



INNOVATION  
PROPERTIES  
GROUP

5901 College Ave  
Rockridge, CA



# Excellent Retail Opportunities

Long-Term Lease Options

1,942 SF Available

[ipgsf.com](http://ipgsf.com)



## Space Features:

- Multiple Build-Out Options
- Flexible Layouts
- Restrooms on-site
- Three access points
- ADA Ramp
- On-site security
- Private, Gated Parking Lot

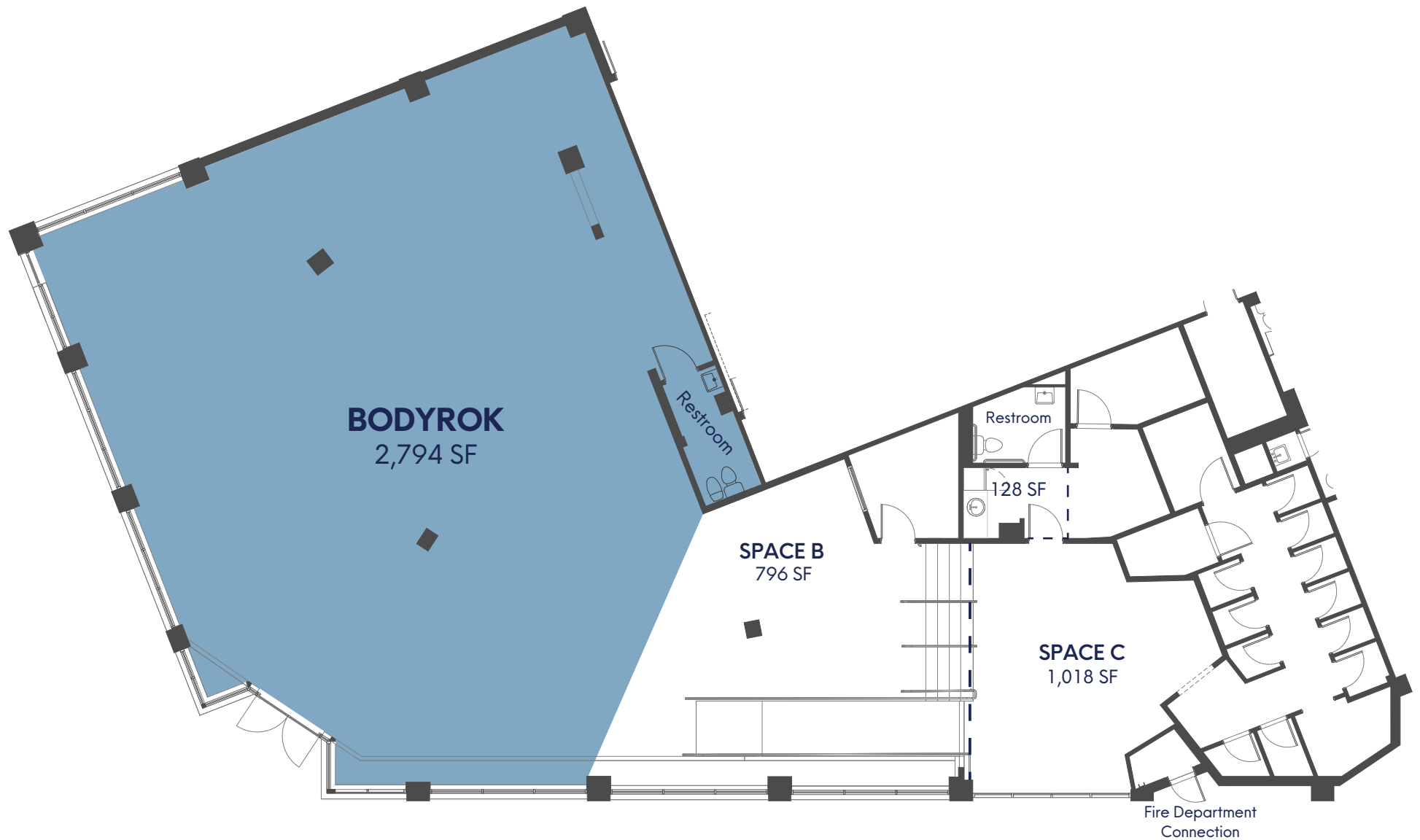




## Location Highlights:

- Excellent foot traffic
- Located in the Vibrant Rockridge Community
- Immediate access the surrounding retail amenities
- Rockridge Bart: 5 min WALK
- Freeway access: 3 min to HWY 24
- 15 minutes to downtown SF
- 5 minutes to downtown Berkeley







## BodyRok Rockridge – Coming to 5901 College Ave:

BodyRok delivers 45-minute, high-intensity, low-impact reformer workouts designed to sculpt, sweat, and strengthen – fast.

With locations across the Bay Area, BodyRok is known for efficient, full-body Pilates-inspired classes in a modern, music-drive studio environment. Whether you're a beginner or a fitness enthusiast, our expert instructors and custom reformers make every class effective and energizing.

