



2642 Ashby

RETAIL SPACE FOR LEASE

2,500 SF retail space
available in the vibrant
Elmwood shopping district
in Berkeley, CA

LOCATED AT THE CORNER OF COLLEGE AND ASHBY
IN THE HEART OF ELMWOOD, THE SUBJECT SPACE IS
SURROUNDED BY HIGH END RETAILERS,
LOCAL BOUTIQUES, AND GOURMET RESTAURANTS.

JohnCumbelich
& Associates

PARTNER  X TEAM
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DEMOGRAPHICS

	1-Mile	2-Mile	3-Mile
Total Population	49,947	235,161	432,347
Daytime Population	50,880	256,431	428,139
Average HH Income	\$112,728	\$113,774	\$109,109
No. of Households	18,346	100,100	182,229

source: Sites USA

TRAFFIC COUNTS

Ashby Ave W of College Ave – 19,349 ADT
 Ashby Ave E of College Ave – 17,332 ADT
 College Ave N of Ashby Ave – 11,593 ADT
 College Ave S of Ashby Ave – 12,675 ADT

source: Caltrans 2014, Sites USA, City of Berkeley 2004

PROPERTY DETAILS

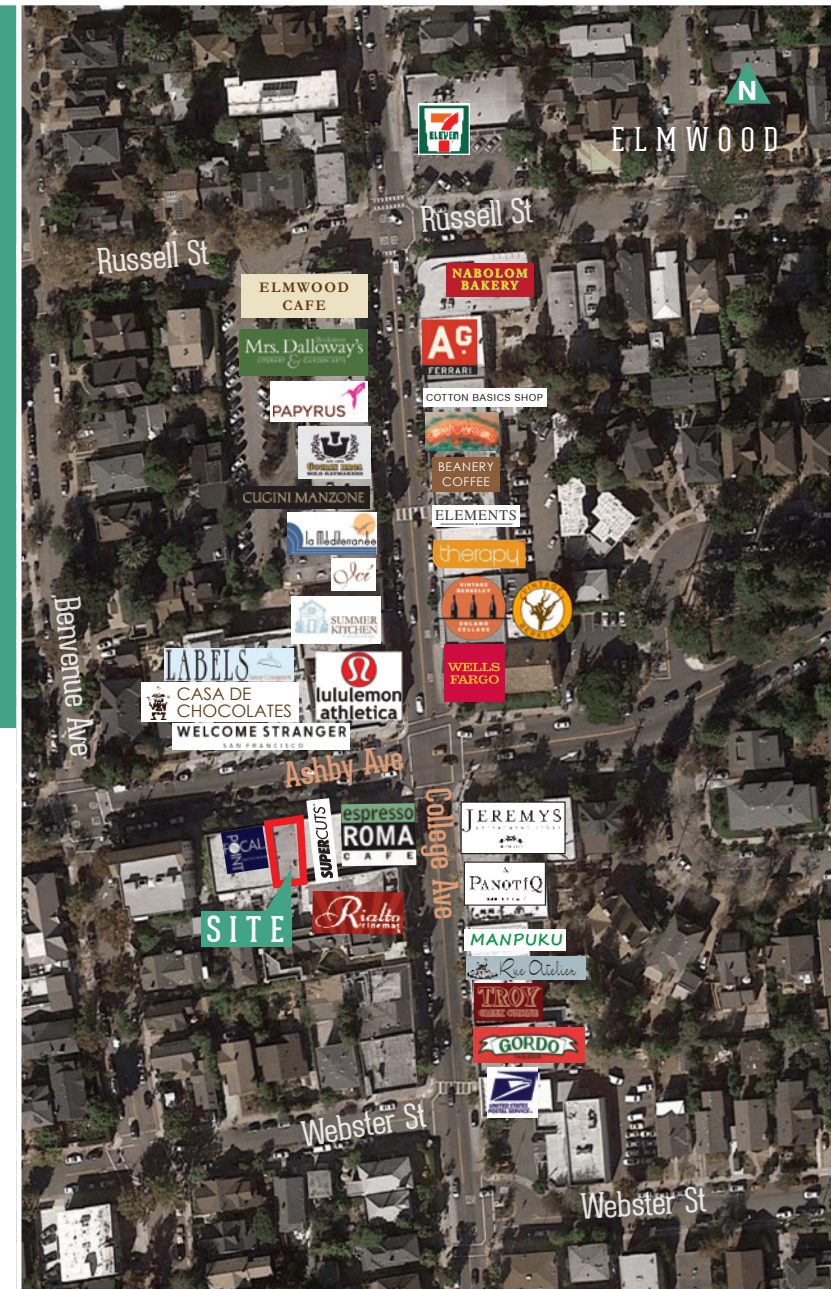
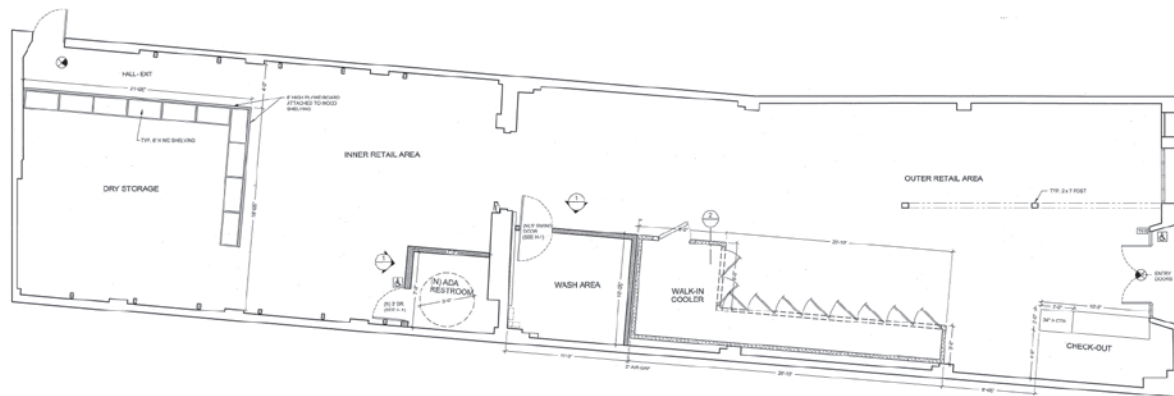
Address: 2642 Ashby Ave, Berkeley, CA 94705
 Building Size: 2,500 SF
 Constructed: 1920

