

ALBANY, CA UNIVERSITY VILLAGE SHOPPING CENTER



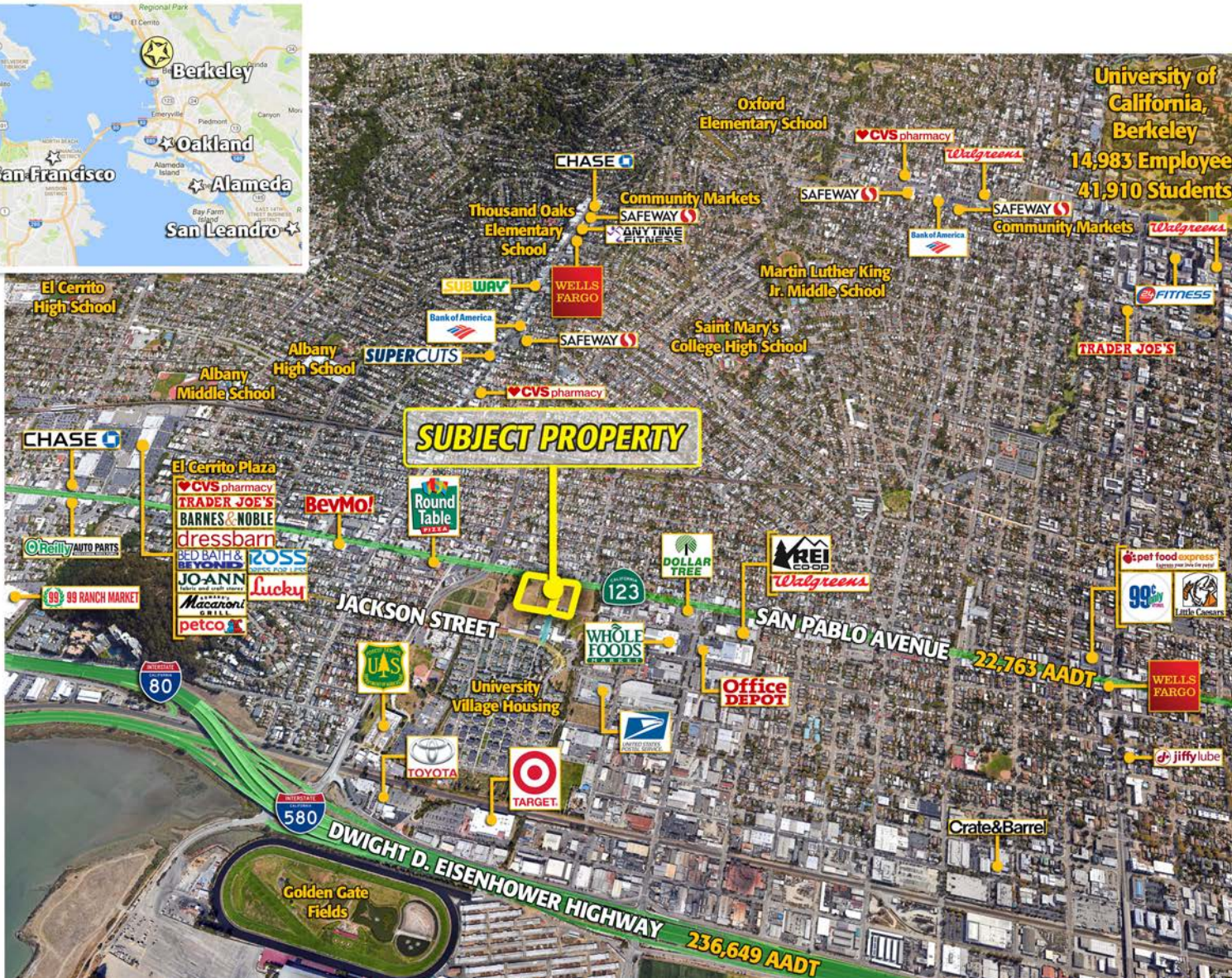
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ALBANY, CA UNIVERSITY VILLAGE SHOPPING CENTER

1080 Monroe Street

KEY HIGHLIGHTS

- New 2017 Construction
- Convenient Regional and Local Accessibility
- High Identity / High Traffic Location
- Limited Future Competition, Supply Constrained Market
- Near University of California, Berkeley Campus
- Prominent East Bay Grocery Location
- Graduate Housing Adjacent to Property
- New Belmont Senior Living Facility Adjacent to Property
- High Visibility from San Pablo Avenue
- Rare, abundant on-site parking
- Signalized Entry



