

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE: CLAREMONT-ELMWOOD NEIGHBORHOOD RETAIL SPACE

:: 3048 CLAREMONT AVENUE, BERKELEY, CA ::



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SIZE: ±2,320 rsf

LEASE RATE:
\$3.35 psf/month IG

ZONED: C-N
(Neighborhood Commercial)

EXCELLENT LOCATION, AMID UPSCALE, INDEPENDENTLY-OWNED SHOPS

- Recently renovated retail space, and painted building
- Tall ceilings, skylights, natural light, operable windows, architectural details, drinking fountain
- Rear door, 2 restrooms, large studio room
- High-visibility and great signage opportunity
- Friendly neighborhood environment within walking distance of many restaurants, cafés, boutiques, independent merchants and services
- Join neighbors: Star Grocery, Souvenir Coffee, Jutta's Flowers, Bohemia Skin Care, Dark Carnival, Laszlo's European Upholstery
- 1/4 mile to Elmwood neighbors: shopping, bakeries, Bluemercury Cosmetics, Gordo Taqueria, Humphry Slocombe Ice Cream, Cafenated Coffee, Elmwood Cafe, Rialto Cinemas Elmwood, and Julia Morgan Theatre
- 1/2 mile to Rockridge neighbors: Wood Tavern, Safeway, Zachary's Pizza, La Farine, Peet's Coffee, Boichik Bagels, and Southie
- 1/2 mile to Claremont Club & Spa, Fournée Bakery and Rick & Ann's



