

FOR LEASE

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

1652 University Avenue Berkeley, California

Prominent Corner Retail / Service Commercial Space

SIZE

± 3,100 RSF

LEASE RATE

\$2.75 psf/mo, IG

AVAILABILITY

Immediate

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Property Overview

This is a true package of corner building with parking on a high traffic corridor. Large glass windows on University Avenue (with security rollups), so the space is seen head-on by traffic in multiple directions— the kind of presence a retailer, showroom, or destination service business relies on for a successful location. Inside, the floor plate has flexibility for open and private spaces with direct access door to the rear parking for convenient access and loading.

Highlights

- Large retail space on a busy thoroughfare with high-level visibility
- Open plan filled with natural light from beautiful window frontage
- Two restrooms, HVAC, and high-capacity power (200 AMP, 3-phase)
- Drop ceiling with potential to open up for higher ceiling
- Off-street parking spaces in the adjacent rear lot
- Metered parking in front and convenient street parking
- Prominent corner position with signage on two frontages

Lease Terms

Asking Rent: \$2.75 per rentable square foot per month, Industrial Gross. Available immediately. Tenant to confirm intended use with the City of Berkeley.

Location Highlights

- 5 blocks to North Berkeley BART and Downtown Berkeley BART
- 7 blocks to UC Berkeley
- Near Trader Joe's and Target
- Quick walk to Downtown Berkeley's restaurants, theatre, and music venues

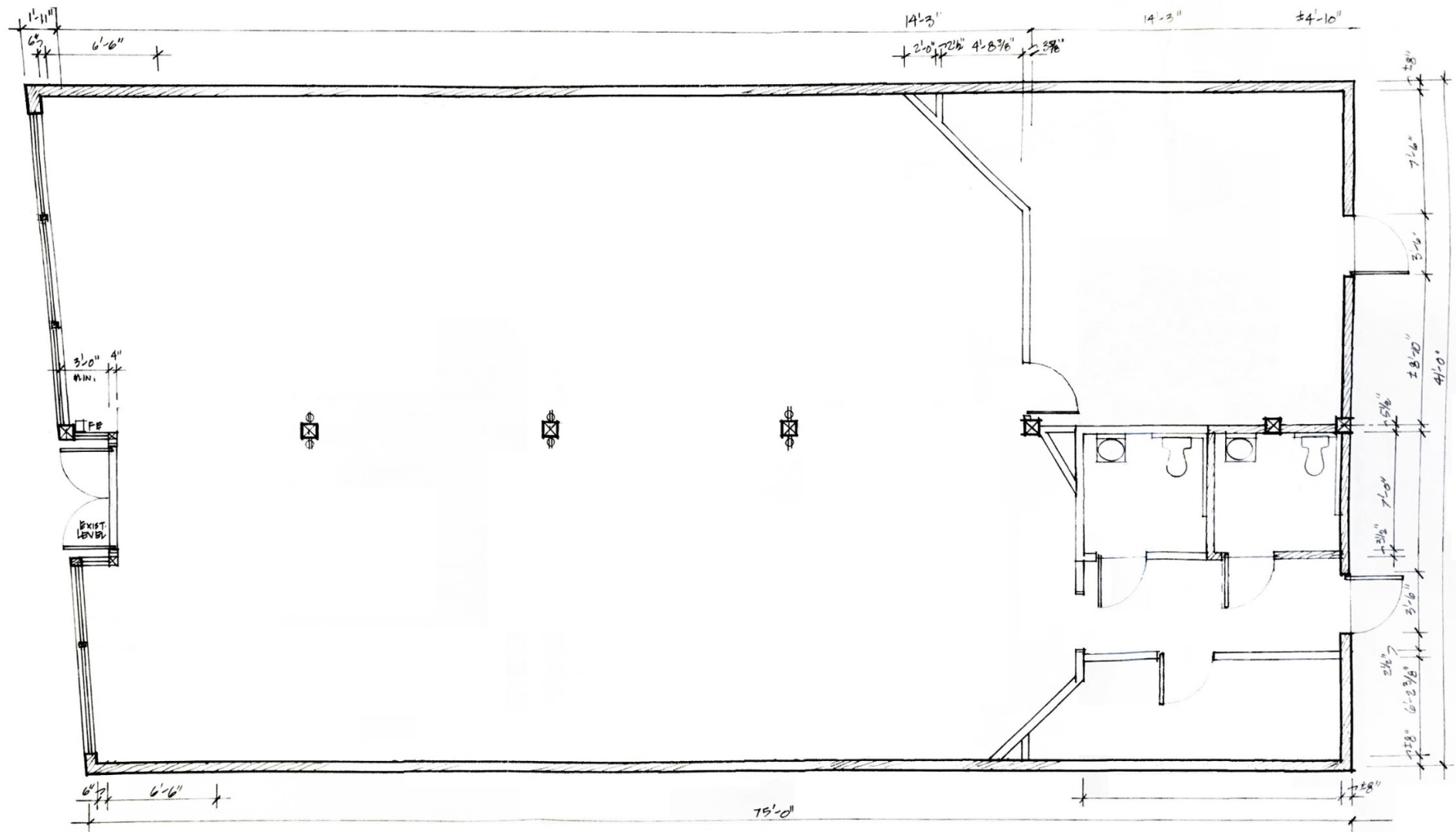
Zoning & Walkability

Zoned C-U (University Commercial District).

Walk Score 98 • Bike Score 97 (walkscore.com).

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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.

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The Corridor

University Avenue is a main thoroughfare running from I-80 and the Fourth Street shopping district through Central and Downtown Berkeley to UC Berkeley, carrying a high vehicle traffic count per day. The blocks around the property are filling in with new mixed-use housing, adding residents directly on top of the retail base.

UC Berkeley & Downtown

UC Berkeley, seven blocks east, carries a daily headcount of ±69,000 students, faculty, academic staff, and visitors. Downtown Berkeley's arts district — over 150 restaurants plus world-class theatre, live music, and sports venues — is a quick walk, drawing evening and weekend traffic well beyond business hours.

Transit & Access

- 5 blocks from both North Berkeley BART and Downtown Berkeley BART
- Direct route to I-80 west along University Avenue
- Excellent AC Transit service, plus Bikeshare on the corridor

Demographics

POPULATION

211,983

AVG HH INCOME

\$142,014

DAYTIME
EMPLOYEES

146,029

Within 3 miles. Source: CoStar.

Neighboring Businesses

Trader Joe's, Target, Noor Indian Cuisine, Anja's, Nation's Giant Hamburgers, The Butcher's Son, Bigotes Pizza, Long Life Veggie House, Bageltopia, and Rose Pizzeria all sit within the immediate trade area.

The Market

Berkeley is densely populated with a highly educated, high-income base, and its vibrant city center is known for a thriving performing and visual arts scene — supporting a deep bench of independent eateries and service businesses along this corridor.



Inquire About This Listing

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