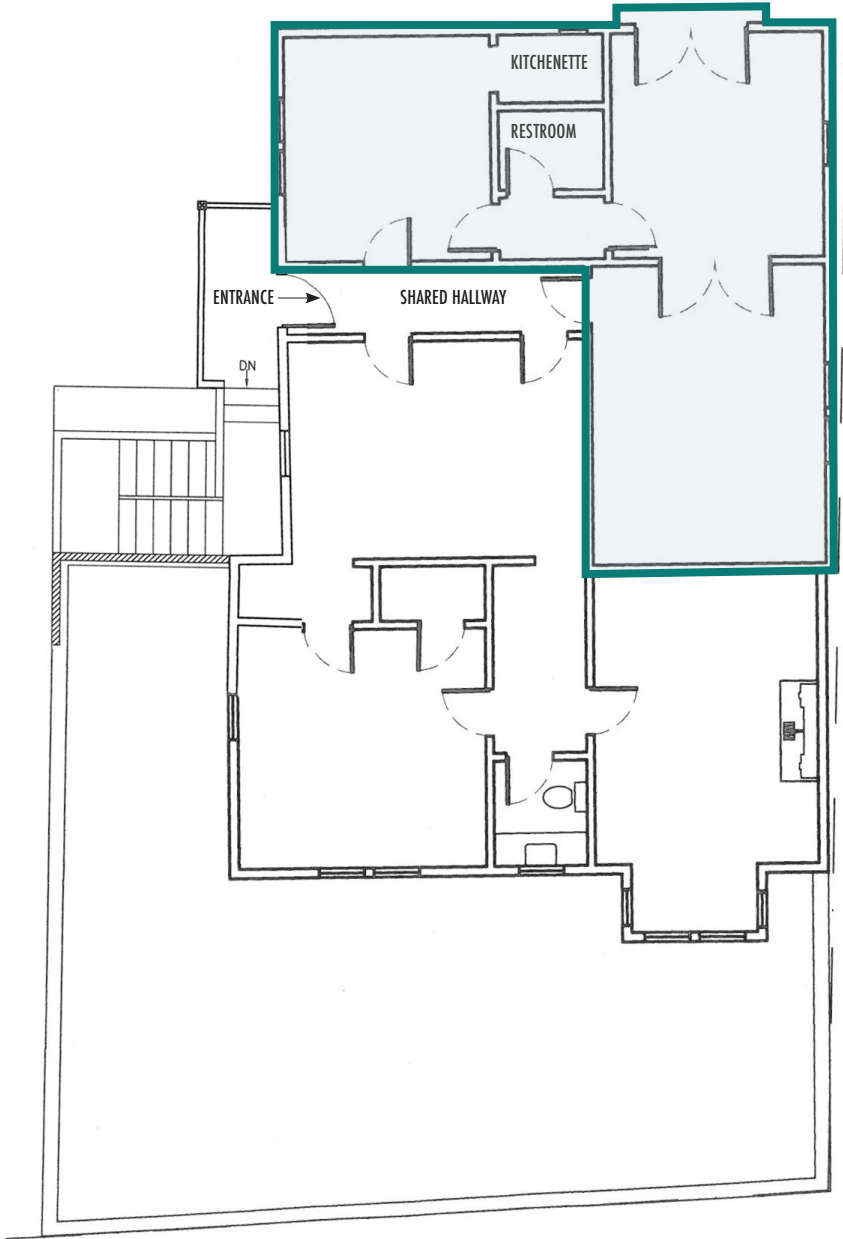
**COFFEE SHOPS AND TEA**

- Peet's Coffee
- Starbucks
- Asha Tea House
- MY Coffee Roastery
- Blue Bottle Coffee
- Sasha Coffee
- Coffee Hut
- Berkeley Espresso

**ENTERTAINMENT**

- UC Theatre
- Berkeley Repertory Theatre
- Aurora Theatre Company
- Freight & Salvage
- The Back Door
- The Marsh Arts Center
- BAMPFA

**FLOOR PLAN**



**UNIVERSITY AVENUE**

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.

**PHOTO TOUR**



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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.