

# FOR LEASE

**± 1,000 SF & ± 1,478 SF**  
**University Village | San Pablo Avenue (Highway 123) & Monroe Street, Albany, CA**



## LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**NICK SCHMIDTER**  
(650) 548-2688  
nick@lockehouse.com  
License #01801511





## HIGHLIGHTS

- Adjacent to University of California, Berkeley graduate housing
- Excellent visibility from San Pablo
- Seeking Salon, Quick Service Restaurants, and Retailers
- Infill grocery project, high barrier to entry market
- Services Albany, El Cerrito, Berkeley Hills and San Pablo
- Albany has dubbed this project “The Project of the Decade” LEED Gold Construction
- Adjacent to 2 new Belmont Village Senior Living Housing

## ABOUT ALBANY

Albany is located on the eastern shore of San Francisco Bay, bordering the city of Berkeley to the south and east, and the Contra Costa County cities of El Cerrito and Richmond to the north.

Albany’s northern and southern borders are defined by two creeks, Codornies Creek on the south and Cerrito Creek on the north. Cerrito Creek takes its name from “El Cerrito de San Antonio”, now known as Albany Hill. The hill’s unusual location near the bay shore makes it a prominent landmark in the East Bay.

The major retail and business areas in Albany are Solano Avenue, which is a pedestrian-oriented street lined with mainly small shops, restaurants, and services; San Pablo Avenue, is more automobile-oriented.





