

GORDON
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE :: 2734 SAN PABLO AVENUE, BERKELEY, CA

LARGE SINGLE TENANT RETAIL PROPERTY WITH DEDICATED PARKING LOT



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PROPERTY OVERVIEW

- **Size:** ± 9,992 rsf
- **Lease Rate:** \$2.25 psf/month NNN
- **Zoning:** C-W
(West Berkeley Commercial)

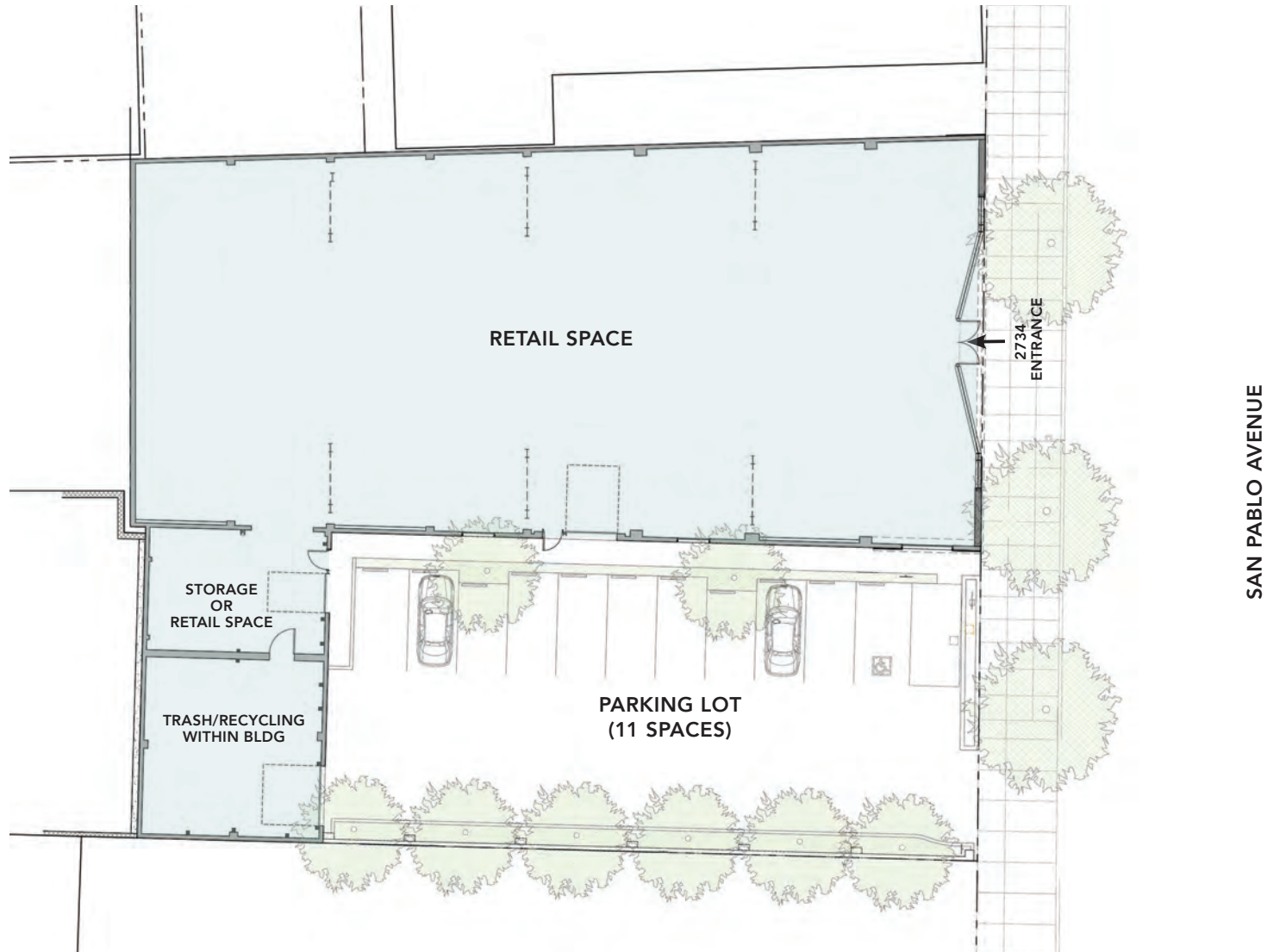


PROPERTY FEATURES

- 16 Skylights
- Large parking lot with 11 spaces
- Dedicated recycling and trash area
- High ceilings with exposed wood
- ±70' frontage on high traffic San Pablo Avenue
- ±15' clean inside height
- New landscaping in parking lot
- High-traffic area
- Dense food and home improvement corridor
- Close to numerous cafés, eateries, bars, retail shops, and fitness
- Near many residential developments, major employment, parks, and schools
- Off-street parking



