

FOR LEASE: 1674 University Avenue, Berkeley, CA
Commercial Space Nestled in a Tree-shaded Garden



GORDON
COMMERCIAL REAL ESTATE BROKERAGE

KEVIN GORDON • 510 898-0513 • kevin@gordoncommercial.com • DRE# 01884390

PROPERTY OVERVIEW

One commercial space available for lease in a storybook cottage set back from University Avenue. The Fox Commons complex is a green oasis of rustic, brick-sided cottages nestled in a tree-shaded garden with gated access. Situated in Central Berkeley on a major corridor for traffic, businesses, and residents – a gateway from I-80 to UC Berkeley campus. Convenient freeway, AC Transit bus lines, and BART access.

1674 University Avenue (shown below) is the ground floor of a rear two-story cottage, accessible through an adjacent gate.



1674 UNIVERSITY AVENUE

Middle Building, ground floor

2 private offices – one with vaulted wood ceiling,
the other with open beam ceiling; 1 restroom

± 1,000 RSF Asking Rent: \$2.50 Gross + Utilities

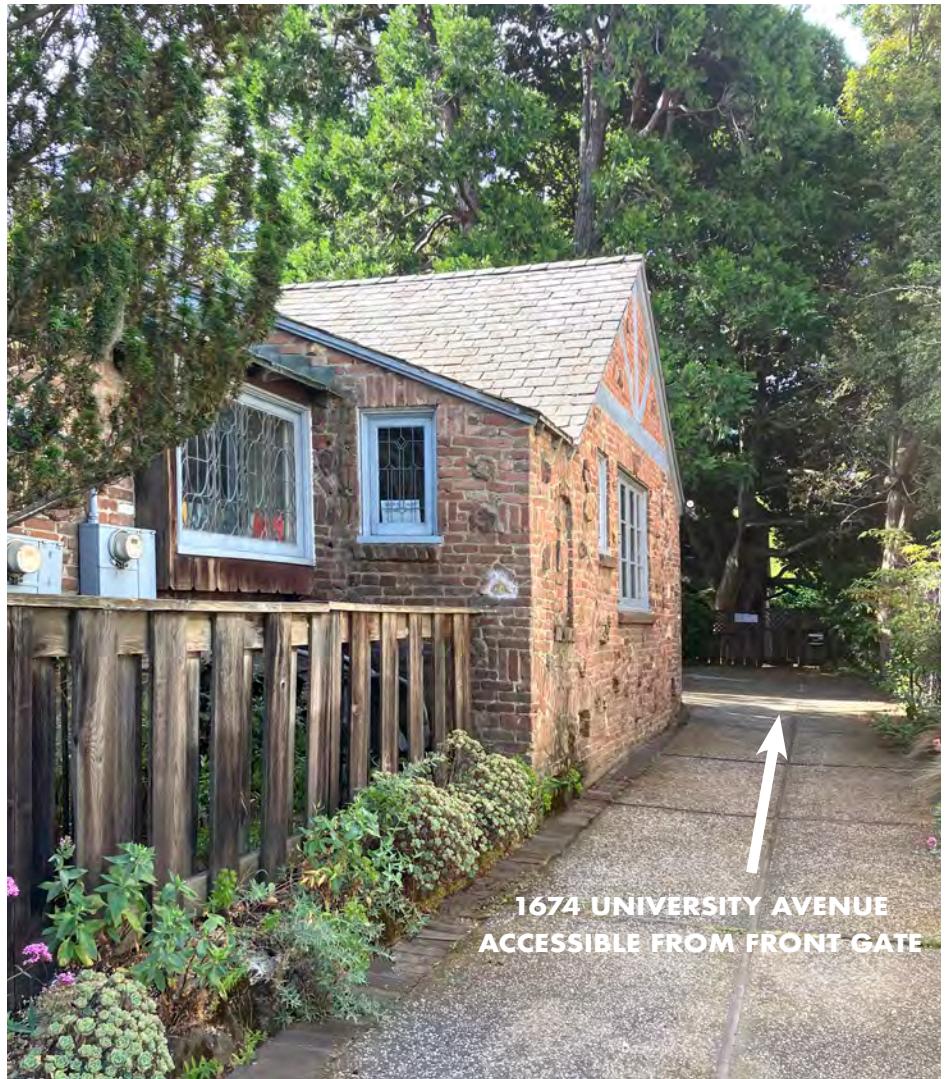
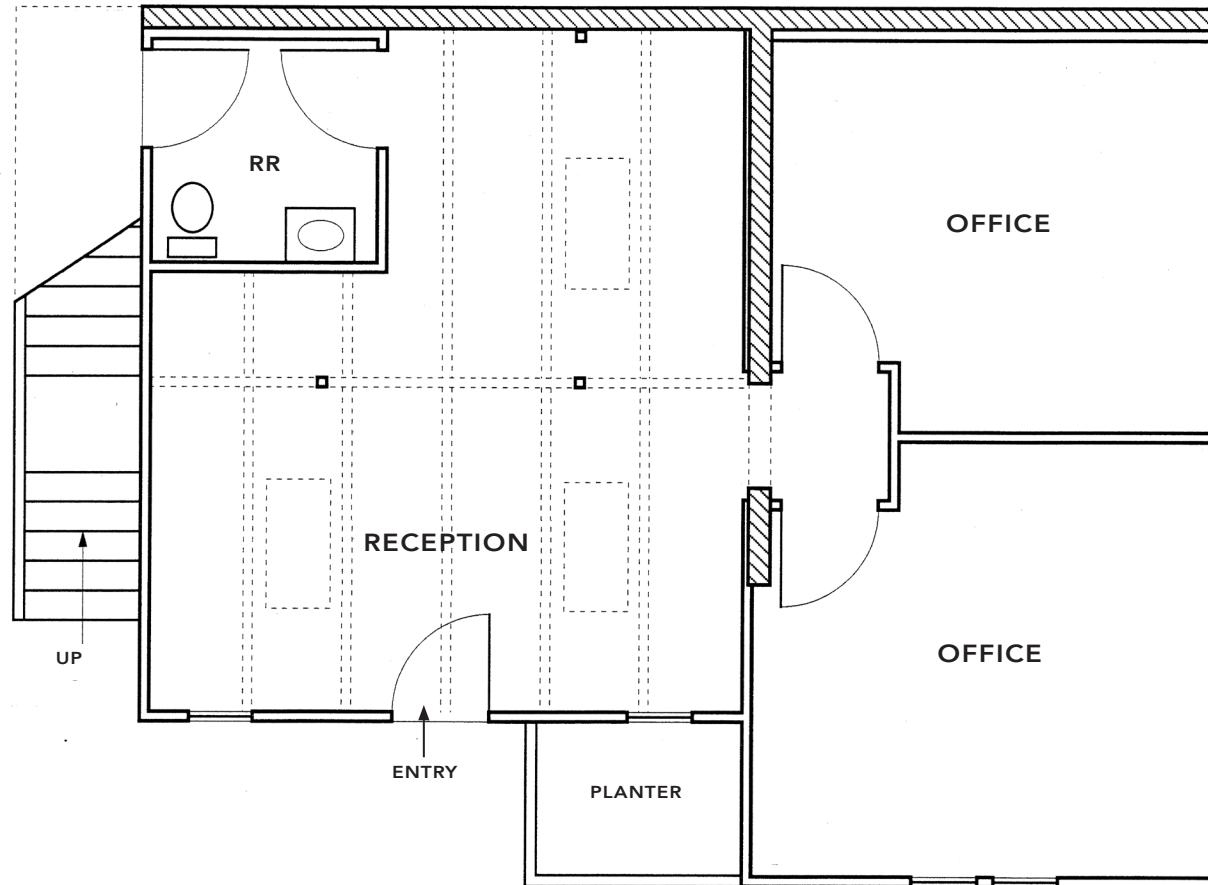


