



INNOVATION  
PROPERTIES  
GROUP

5901 **College Ave**  
Rockridge, CA



# Excellent Retail Opportunities

Long-Term Lease Options

725 - 2,584 SF Available

[ipgsf.com](http://ipgsf.com)

## Space Features:

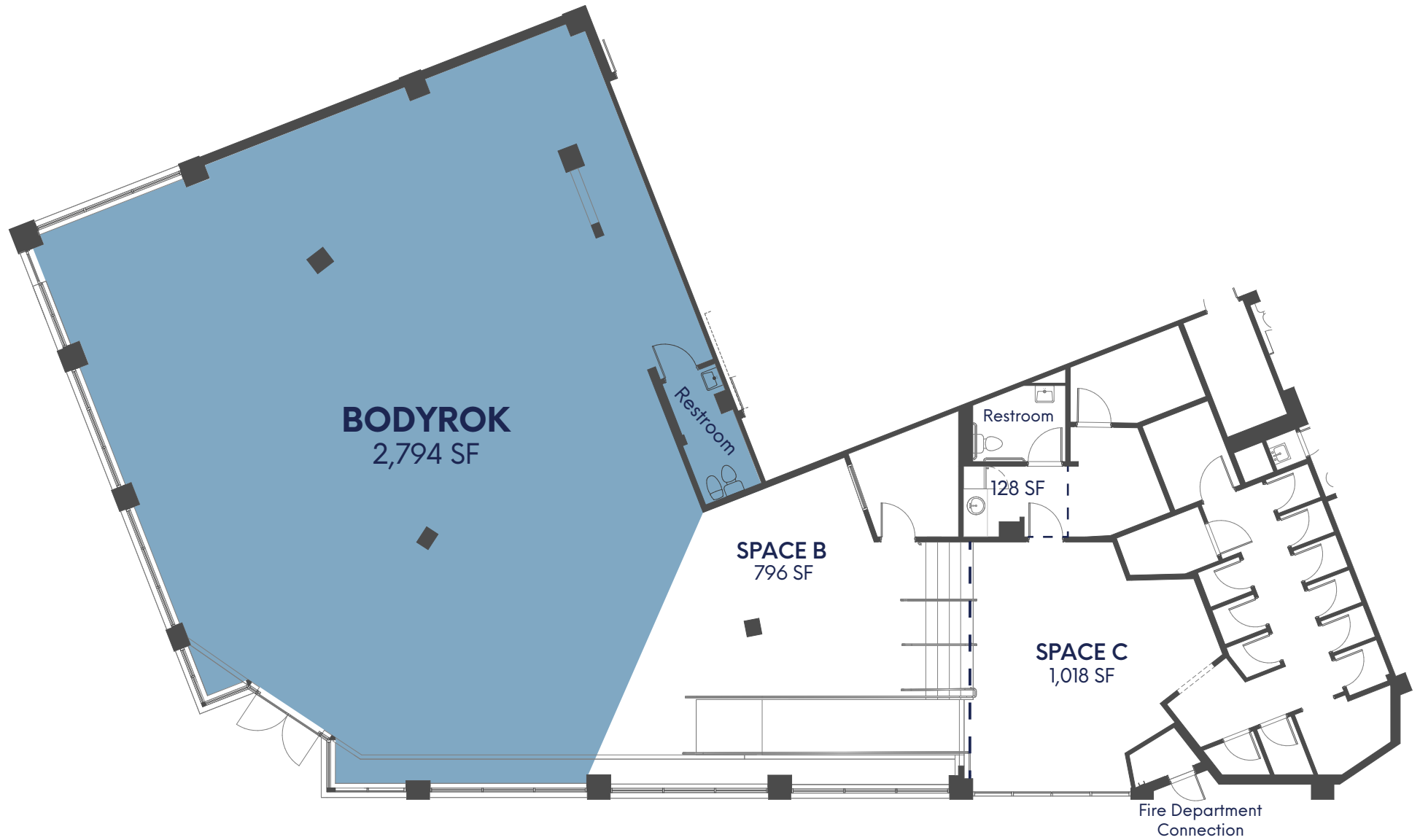
- Multiple Build-Out Options
- Flexible Layouts
- Restrooms on-site
- Three access points
- ADA Ramp
- On-site security
- Private, Gated Parking Lot



## Location Highlights:

- Excellent foot traffic
- Located in the Vibrant Rockridge Community
- Immediate access the surrounding retail amenities
- Rockridge Bart: 5 min WALK
- Freeway access: 3 min to HWY 24
- 15 minutes to downtown SF
- 5 minutes to downtown Berkeley





# BodyRok Rockridge – Coming to 5901 College Ave:

BodyRok delivers –45minute, high-intensity, low-impact reformer workouts designed to sculpt, sweat, and strengthen – fast.

