

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

809 DELAWARE ST, BERKELEY, CA

Charming Salon/Spa Space 1 Block From Fourth Street Shopping



GROUND FLOOR COMMERCIAL SPACE FOR LEASE

SIZE: ± 833 rsf | **LEASE RATE:** \$3.00/rsf month Industrial Gross

CONTACT:

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ARCHITECTURAL STOREFRONT. Historic building along boardwalk in mixed-use community. Amidst numerous businesses and near Fourth Street, dense shopping district.

PROPERTY FEATURES

Quiet block filled with consultants, non-profits and other office uses, retail and residential units. Close to Fourth Street, open-air mall, with several national and local tenants, cafes, salons. Located off I-80 via University Avenue, with easy access to both SF Bay Bridge and Richmond-San Rafael Bridge.

Within a few blocks to Apple, Amazon Four-Star, Design Within Reach, CB2, Lululemon.

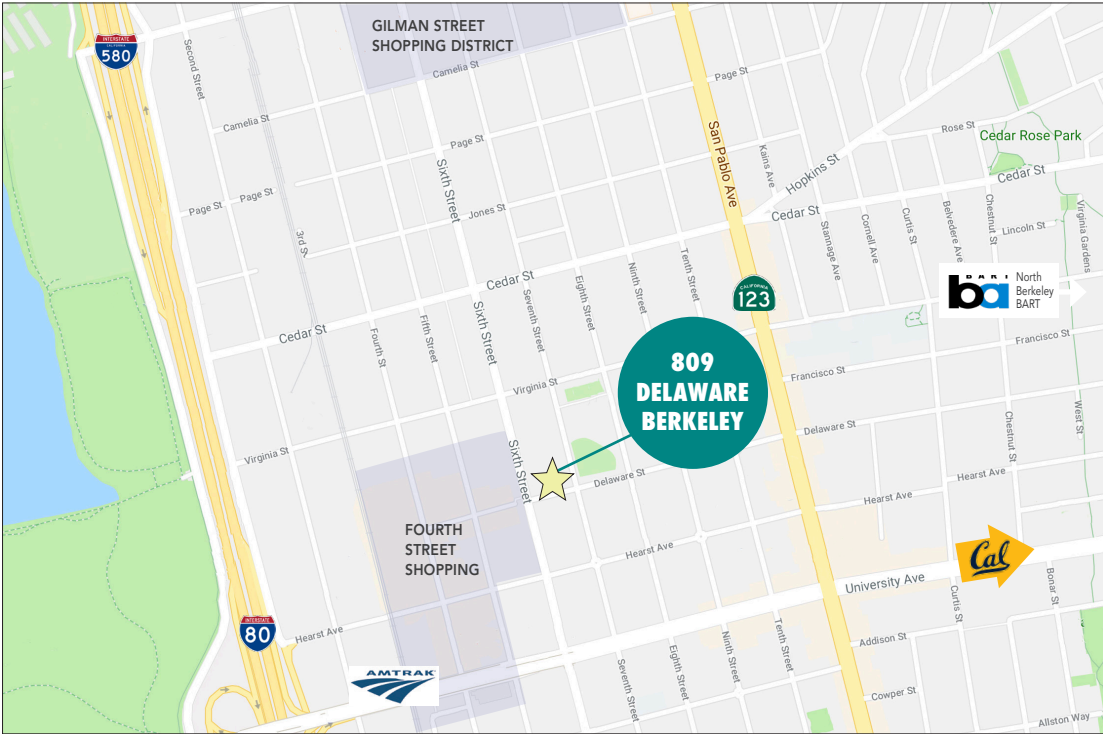
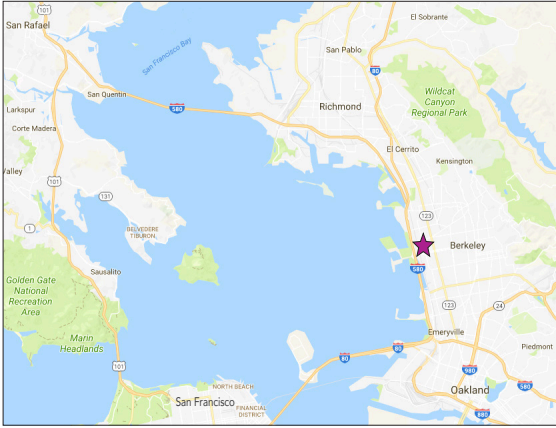
- 4 treatment rooms, 2 with sinks
- Potential for other uses including office and retail
- Roomy reception/seating area
- Small office/consultant room
- Private restroom
- 1 parking space for employee