This 2,500 SF retail space features an open and reconfigurable floorplan, and would be ideal for apparel, fitness, restaurant, or personal services uses. Key cotenants include lululemon, Welcome Stranger, Summer Kitchen, and Rialto Cinemas.

The Elmwood commercial district serves a dense mix of Berkeley, North Oakland, and Piedmont residents, along with the UC Berkeley campus ($\pm 35,000$ students, $\pm 21,000$ faculty and staff) and is accessible to Rockridge BART and AC Transit.

- Heavy vehicle and foot traffic
- Strong population and income demographics
- Best retail corner in Berkeley

FLOOR PLAN



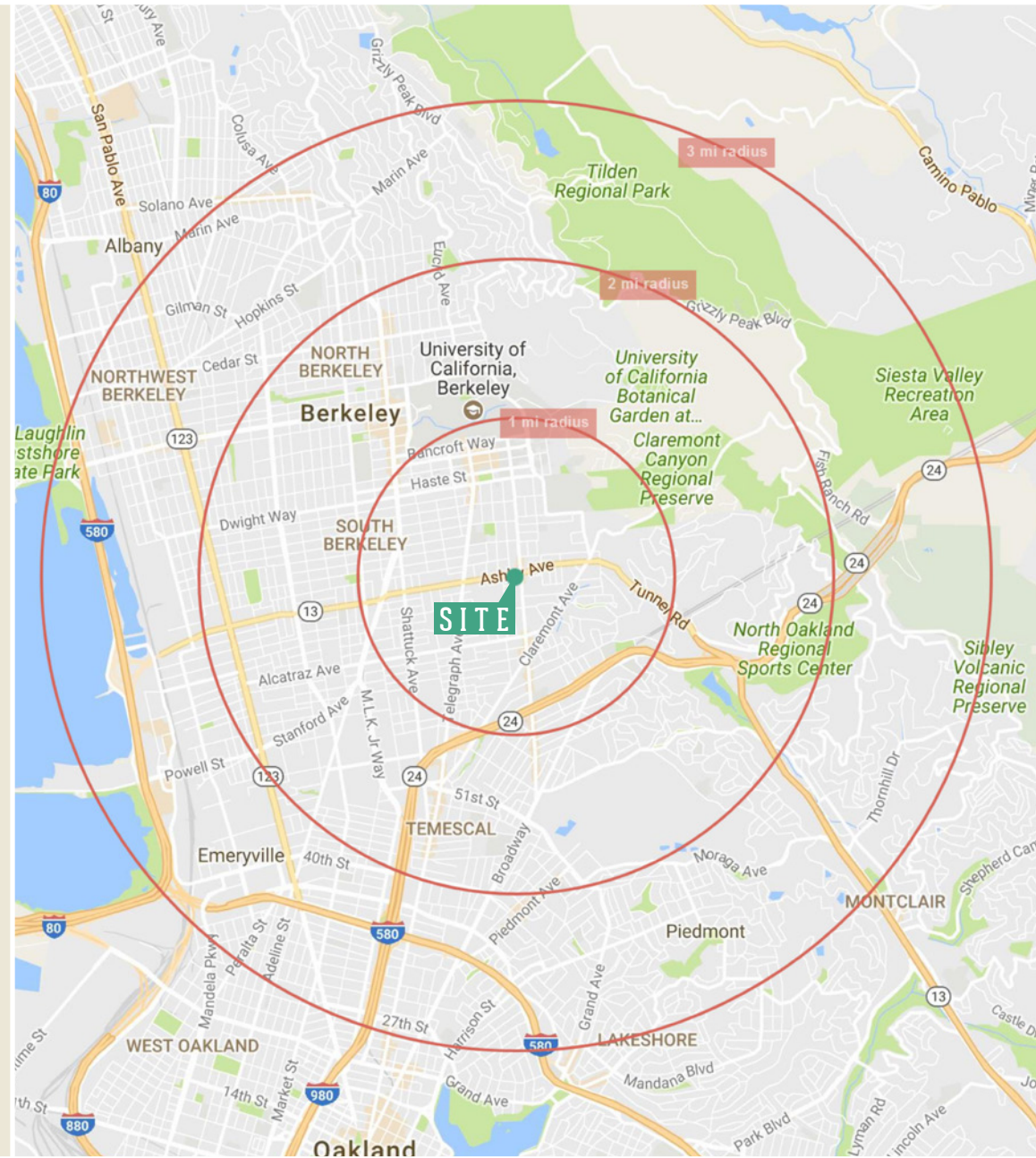
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		1-Mile	2-Mile	3-Mile
POPULATION	2016 Est. Population	49,947	235,161	432,347
	Adjusted Daytime Age 16 Yrs+	50,880	256,431	428,139
	2021 Projected Population	53,621	255,990	470,593
	2010 Census Population	46,716	216,217	398,124
	2000 Census Population	40,567	201,741	382,153
	Projected Annual Growth 2016 to 2021	1.5%	1.8%	1.8%
	Historical Annual Growth 2000 to 2016	1.4%	1.0%	0.8%
	2016 Median Age	30.4	36.2	38.1
HOUSEHOLDS	2016 Est. Households	18,346	100,100	182,229
	2021 Projected Households	19,323	105,859	192,453
	2010 Census Households	17,475	94,728	172,944