With locations across the Bay Area, BodyRok is known for efficient, full-body Pilates-inspired classes in a modern, music-drive studio environment. Whether you're a beginner or a fitness enthusiast, our expert instructors and custom reformers make every class effective and energizing.

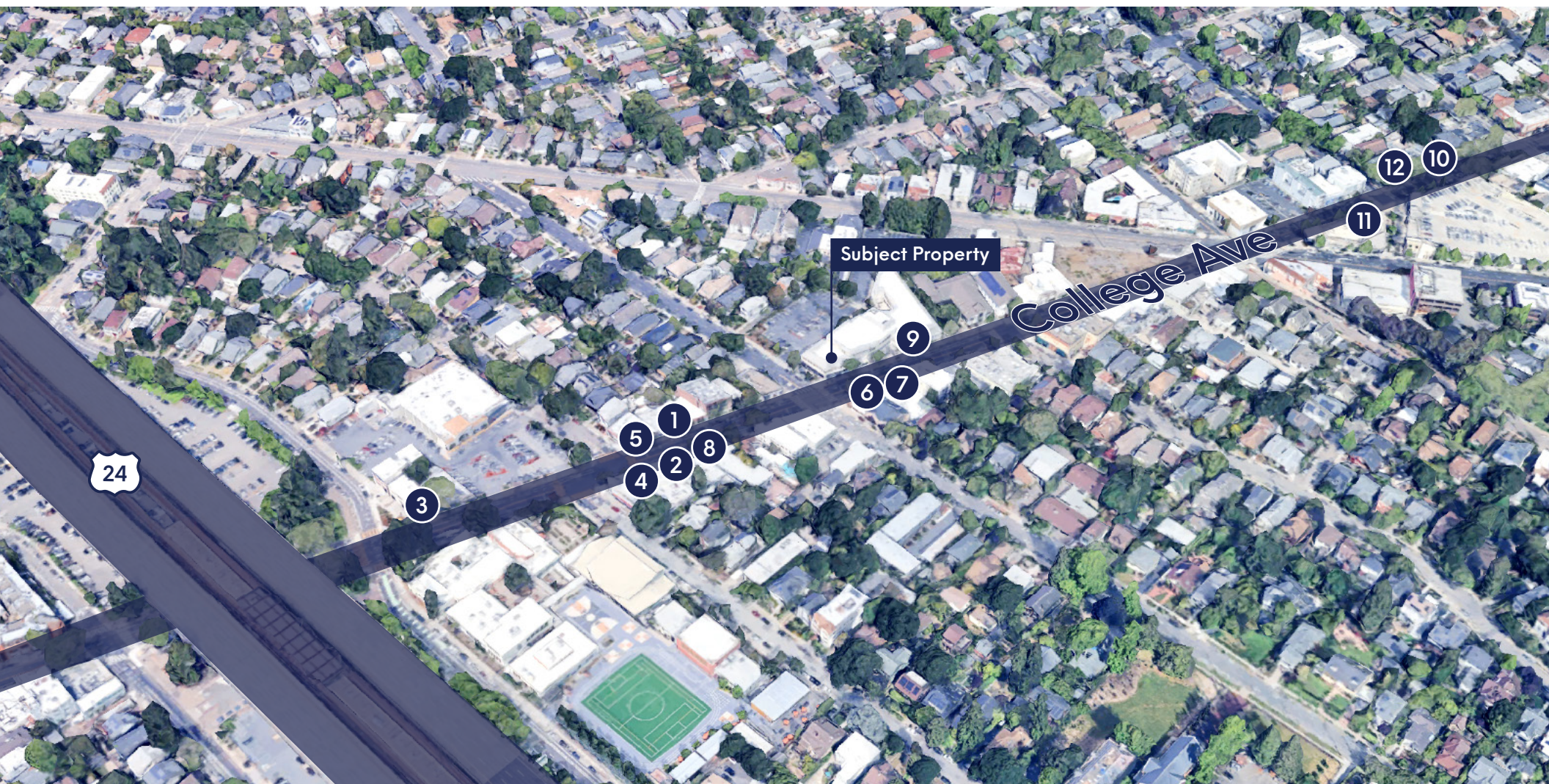
**Walkable. Sweaty. Addictive.**

Now ROK'ing daily in the heart of Rockridge.

[bodyrok.com](https://bodyrok.com)



**BOOK A CLASS**



- ❶ Zachary's Chicago Pizza
- ❷ Ramen Shop
- ❸ Ain't Normal Cafe
- ❹ Starter Bakery

- ❺ See's Candies
- ❻ Beer Baron Whiskey Bar & Kitchen
- ❼ Millennium
- ❽ Barney's Gourmet Hamburgers

- ❾ Boba Guys
- ❿ Wood Tavern
- ⓫ Philz Coffee
- ⓬ La Farine Boulangerie Patisserie



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**For leasing information**

[ipgsf.com](http://ipgsf.com)

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