

NEW OWNERSHIP



FOURTH & U BERKELEY, CA

RETAIL SPACE AVAILABLE
2080 Fourth St, Berkeley, CA 94710

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ABOUT

Located along bustling 4th Street, this mixed use property takes advantage of the consistent customer traffic patterns while also offering convenient parking.

Nearby business include Takara Sake Tasting Room, Rims and Goggles, and the brand new Berkeley Commons, which will add 1500 daytime visitors to the area.

Property Highlights

- 4th Street amenities across University Ave
- Adjacent to Berkeley Amtrak Station
- Surface Parking to Building



Source: <https://berkeleycommons.com/>



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FOURTH & U EMERYVILLE, CA

AMENITIES MAP

DEMOGRAPHIC SNAPSHOT

	1-MILE	2-MILE	3-MILE
TOTAL POPULATION	17,711	17,711	188,243
EMPLOYEES	25,418	25,418	223,266
MEDIAN HH INCOME	\$70,104	\$70,104	\$79,001

SOURCE: REGIS/SITES USA 2016 ESTIMATES

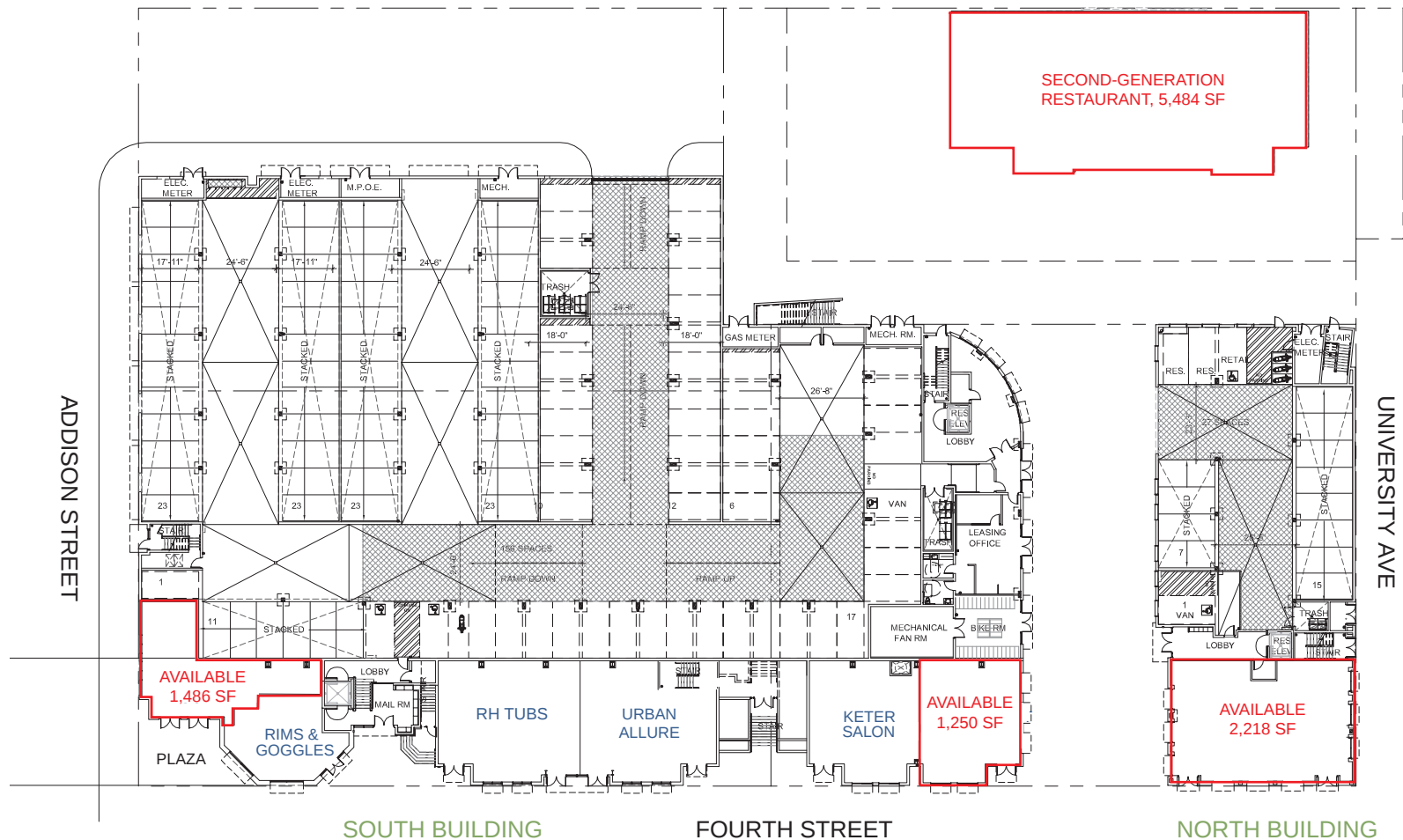
TRAFFIC COUNTS

I-80 @ UNIVERSITY AVE – 267,000 ADT
UNIVERSITY WEST OF 4TH ST – 25,000 ADT
UNIVERSITY EAST OF 4TH ST – 14,494 ADT
FOURTH ST SOUTH OF UNIVERSITY AVE – 5,500 ADT

SOURCE: REGIS/SITES USA, CITY OF BERKELEY



FLOOR PLAN



TENANTS

Available - 1,486 SF

Rims and Goggles

RH Tubs

Urban Allure

Keter Salon

Available – 1,250 SF

Available – 2,218 SF





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