	2000 Census Households	17,298	91,427	166,260
	Projected Annual Growth 2016 to 2021	1.1%	1.2%	1.1%
	Historical Annual Growth 2000 to 2016	0.4%	0.6%	0.6%
RACE & ETHNICITY	2016 Est. White	55.7%	53.2%	47.6%
	2016 Est. Black or African American	7.0%	14.8%	15.4%
	2016 Est. Asian or Pacific Islander	27.2%	20.5%	25.1%
	2016 Est. American Indian or Native Alaskan	0.4%	0.5%	0.5%
	2016 Est. Other Races	9.7%	11.1%	11.5%
	2016 Est. Hispanic	10.3%	12.3%	12.8%
INCOME	2016 Est. Average Household Income	\$112,728	\$113,774	\$109,109
	2016 Est. Median Household Income	\$77,744	\$85,745	\$84,204
	2016 Est. Per Capita Income	\$42,526	\$48,884	\$46,328
EDUCATION	2016 Est. Elementary (Grade 0-8)	1.5%	2.5%	5.3%
	2016 Est. Some High School (Grade 9-11)	1.3%	2.6%	4.0%
	2016 Est. High School Graduate	7.7%	9.5%	11.0%
	2016 Est. Some College	12.3%	14.8%	15.5%
	2016 Est. Associates Degree Only	4.8%	4.9%	5.1%
	2016 Est. Bachelors Degree Only	34.1%	32.2%	30.1%
	2016 Est. Graduate Degree	38.3%	33.5%	29.0%
BUSINESS	2016 Est. Total Businesses	2,604	13,674	25,485
	2016 Est. Total Employees	29,070	181,917	292,318
	2016 Est. Employee Population per Business	11.2	13.3	11.5
	2016 Est. Residential Population per Business	19.2	17.2	17.0



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