PHOTO TOUR 1674 University Avenue



FLOOR PLAN 1674 University Avenue

UNIVERSITY AVENUE



1674 UNIVERSITY AVENUE
1ST FLOOR

LOCATION MAP 1674 University Avenue

Central Berkeley is a vibrant community known for its assorted blend of cultural influences, eateries, and locally-owned businesses. Situated in the heart of Berkeley, this neighborhood seamlessly blends residential charm with a bustling, youthful university-town energy. Walk to either North Berkeley BART or Downtown BART stations, or step out front and catch an AC Transit bus. Downtown Berkeley's restaurants, world-class theatre, arts, live music and sports venues are all within walking distance. Nearby fitness options include: CorePower Yoga, Equinox, Funky Door Yoga, and Berkeley YMCA. Close to Gilman District urban wineries, breweries, live music, and shopping, as well as Fourth Street trendy shops and outdoor dining. Near North Shattuck's destination culinary scene, all part of Berkeley's vast dining options with over 350 restaurants citywide.

Destinations within walking distance:





NEIGHBORHOOD

CENTRAL LOCATION

Situated 4 blocks from Downtown Berkeley's restaurants, world-class theatre, arts, live music and sports venues are all within walking distance. This diverse city is densely populated with a highly educated, high-income population.

EXCELLENT ACCESS TO TRANSIT

AC Transit buses operate throughout University Avenue, and two BART Stations are located within 0.6 miles – ±10 minute walk to North Berkeley BART Station, and ±15 minute walk to Downtown Berkeley BART Station and UC Berkeley Campus.

AFFLUENT DEMOGRAPHICS

This property is located in the desirable Central Berkeley Market, with a 3-mile population of 211,983, and an average household income of \$142,014.

EASY WALK TO ALL DOWNTOWN BERKELEY AMENITIES

One of the hottest dining destinations in the Bay Area with over 150 restaurants. Many popular eateries are within 2 blocks of property, on University Avenue.

