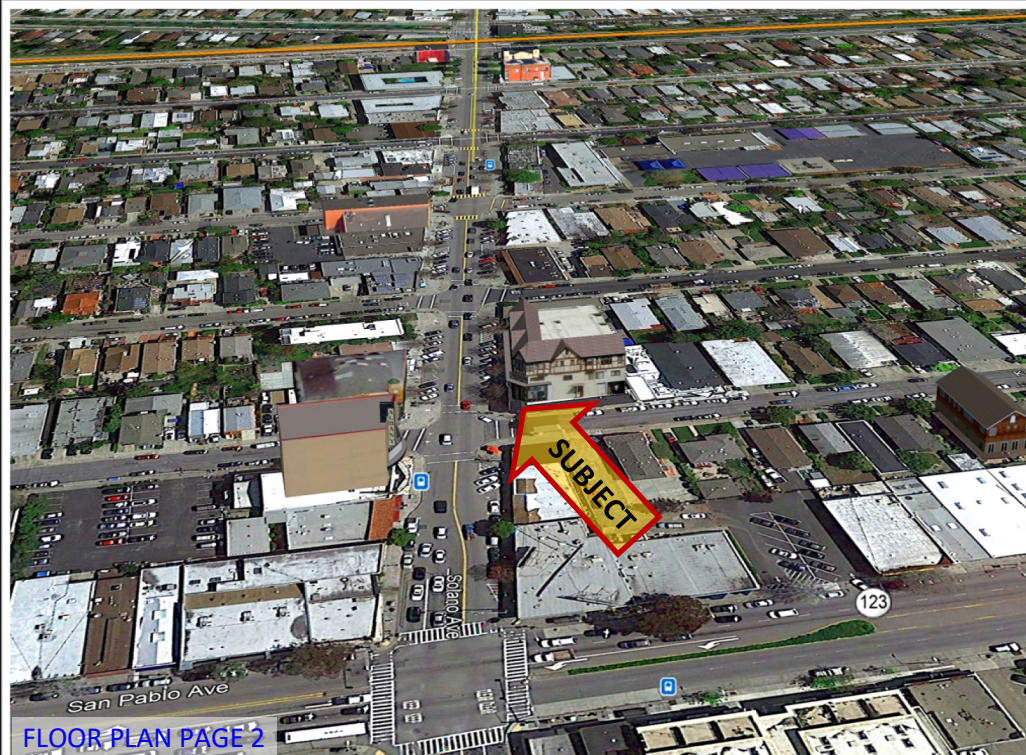


FOR  
LEASE

**SOLANO AVE RETAIL / OFFICE SPACE**  
**±3,050-SF HIGH-VISIBILITY CORNER**  
**±2,524-SF GROUND + ±526-SF MEZZANINE**  
**1120 SOLANO AVE ALBANY CA 94706**



For the first time available in 30+ years, this is a family-owned, pride-of-ownership property, located at the extremely visible, high vehicle and strong pedestrian count corner of Solano and Kains Avenue. Features 17-ft ceilings, ±2,524 square feet on the ground floor plus a ±526-SF mezzanine. The landlord will consider all permitted retail and office uses with tenant improvements negotiable for qualified tenants. Convenient side door access on Kains Ave, catty-corner to the [Albany Theater](#). Right in the heart of the [Lower Solano District](#), neighboring popular nearby establishments such as [Little Star Pizza](#), [Zaytoon Mediterranean](#), [Mr. Dewie's](#), [Boss Burger](#), [Wildcard Brewing Taproom](#), [Ale Tales](#) and [much more](#). One Block from San Pablo Ave with easy access to both I-580 and I-80 freeways.

- PHOTOS
- STREET VIEW
- DEMOGRAPHICS
- SATELLITE
- AREA BUSINESS
- MAP

FLOOR PLAN PAGE 2

**Francis Griffin**  
510-450-1405

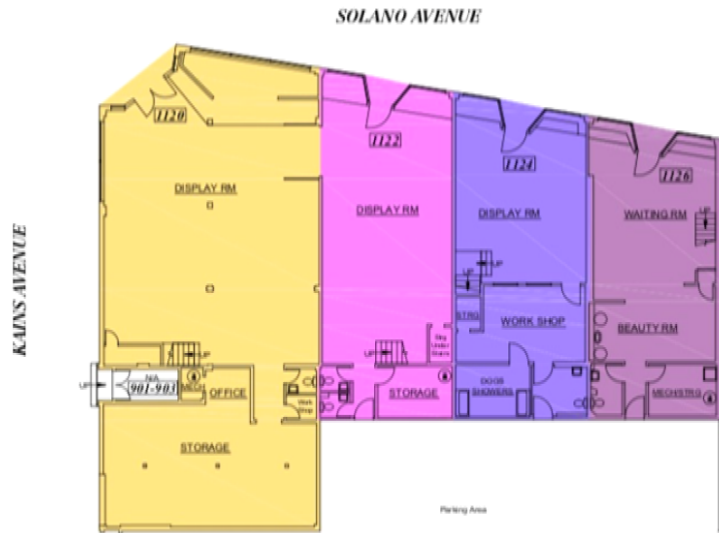
fgriffin@mrecommercial.com  
CA BRE No: 02016713

**Erik Housh**  
510-450-1410

ehoush@mrecommercial.com  
CA BRE No: 00884250

**\$8,500**  
**MONTHLY GROSS**

RETAIL FLOOR PLANS



- Gross Leasable #1120: 2,524 s.f.
- Gross Leasable #1122: 1,133 s.f.
- Gross Leasable #1124: 1,065 s.f.
- Gross Leasable #1126: 985 s.f.

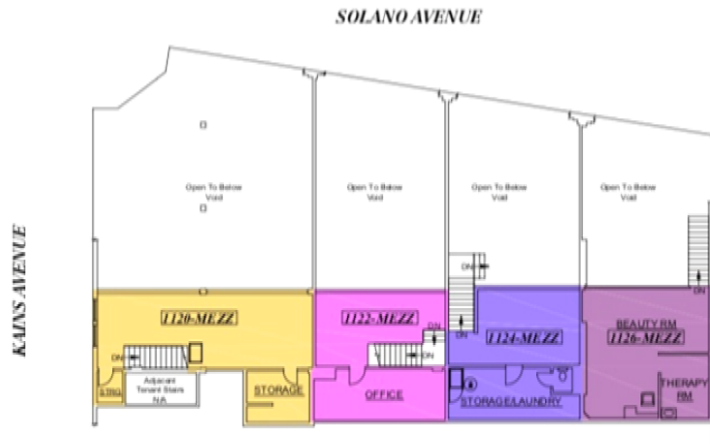
Note: Area subject to minor revision upon completion of full-floor survey.

Survey Accuracy: +/- 0.12 %

AREAS COMPUTED IN ACCORDANCE WITH ANSIBOMA (Z65.5) RETAIL BUILDINGS METHODS OF MEASUREMENT 2010

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MEZZANINE FLOOR PLANS



- Gross Leasable #1120-MEZZ: 526 s.f.
- Gross Leasable #1122-MEZZ: 390 s.f.
- Gross Leasable #1124-MEZZ: 427 s.f.
- Gross Leasable #1126-MEZZ: 452 s.f.

Note: Area subject to minor revision upon completion of full-floor survey.

AREAS COMPUTED IN ACCORDANCE WITH ANSIBOMA (Z65.5) RETAIL BUILDINGS METHODS OF MEASUREMENT 2010