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FOR LEASE



PROPERTY DETAILS

Land Area	3.19 Acres
GLA	43,858 Sq. Ft.
Parking	125 Stalls

SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	30,000	174,100	316,800
Average Income	\$116,200	\$99,500	\$99,300



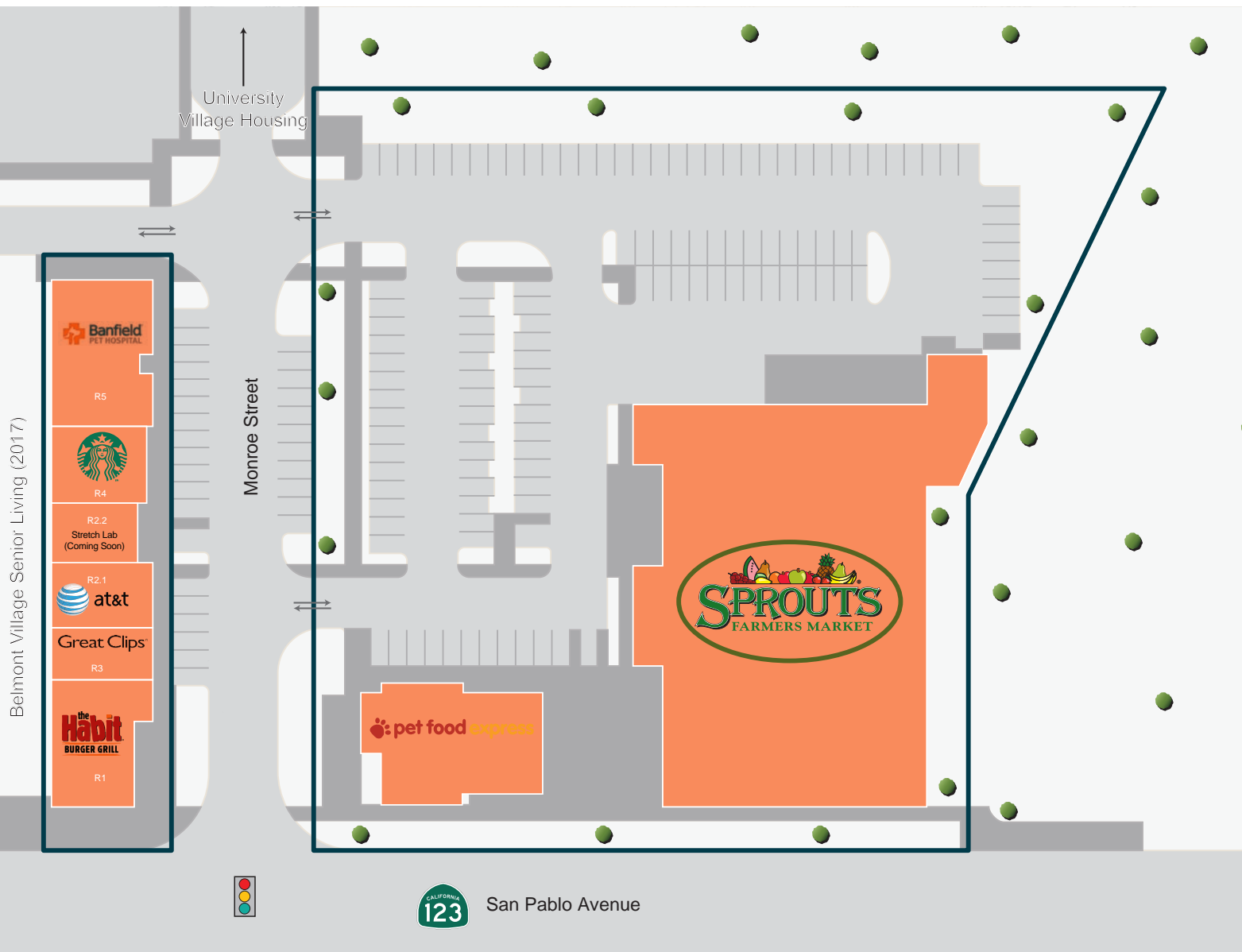
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TENANT SUMMARY

Unit	Tenant	Square Feet
Major	Sprouts	28,000
Pad	Pet Food Express	4,500
R1	The Habit Burger	2,645
R2.1	AT&T	1,478
R2.2	Stretch Lab	1,170
R3	Great Clips	1,050
R4	Starbucks	1,879
R5	Banfield Pet Hospital	3,234



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