

# VINE STREET INVESTMENTS



## 3206 College Avenue Berkeley For Lease

Approximately 1,517 square feet of Prime retail space on thriving College Avenue at Berkeley/Oakland border

\$6,200 per month, NNN

Available Now

Please do not disturb existing tenant



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## College Avenue Location

- Rare opportunity to lease a prime College Avenue location across from brand new Safeway with ample public parking
- Join wonderful tree-lined block of retailers and restaurants including Peet's Coffee, Wood Tavern, La Farine Bakery, Vino!, Southie, The Trappist Provisions, Ver Brugge Foods, Bird & Bean, Hatch, Extreme Pizza, Yasai Market, Philz Coffee, and many others
- Rare opportunity to find a small space this close to BART, UC Berkeley, and the Rockridge, Elmwood and Claremont neighborhoods
- Available Now
- Lease Rate: \$6,200 per month, NNN
- Size: 1,517 rentable square feet

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**For more information**

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