Walk Score
92



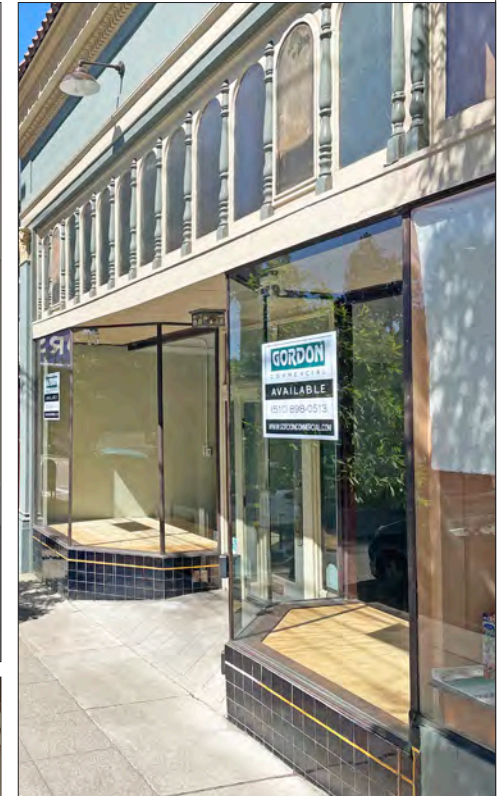
Near Popular
Eateries

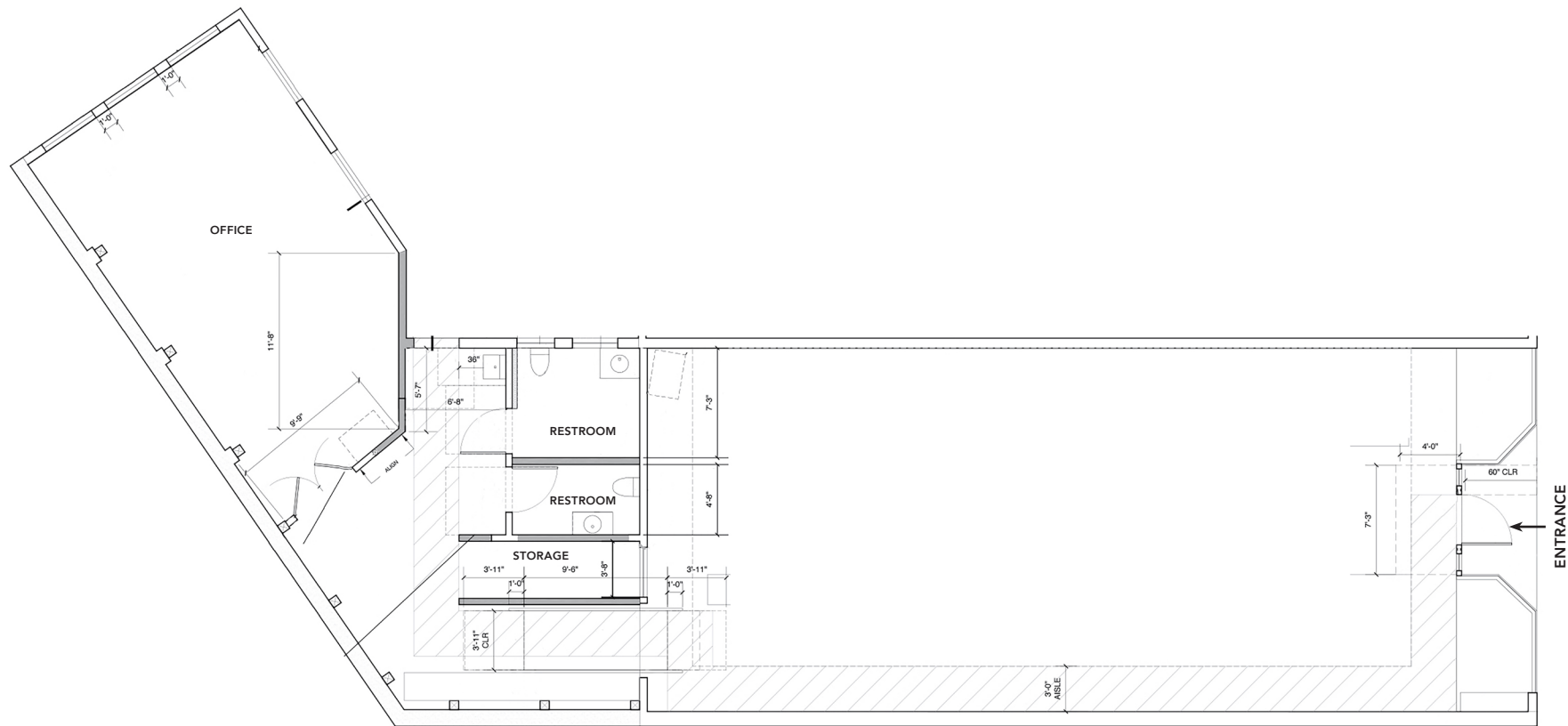


Bike Score
91

- 1/2 mile to Claremont Club & Spa
- 1.5 miles from UC Berkeley campus
- Easy access to public transportation via AC Transit, Ashby and Rockridge BART
- Close to Hwy 24; short distance to Berkeley and Oakland Hills
- Near Ashby Avenue – a major highway corridor from Interstate 580 in Oakland to I-80/580 in Berkeley
- Convenient to entire SF Bay Area







THIS DRAWING IS NOT TO SCALE, AND IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

ESTABLISHED NEIGHBORS IN THE CLAREMONT DISTRICT:

- Star Grocery
- Star Meats
- Souvenir Coffee
- Jutta's Flowers
- Claremont Custom Framing
- Dark Carnival Bookstore
- Head-Quarters Beauty Salon
- Afikomen Judaica
- The Escapist Comic Bookstore
- French Cleaners
- Laszlo's European Upholstery
- Bohemia Skin Care



AMID 3 UPSCALE SHOPPING DISTRICTS:

- 2 blocks to Elmwood District. Rated #2 in "Best Places to Live" in Berkeley
- 4 blocks to Rockridge District
- 6 blocks to Claremont Hotel and shops
- Claremont Club & Spa - A Fairmont Hotel offers extensive wellness facilities, and is among the best hotels in the Berkeley area with 3 heated outdoor pools, tennis, yoga, and spa services
- Easy freeway access via SR-24 and SR-13

AREA DEMOGRAPHICS

	1 MILE
Population	39,230
Median Home Value	\$2,580,000
Average Household Income	\$143,533

TRAFFIC COUNT

Claremont Avenue/Ashby Avenue	19,833
Ashby Avenue/Pine Avenue	18,022

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3048 CLAREMONT AVENUE, BERKELEY, CA
NEARBY DISTRICT SHOPS

CLAREMONT HOTEL DISTRICT

Claremont Club & Spa is a luxury Fairmont Hotel with 276 guestrooms. Adjacent to several shops anchored by Peet's Coffee.



ROCKRIDGE DISTRICT

Many of Oakland's best restaurants, coffee shops, specialty markets, and boutiques are found along College Avenue. Tree-line shopping anchored by Market Hall.



ELMWOOD DISTRICT

A few blocks north of Rockridge shopping with over 80 independently-owned boutiques and restaurants.



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3048 CLAREMONT AVENUE, BERKELEY, CA
NEIGHBORHOOD



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.