



2901 SAN PABLO AVENUE | BERKELEY

FOR SALE: OFFERED AT \$1,300,000



Tom Southern
tsouthern@ngkf.com
510.923.9158
CA RE License #01808807

EXECUTIVE SUMMARY



Newmark Knight Frank is pleased to present for sale 2901 San Pablo Avenue, Berkeley CA. This offering is a rare opportunity for an owner-user or an Investor to purchase a well-maintained small commercial property with gated off-street parking in the important commercial hub of West Berkeley.

The +/- 3,460 square foot building sits on a +/- 5,200 sq. ft. parcel. Vehicles enter and exit the gated lot (+/- 1,700 sq. ft.) on Russel Street. The building fronts San Pablo Ave, and is currently configured as a single-tenant building with showroom and storage areas.

The property is quickly accessible from the Ashby Ave exit off I-580/I80 and is approximately 1.2 miles from the Ashby BART station. Express and local busses serve the San Pablo Ave corridor.

West Berkeley is home to laboratories, light manufacturing, many new apartment communities, and shops that provide for daily needs. Important nearby employers include: Bayer, Siemens, Kaiser Permanente, Meyer Sound, Aduro Biotech, Rigetti Computing, Acme Bread, L J Kruse, Tippet Studios, Zaentz Media Center, Zymergen, Novartis, Amyris, Title Nine, Clif Bar, Gu Energy Gels. The property is 3.3 miles from the University of California main campus.

The flexible C-W Commercial zoning allows for mixed-use and commercial development, retail, restaurants, office, live-work, and other uses.

PRICING

Sale Price: \$1,300,000

Newmark Knight Frank (the "Agent") has been engaged as the exclusive sales representative for the sale of 2901 San Pablo Avenue, Berkeley, CA (the "Property") by 'Ownership' (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (DATE) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