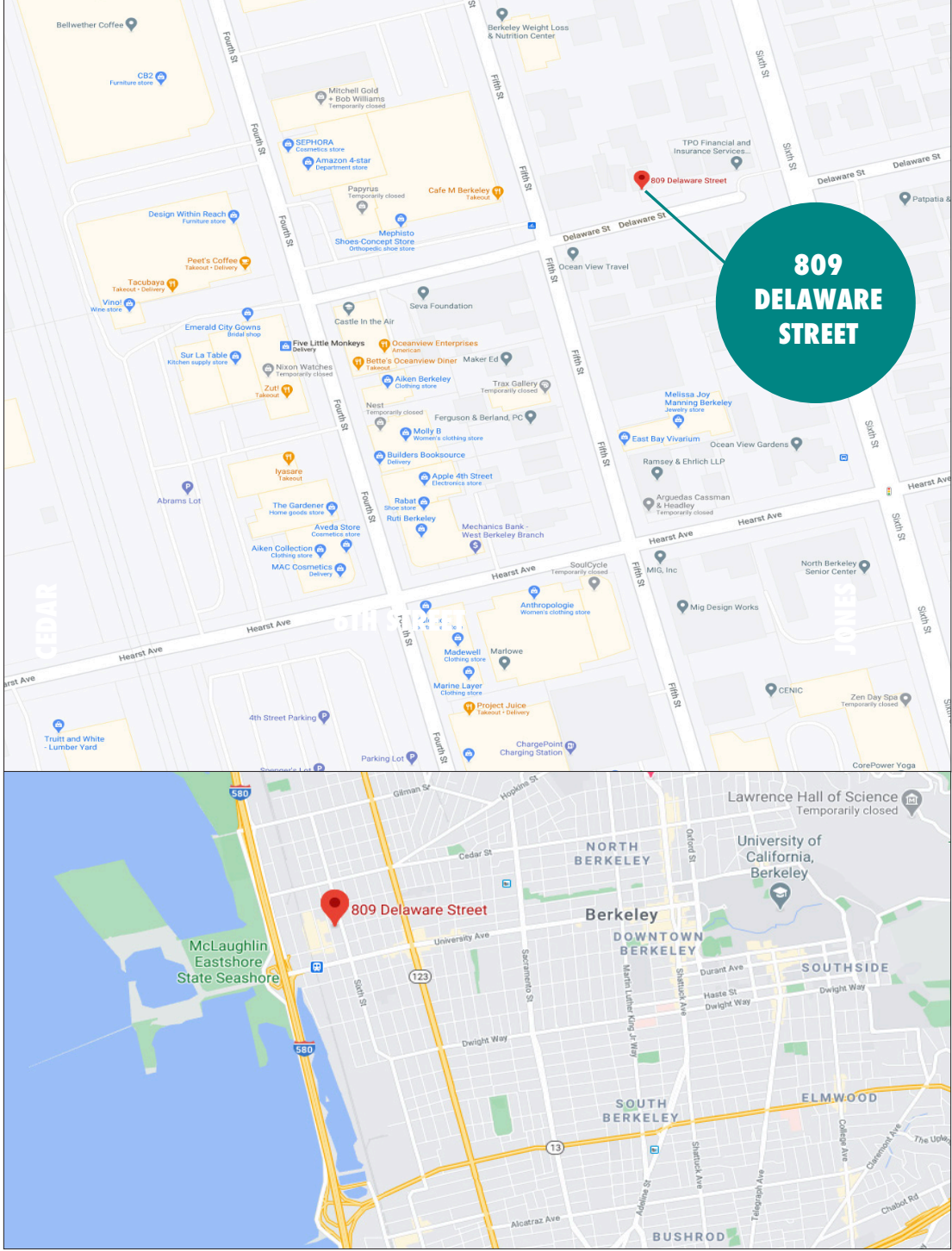
LOCATION AND AMENITIES

- Centrally located in the SF Bay Area, amidst an excellent transportation network
- According to *Sperling's Best Places*, Berkeley's future job growth over the next 10 years is estimated to be 41.43% (US is 37.98%)
- Exceptional arts and cultural activities, strong commercial/financial core and outstanding education and services
- Year-round mild climate
- Diverse community, vibrant location
- Easy freeway access to I-80 at nearby University Avenue, to SF Bay Bridge and San Rafael; near 2 major airports (16 miles from OAK and 24 miles from SFO)
- Walk to Amtrak station, BART, Gilman District and Fourth Street Shops



GILMAN DISTRICT				FOURTH STREET SHOPPING			

LOCATION MAPS



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INTERIOR PHOTOS

