

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE: 2495 SACRAMENTO STREET, BERKELEY, CA**

**∴ Corner Retail Space at Busy Signalized Intersection ∴**



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### USES INCLUDING RETAIL, FITNESS, AND SERVICE COMMERCIAL

**SIZE:** ±2,480 RSF

**ASKING RENT:** \$2.75 psf/month NNN

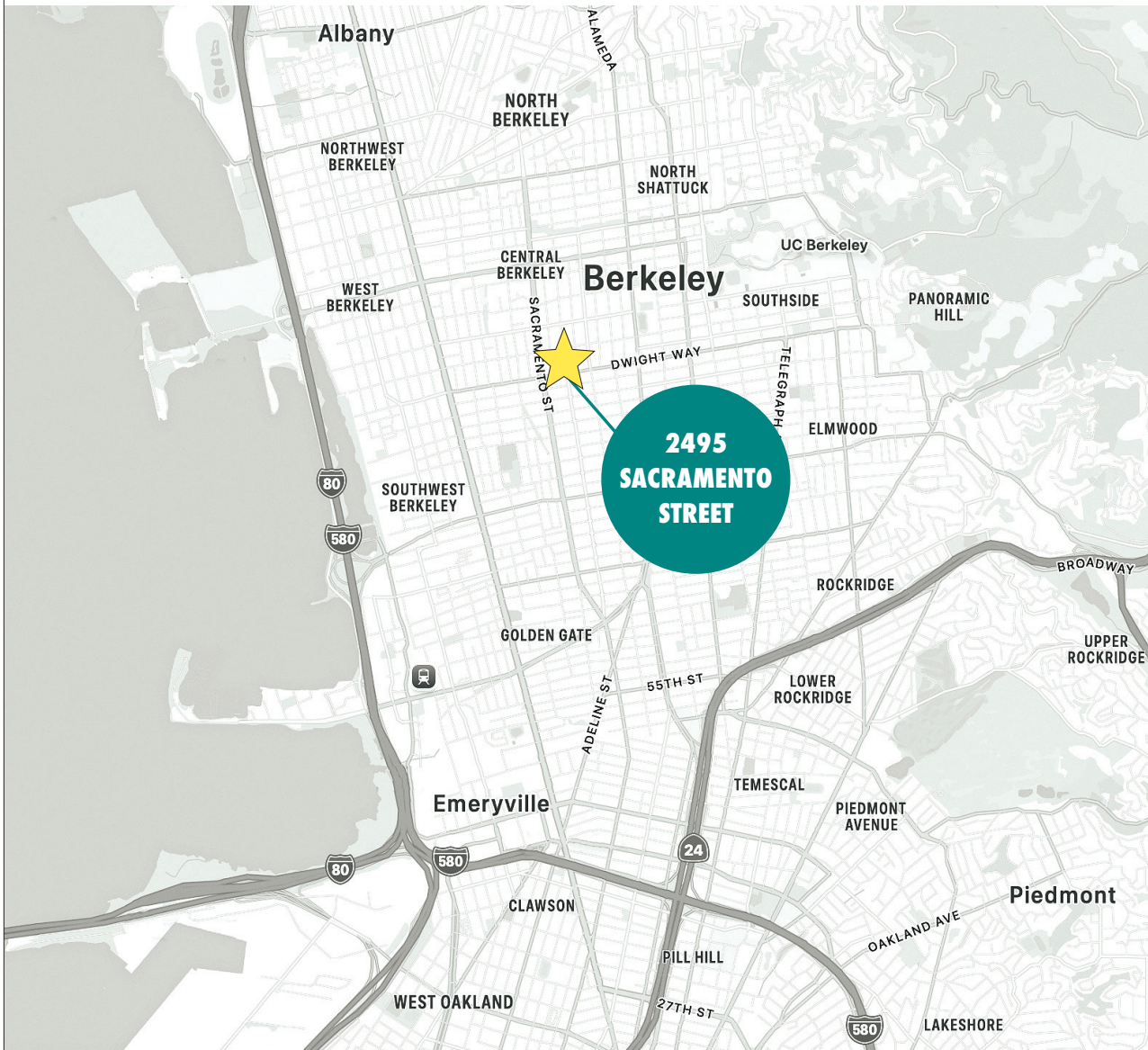
**ZONED:** C-SA (South Area Commercial)



- Approximately 12' ceilings
- Large window frontage with clerestory glass windows provide abundant natural light
- Access to rear yard area for storage of refuse
- Private restroom
- Many different potential uses
- High-visibility signage opportunity on busy corner
- Easy street parking
- Located on a bustling Berkeley street corner, at the intersection of Dwight Way and Sacramento Street
- Significant car traffic and AC transit bus stop
- Neighboring businesses include: Mehak Indian Cuisine, Hair Salon, Homemade Cafe, Breads of India, Tanzie's Cafe, Alex Market, Berkeley Classroom Matters, and Helacio's Deli & Cafe
- Excellent access to the entire SF Bay Area via AC Transit



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.



- Situated in a charming neighborhood of Central Berkeley
- Densely populated, high-traffic area
- AC Transit bus stops on 3 corners of intersection
- 1 block from Bicycle Boulevard
- 6 blocks to Downtown Berkeley
- Close to UC Berkeley
- Easy freeway access to entire SF bay area

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NEIGHBORHOOD



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