



**PROPERTY DESCRIPTION**

1979- 1981 Ashby Avenue in Berkeley, formerly home to the L'ancienne, an antique and decorative arts shop, is a modest commercial structure dating back to the early architectural career of Walter H. Ratcliff, Jr., a notable local architect.

The building is situated adjacent to the historic Webb Block, which occupies the prominent corner of Ashby Avenue and Adeline Street. 1979 Ashby Ave. is ground-floor retail/office/service commercial space that benefits from a high-traffic location on Ashby Avenue, directly opposite the Ashby BART station. This advantageous position makes it an ideal setting for businesses that thrive on significant foot traffic and convenient access to public transportation, such as retail establishments, cafes, or coffee shops.

This Corner commercial space on Otis St and Ashby has approximately 665 SF, mostly open floor plan, and a private restroom, ideal for many businesses

**OFFERING SUMMARY**

Property Type:	Retail/Office/Service Commercial
Lease Rate:	\$2,800/Mo (Modified Gross)
Lease Term:	Negotiable
Space Size:	+/- 665 SF
Building Size:	+/- 1,509 SF

**3D TOUR LINK:**

<https://my.matterport.com/show/?m=v2F2xUxjE6p>

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#### PROPERTY HIGHLIGHTS

- A mixed-use building (one residential and one commercial)
- situated between Adeline-Ashby and MLK Jr. Way, across from the Ashby BART Station
- A small, desirable, and affordable commercial structure located next to the historic Webb Block (+/- 665 SF)
- Ample natural light for an inviting atmosphere.
- High visibility for maximum exposure as a storefront
- Corner space, (Ashby Ave and Otis St.)
- Private Restroom

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**UNIT HIGHLIGHTS**

- Space Size: +/- 665 Sq. Ft.
- Storefront space
- recently renovated
- 2 Entrances
- High Ceilings
- Private Restroom
- Mini Split unit (cooling/heating)
- Great natural Light
- Hardwood Floor
- High visibility
- proximity to Ashby BART station

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REAL ESTATE

# Neighborhood

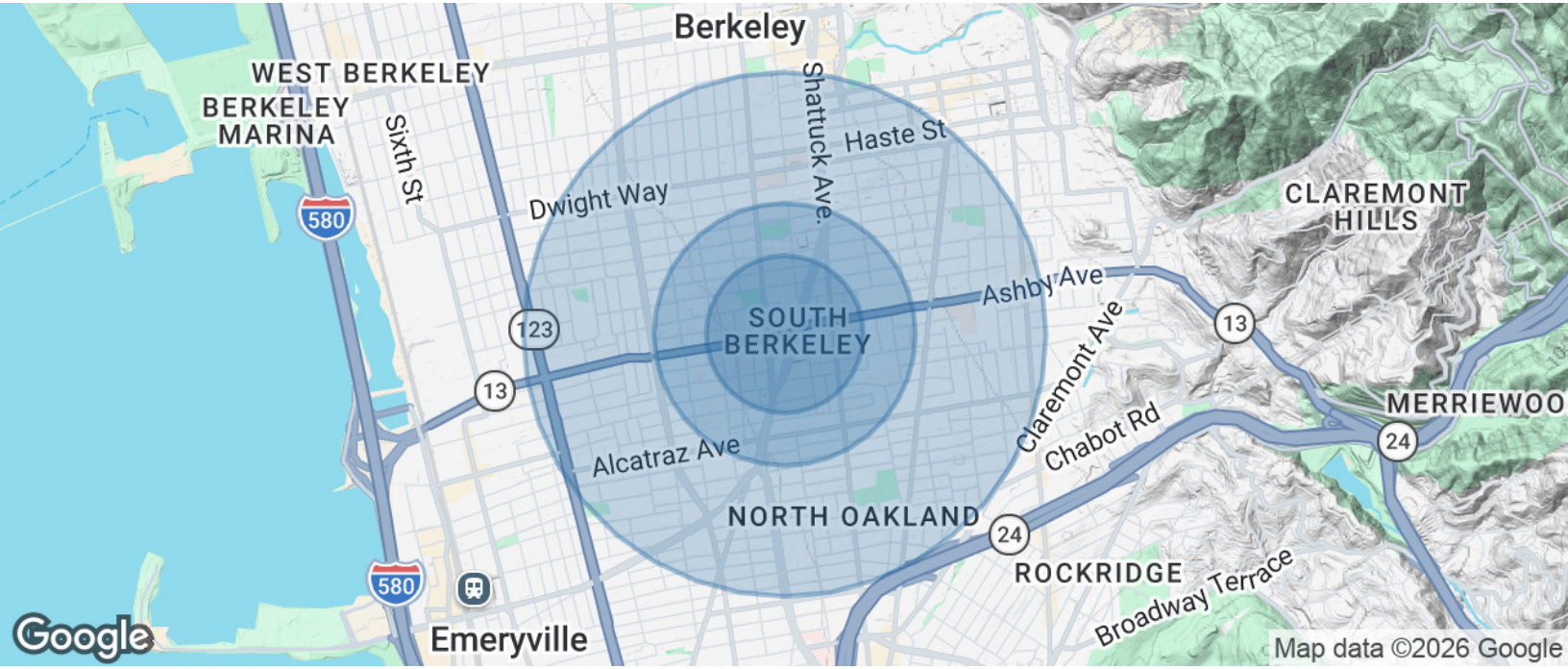
1979 Ashby Avenue, Berkeley



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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,652	12,857	51,397
Average Age	40	40	38
Average Age (Male)	40	39	38
Average Age (Female)	41	40	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	1,139	5,419	21,709
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$156,969	\$162,126	\$148,891
Average House Value	\$1,375,824	\$1,379,605	\$1,333,997

*Demographics data derived from AlphaMap*

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