PROPERTY INFORMATION

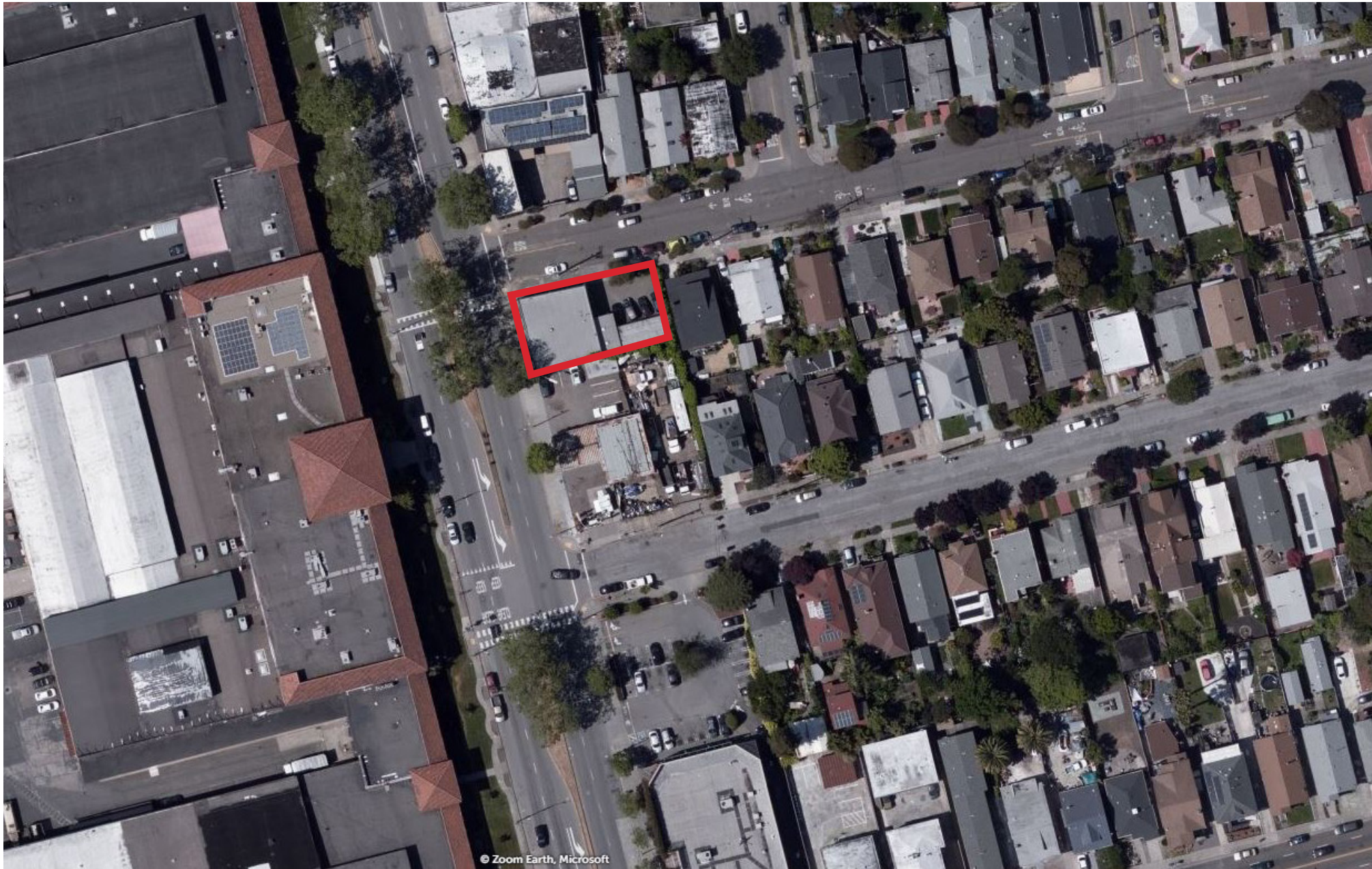


YEAR BUILT	1929
RENTABLE BUILDING AREA	±3,460
PARCEL SIZE	±5,164
STORIES	One
CONSTRUCTION TYPE	Frame and Metal
ROOF	
EXTERIOR WALLS	Stucco and Metal
PARKING	Gated Lot with 8 spaces
APN	53-1629-23-1
ZONING	C-W
UTILITIES	Gas, Electric, Water

	One Mile	Three Miles	Five Miles
Estimated 2020 Population	35,902	227,144	406,019
Estimated 2020 Households	16,064	98,804	179,602
Estimated 2020 Household Income	\$122,369	\$129,210	\$136,266

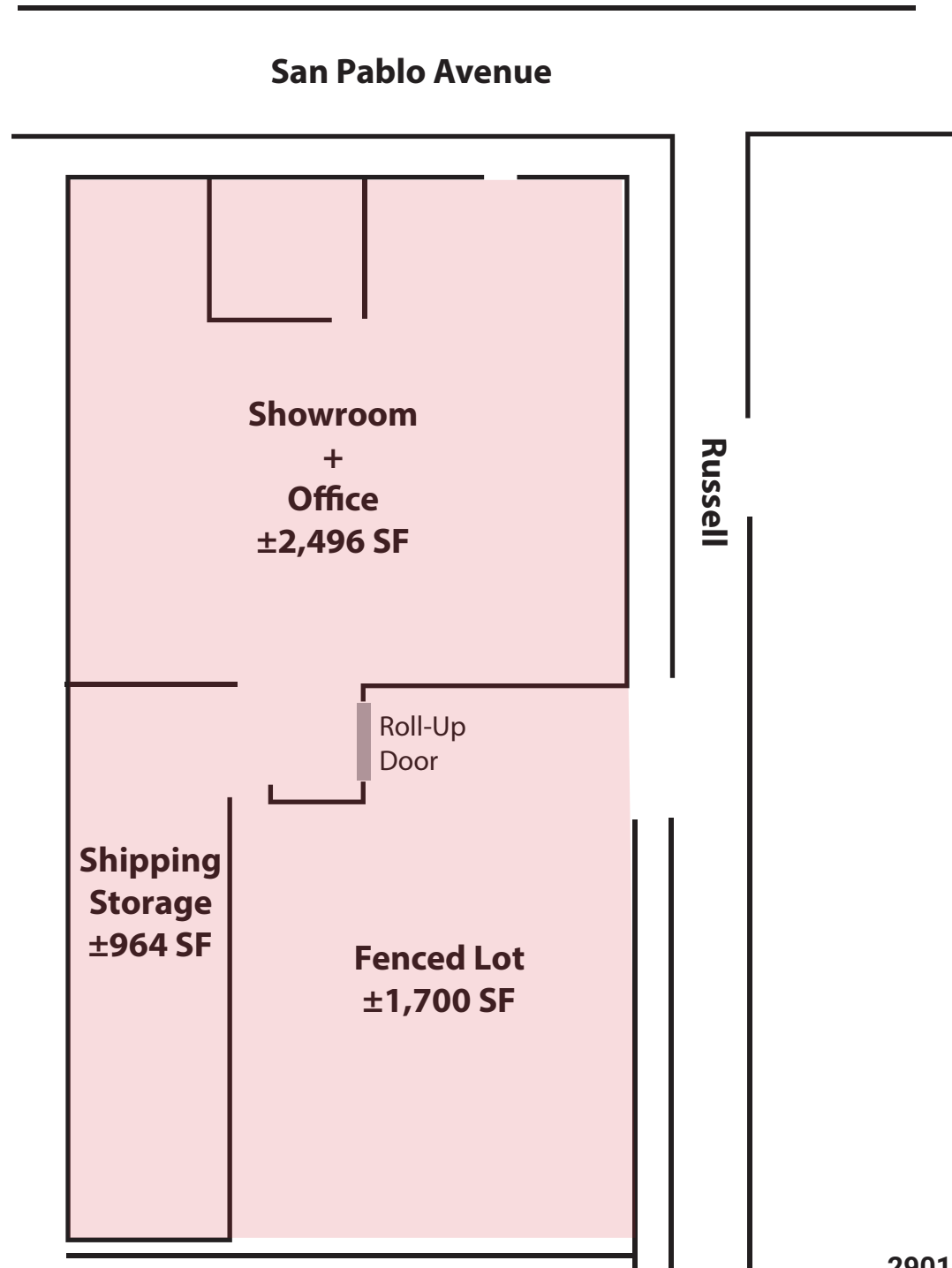
91 WALKER'S PARADISE
Daily errands do not require a car

AERIAL



© Zoom Earth, Microsoft

FLOOR PLAN



AMENITIES