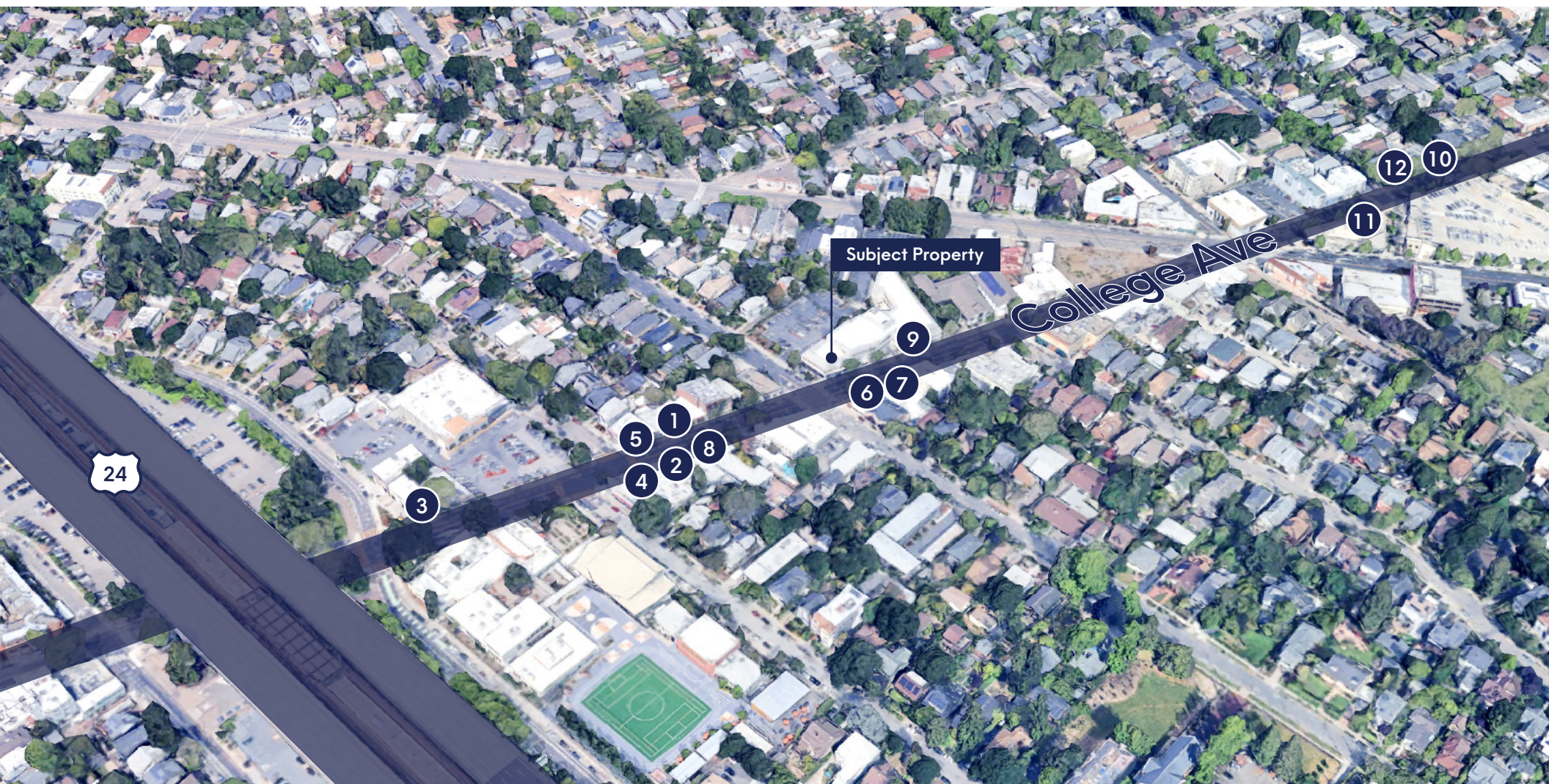
**Walkable. Sweaty. Addictive.**

Now ROK'ing daily in the heart of Rockridge.

[bodyrok.com](https://bodyrok.com)







- 1 Zachary's Chicago Pizza
- 2 Ramen Shop
- 3 Ain't Normal Cafe
- 4 Starter Bakery

- 5 See's Candies
- 6 Beer Baron Whiskey Bar & Kitchen
- 7 Millennium
- 8 Barney's Gourmet Hamburgers

- 9 Boba Guys
- 10 Wood Tavern
- 11 Philz Coffee
- 12 La Farine Boulangerie Patisserie





INNOVATION  
PROPERTIES  
GROUP

5901 College Ave  
Rockridge, CA



For leasing information

[ipgsf.com](http://ipgsf.com)

**Ivan Smiljanic** | Partner  
(510) 717-5008 | [ivan@ipgsf.com](mailto:ivan@ipgsf.com)  
DRE 1995999

**Denis Dineen** | First Vice President  
(650) 580-4383 | [denis@ipgsf.com](mailto:denis@ipgsf.com)  
DRE 02142178

**Innovation Properties Group**  
181 2nd Street, San Francisco, CA  
[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

This document has been prepared by IPG for advertising and general information only. IPG makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. IPG excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of IPG and/or its licensor(s). ©2024. All rights reserved.