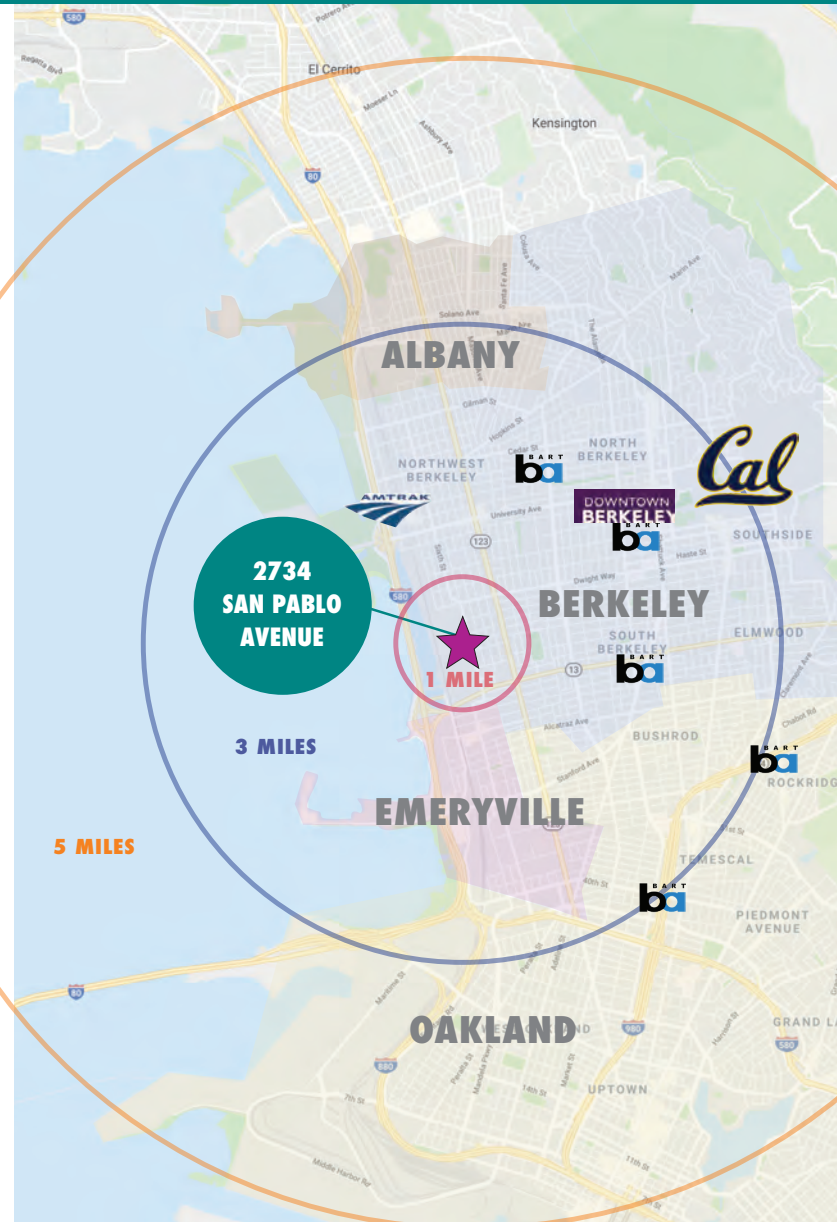
FLOOR PLAN



THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

LOCATION HIGHLIGHTS

- .3 mile to Berkeley Bowl West – a destination grocery store and café known for its organic produce, meat, fish and bulk foods
- 1.5 miles to Fourth Street Shopping District
- 1.5 miles to Emeryville Public Market
- 2 miles to Downtown and UC Berkeley
- 2 miles to Powell Street Plaza and Shops
- Easy freeway accessibility and SF Bay Bridge access
- Near hundreds of new housing units approved or under construction. Currently ±1,400 units (across 20 projects) have been submitted and are pending review
- Nearby companies include Clif Bar, Pixar, Modern-twist Inc, LeapFrog, Meyer Sound, City Sports Gym, Title Nine Sportswear, Acme Bread, Whole Foods Market (Regional), Metropolis Baking, TCHO Chocolate, F'real Foods, Bolt Threads, GU Energy Labs, Annie's Homegrown, Ripple Foods, La Tourangelle Artisan Oils, Perfect Day Foods, Wild Earth Dog Food, Inc., Siemens Healthcare, Peet's Coffee Corp HQ, and Anthony's Cookies
- Bioscience companies in the vicinity include Bayer, Xoma, Aduro Biotech, Newomics, Dynavax Technologies, Caribou Biosciences, and AGC Biologics



