

2928 COLLEGE AVENUE, BERKELEY

Retail Space in the Desirable Elmwood Shopping District



RETAIL SPACE FOR LEASE, JUST OFF BUSY ASHBY AVENUE

SIZE: ± 1,020 RSF

LEASE RATE: \$4.50 psf/month NNN

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CHARMING RETAIL SPACE IN THE HISTORIC ELMWOOD RESTAURANT AND SHOPPING DISTRICT. High traffic pedestrian shopping block full of cafes, unique shops and restaurants.

PROPERTY AND LOCATION HIGHLIGHTS

SIZE: ± 1,020 RSF

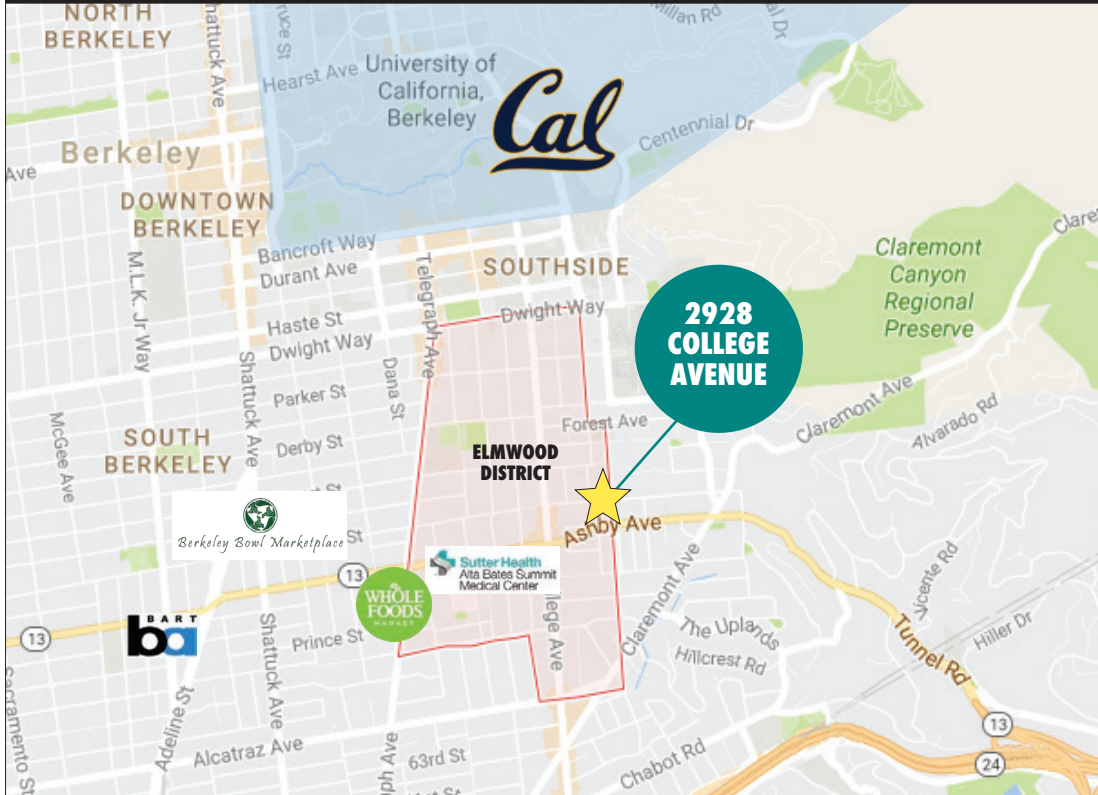
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- Open floor plan, high ceilings, clerestory windows
- Great curb appeal and friendly neighborhood environment
- Elmwood district has over 80 independently-owned boutiques and restaurants
- Join neighbors: Ici Ice Cream, Summer Kitchen, La Méditerranée, Urban Remedy, Elmwood Café, Casa de Chocolates, Elements, Mrs Dalloway's Bookstore, Papyrus, Sweet Dreams Candy & Gift Shop, Nabolom Bakery & Pizzeria, Therapy, Goorin Bros Hat Shop, Labels Luxury Consignment and Espresso Roma Café
- One mile from UC Berkeley campus. Short distance to the Claremont Club & Spa
- Walking distance to both Julia Morgan Theatre and the Rialto Cinemas Elmwood
- Close to Alta Bates Summit Medical Center and Whole Foods Market
- Just off Ashby Avenue – a major highway corridor from Interstate 580 in Oakland to Interstate 80/Interstate 580 in Berkeley
- Easy access to public transportation and nearby cities via AC Transit and both Berkeley and Rockridge BART stations
- Short distance to Berkeley and Oakland Hills, and the Caldecott Tunnel

Berkeley's Elmwood district offers community-based character, with close proximity to vibrant Downtown Berkeley and UC Berkeley. The Elmwood neighborhood has some of the most desirable homes designed by Julia Morgan, John Hudson Thomas and Bernard Maybeck.

