

BAY AREA LISTING

CLIRE | 510.548.3922

1611 University Avenue

Berkeley, CA 94703

Type	Restaurant/Cafe
Size	1,860 sq. ft.
Prize	\$8625 / mo.
Zoning	C-T
Contact	Steve Ruegg, 510-548-3900

Cafe space on University Avenue



Offering Highlights

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Rent	\$4,500
NNN	approx. \$600
Rentable square feet	approx. \$1,800
Parking	9 common spaces
Zoning	C-1
Rent increases	Greater of 3% or CPI
Building Signage	Available

Demographics	1-mile	3-mile	5-mile
2022 Total Population	50,406	210,521	370,650
2025 Population	50,606	210,861	369,746
Pop Growth 2022-2025	0.01%	0%	0.01%
2022 Total Households	22,898	88,76	162,322
HH Growth 2022-2025	0%	0%	0%
Median HH Income	\$113,341	\$138,257	\$134,403
Median Home Value	\$1,042,099	\$1,030,850	\$1,006,521

Consumers	1-mile	3-mile	5-mile
# of Employees	22,813	145,568	244,154
2020 Customer Spending	\$769,082K	\$3,400,099K	\$6,043,188K

Description of Premises: While the approximate square footage of the Premises may have been used in the marketing of the Premises for the purpose of comparison, the base rent stated is not tied to the square footage and is not subject to adjustment should the actual size be determined to be different. Note: Lessee is advised to verify the actual size prior to executing a Lease.