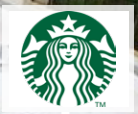




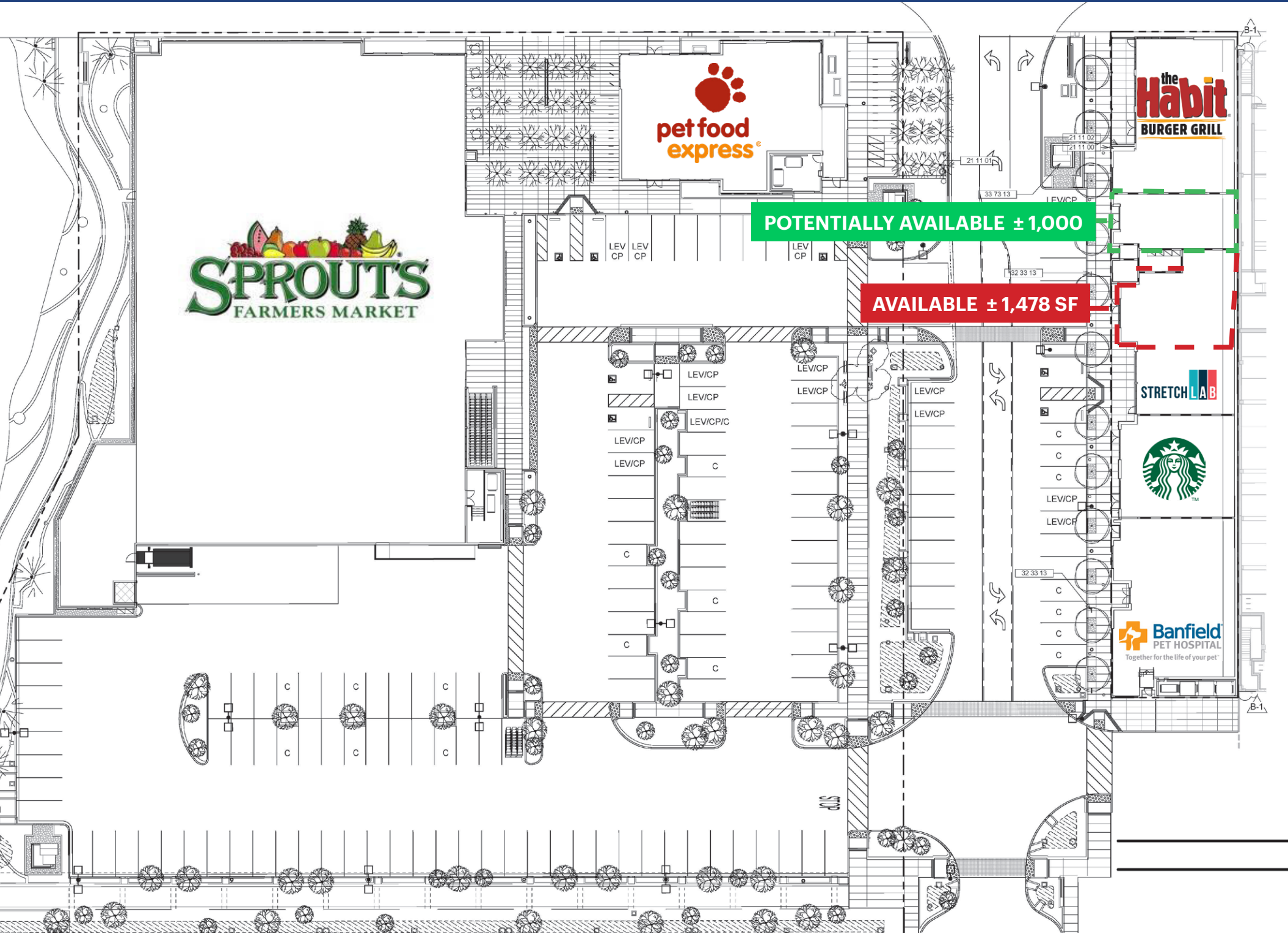


POTENTIALLY AVAILABLE ± 1,000

AVAILABLE ± 1,478 SF



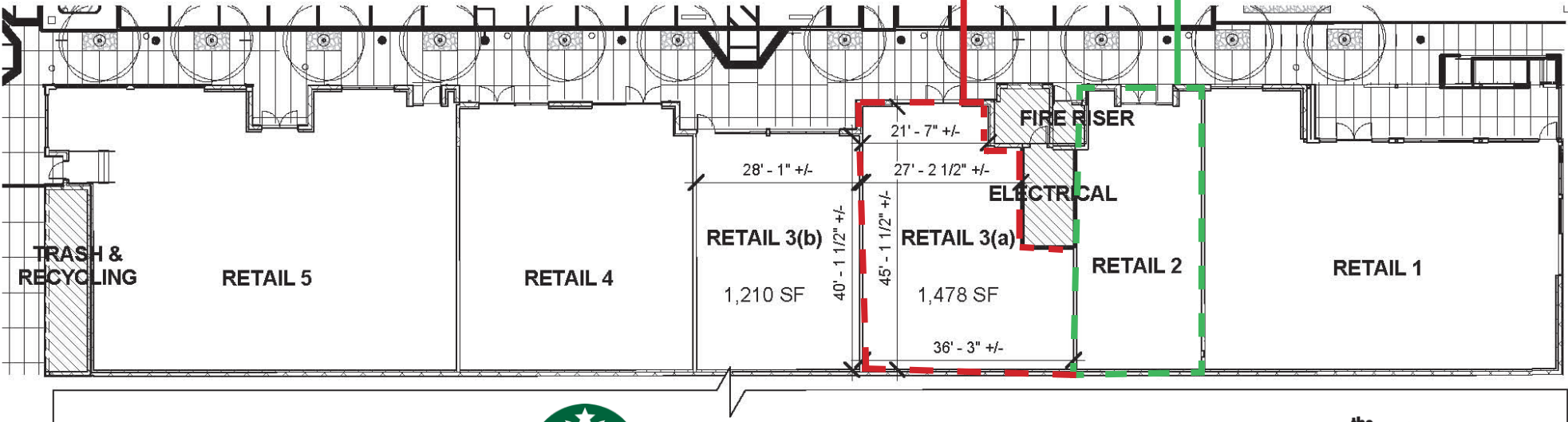






RETAIL #3(a)  
AVAILABLE  
GROSS AREA ± 1,478 SF

RETAIL #2  
POTENTIALLY AVAILABLE  
2ND GENERATION SALON  
GROSS AREA ± 1,000 SF







BUCHANAN ST - 21,443 ADT



GILMAN ST - 19,403 ADT



UNIVERSITY VILLAGE



SAN PABLO AVE - 20,799 ADT







## ESTIMATED POPULATION



1 MILE	3 MILES	5 MILES
30,305	180,100	329,672

## DAYTIME EMPLOYEES



1 MILE	3 MILES	5 MILES
13,078	107,779	186,374

## AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$137,600	\$131,036	\$133,140

## BACHELOR'S DEGREE OR HIGHER



1 MILE	3 MILES	5 MILES
74.2%	70.1%	61.8%

## HOUSEHOLD RETAIL EXPENDITURES



1 MILE	3 MILES	5 MILES
\$517.77 M	\$2.98 B	\$5.51 B

## HOUSEHOLD DENSITY (PSM)



1 MILE	3 MILES	5 MILES
3,975	2,645	1,738

## HOUSEHOLDS WITH CHILDREN

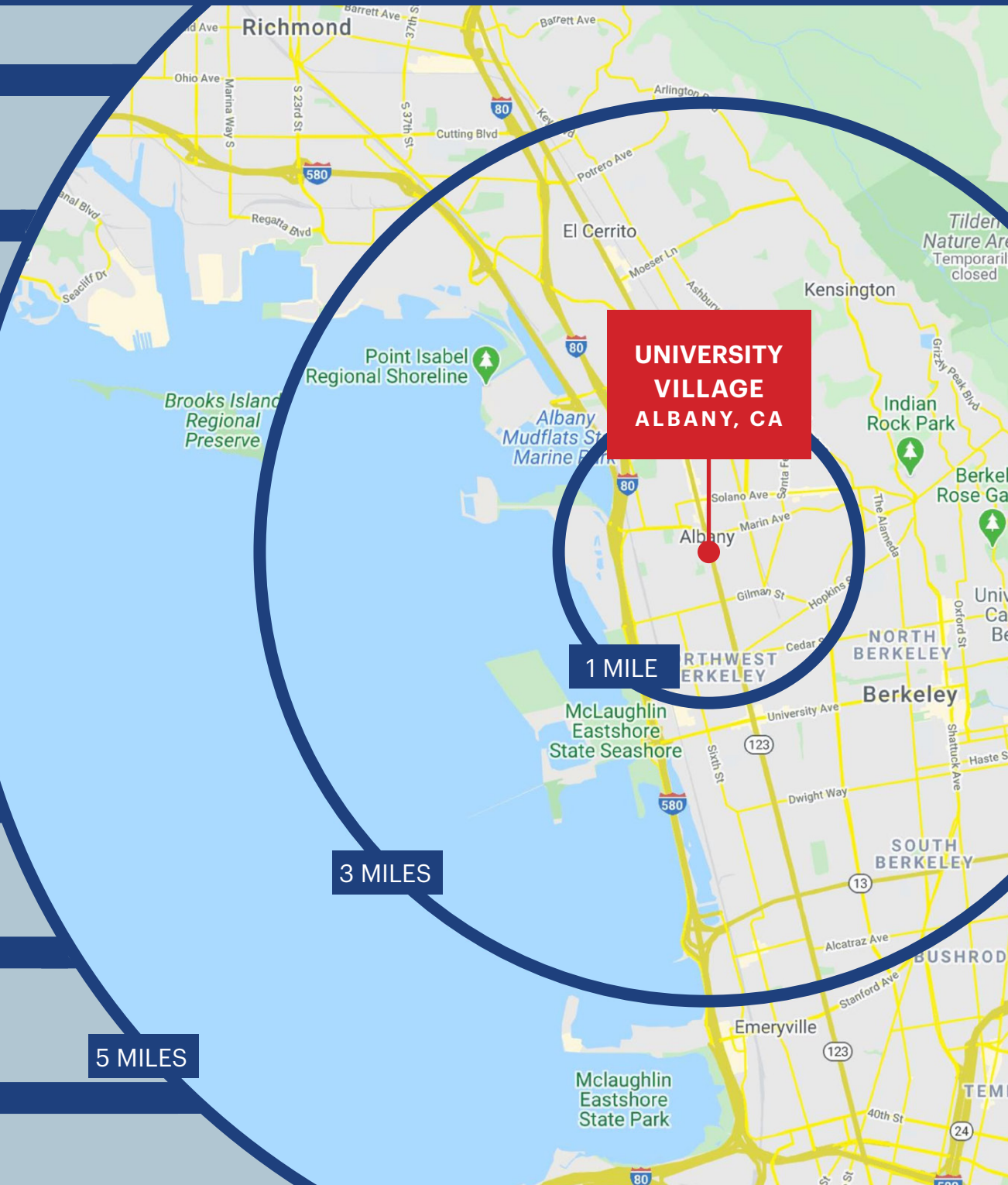


1 MILE	3 MILES	5 MILES
4,160	16,004	31,502

## HOME VALUES OVER 1 MILLION



1 MILE	3 MILES	5 MILES
6,125	30,111	55,970







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