<p>RETAIL WITHIN 2 MILES</p>	<p>GILMAN DISTRICT</p>
	<p>FOURTH STREET</p>
	<p>DOWNTOWN BERKELEY</p>
	<p>POWELL STREET PLAZA</p>
	<p>EAST BAY BRIDGE</p>
	<p>BAY STREET</p>

FOOD AND DRINKS

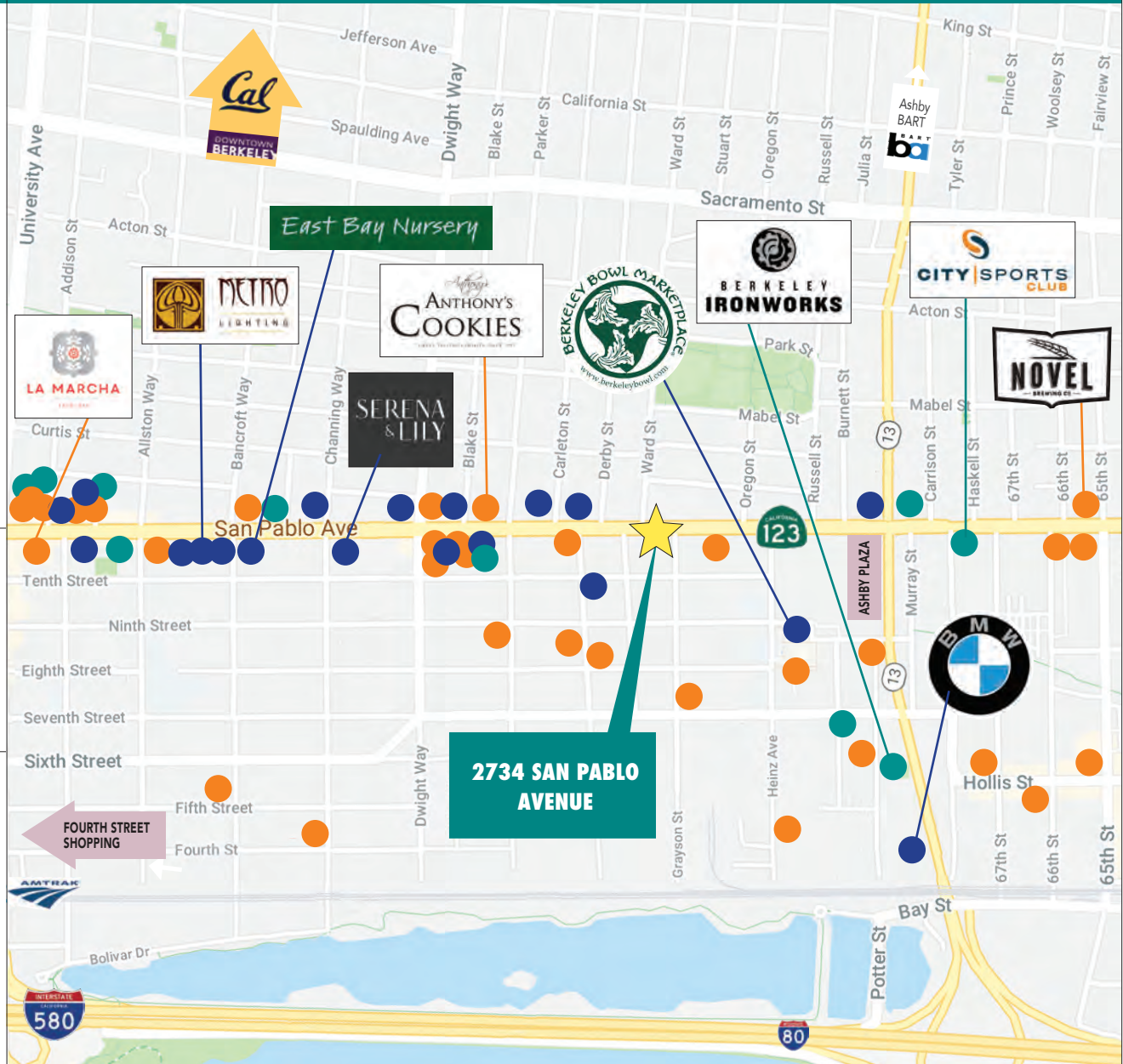
- | | |
|------------------------------|--------------------------|
| Far Leaves Tea | Highwire Coffee Roasters |
| The Rare Barrel Brewery | Lanesplitter Pizza & Pub |
| Paisan Italian Restaurant | Spoon Korean Bistro |
| Longbranch Saloon | Mint Leaf Vietnamese |
| Le Pho Vietnamese Restaurant | Vital Vittles Bakery |
| Anchalee Thai Cuisine | 900 Grayson |
| Caffè Chiave | Nina's Cafe |
| Standard Fare | Rotten City Pizza |
| Tomate Cafe | Los Moles |
| Anthony's Cookies | Augie's Montreal Deli |
| Alfonso's Cafe | 9th Street Cafe |
| Gaumenkitzel | Riva Cucina |
| Gallegos Mexican Restaurant | Viks Chaat |
| Luca Cucina Italiana | Home Grown Oakland |
| Acme Bar & Company | Tribu Cafe |
| La Marcha Tapas Bar | Prizefighter |
| | Novel Brewing Company |