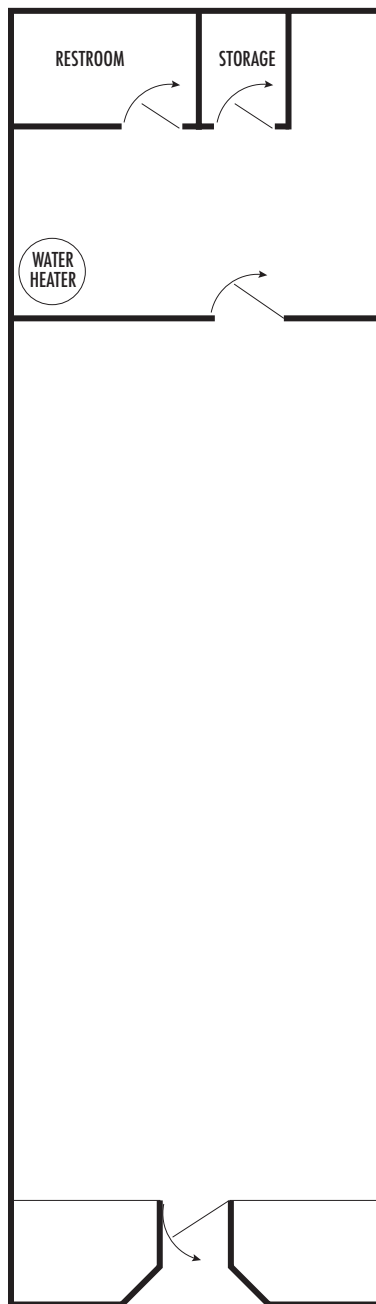
LOCATION MAP



Established Neighbors:

- Goorin Bros Hat Shop
- Urban Remedy
- La Mediterranée
- Elmwood Café
- Papyrus
- Ici Ice Cream
- Dailey Method
- Wells Fargo
- Elements
- Therapy
- Mrs Dalloway's Bookstore
- Labels Luxury Consignment

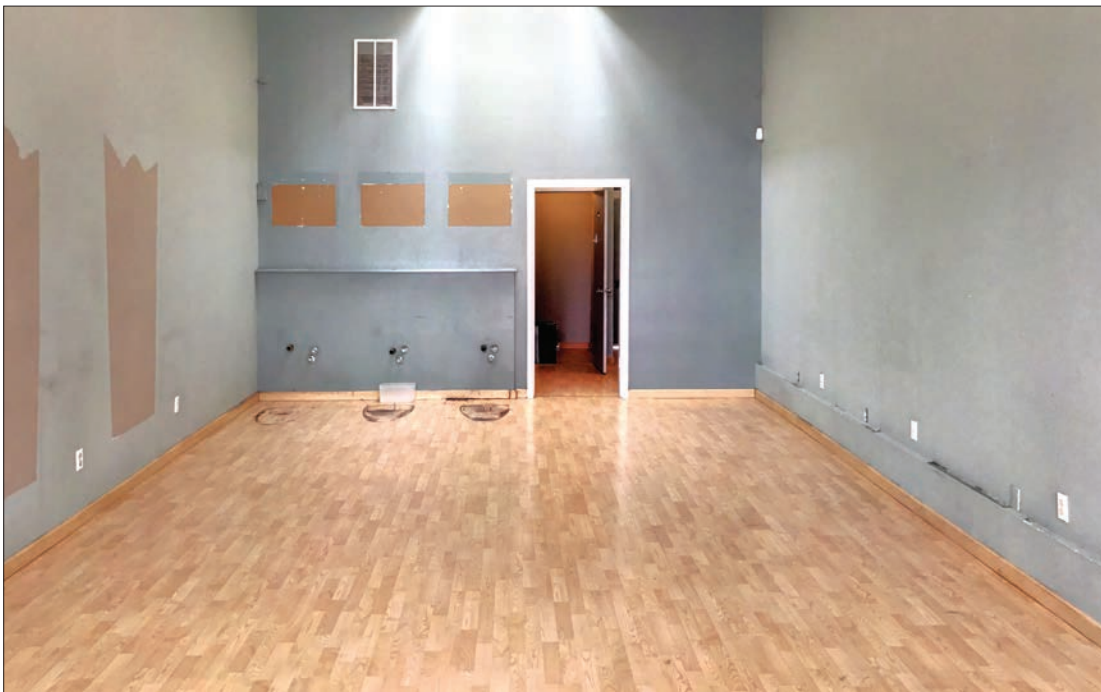
FLOOR PLAN



COLLEGE AVENUE

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.

PHOTO TOUR



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.