



**FOR LEASE OR SALE  
PRIME RETAIL SPACE  
12,000 to 24,000 SQUARE FEET  
BERKELEY, CALIFORNIA**

**MAJOR PRICE REDUCTION**

**LOCATION:** 3271 Adeline Street and 1835 Alcatraz Street, corner of Adeline and Alcatraz, walk to BART. Premier intersection in Berkeley's historic Lorin Station District. **Heavy traffic, +/- 38,000 ADT**, signalized intersection, tremendous signage and visibility on two major thoroughfares. Off-street parking.



**DESCRIPTION:** Rare large floor plate retail space in the heart of the burgeoning Ashby Arts District which includes 8 theater/performance venues. Near the new [Ed Roberts Campus](#), great restaurants, coffee shops and bakeries. Previous home of the Guitar Center one of Berkeley's top retail sales volume producers.



**SIZE:** +/-24,281 square feet on two floors divisible to +/-12,000 square feet.

**LEASE RATE:** \$1.75 PSF/Monthly, NNN.

**SALES PRICE:** \$4,250,000

**FINANCING:** 10% DOWN SBA financing.



**ONLINE LINKS**

[More Photos and Floor Plans](#)  
[Ed Roberts Campus](#) | [Herrera Properties](#)  
[Street View](#) | [Satellite](#) | [Map](#) | [Business Finder](#)

**CONTACT**

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