FITNESS

- | | |
|----------------------------|------------------------------|
| Berkeley CrossFit | Berkeley Ironworks |
| Addison Yoga Loft Berkeley | West Wind Kung-Fu Karate |
| The Yoga Room | Kids Gym Berkeley |
| West Berkeley Fencing Club | Berkeley Muay Thai & Fitness |
| City Sports Club | Soja Mind/Body |

RETAIL

- | | |
|-------------------------|---------------------------|
| Ecohome Improvement | Berkeley Bowl West |
| East Bay Nursery | Famous Foam Factory |
| Metro Lighting | Neeko Clothing |
| Keetsa Mattress Store | Ecology Center Store |
| Ohmega Salvage | Lhasa Karnak Herb Company |
| Omega Lighting & Design | Serena & Lily Outlet |
| The Sink Factory | Walgreens |
| Big O Tires | Outdoor Supply Hardware |
| Weatherford BMW | Ashby Plaza Shops |



OVERVIEW OF DESIGN LOOP OFFERINGS

The West Berkeley Design Loop is a group of local merchants, teamed up to provide an unparalleled home improvement shopping experience.

Located along a convenient path of travel – from I-80 via Ashby Avenue, University Avenue, or Gilman Street exits – West Berkeley Design Loop merchants work together in the spirit of “co-opetition”.

- Home goods
- Home improvement
- Design Loop area

CATEGORIES OF MERCHANTS INCLUDE:

- Antique and Salvage
- Bed and Bedding
- Books and Educational Resources
- Cabinets and Countertops
- Flooring and Tile
- Furniture
- Glass and Stained Glass
- Hardware Store
- Home and Garden
- Home Décor
- Lighting
- Lumber and Decking
- Plumbing Fixtures and Hardware

[CLICK FOR WEST BERKELEY DESIGN LOOP WEBSITE](#)

RETAIL/HOME IMPROVEMENT STORES IN VICINITY:

- Metro Lighting
- Ohmega Salvage
- The Gardener
- Keetsa Mattress
- Fenton MacLaren
- The Sink Factory
- Truitt and White Lumber
- EcoHome Improvement
- Serena & Lily Outlet



NEARBY EMPLOYERS / REGIONAL TRAFFIC GENERATORS

NEW KAISER – 1 BLOCK AWAY

1500 San Pablo Avenue: 61,000-SF medical office with adult & family medicine, pediatrics, mental health care, pharmacy, outpatient offerings. Under construction.



BAYER EXPANSION NEARBY

800 Dwight Way: \$150 million, 40,000 SF new Cell Culture Technology Center at Bayer's existing West Berkeley campus. ±1,100 Berkeley employees. Expected completion: end of 2021.



FOUNDRY31 – OFFICE, MANUFACTURING AND FITNESS

3100 San Pablo Avenue: 395,000 total SF. Office and R&D space. Completed in 2014. High-profile tenants include Amazon distribution center, TCHO chocolate, City Sports Club, and John Muir Health/UCSF Outpatient Center. Office space available for lease.



DEMOGRAPHICS

	1 MILE	3 MILE	3 MILE
Population	30,334	218,236	401,952
Daytime Employees	17,311	156,949	260,301
Average HH Income:	\$108,838	\$111,30	\$113,130

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
San Pablo Avenue	Russell Street	22,149	0.24 mi
Ashby	9th Street	33,928	0.34 mi
7th Street	Grayson Street	14,374	0.30 mi

Source: Loopnet

NEIGHBORHOOD

- Over 15,000 businesses/260,301 employees are located within a 3-mile radius
- Experiencing explosive growth, this eclectic urban area is a mixture of residential, industrial, bio-tech, office and retail uses
- San Pablo Avenue is Berkeley's largest commercial corridor (CA State Route 123)
- High volume of local lunchtime foot-traffic from surrounding businesses and offices, including Meyer Sound, Berkeley Bowl, Ecole Bilingue de Berkeley, Berkeley Ironworks, and numerous biotech companies
- 1,022 housing units have been built in Berkeley, across 17 projects, since 2014, according to the city of Berkeley "housing pipeline" report (July 2019)



NEARBY RETAIL



NEW HOUSING

Next door and
across street >



NEIGHBORHOOD DESTINATIONS



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.