



# 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

- Catahoula Coffee is available and the 1450 sf foot space is available.
- 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







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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.