

GORDON

COMMERCIAL REAL ESTATE SERVICES

Owner/User, Value-Add Investment or Development Opportunity



2618 San Pablo Ave, Berkeley **FOR SALE**

Building Size: +/- 6,436 sq. ft.

Lot Size: +/- 7,290 sq. ft.

Sale Price: \$1,325,000

Please Do Not Disturb Current Tenant!

Contact

Lori Rosenthal

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License #: 01946676

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Investment Overview

Opportunity for an owner/user, value-add investor, or developer to purchase a single story building with 54' of street frontage on San Pablo Avenue. Building can be used or adapted in multiple ways. APN#: 1763-160-4.

Building and Location Highlights

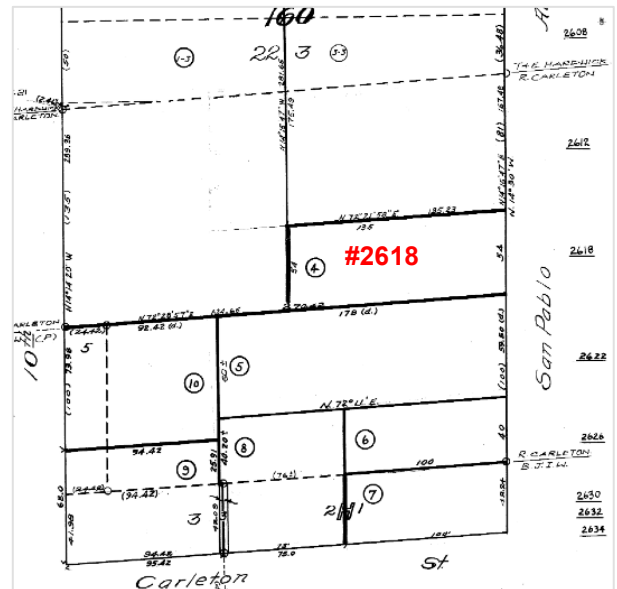
- Single story retail building - concrete block construction
- 10' ceilings with skylights and nice interior light
- Foam insulated roof
- Potential to expose wood beams in ceiling
- 200 Amp, Single Phase electric – former commercial kitchen on site
- 54' of street frontage on San Pablo Avenue
- Property is 135' deep
- Part of the West Berkeley Design Loop
- Near Berkeley Bowl West – a destination organic grocery store and café
- Nearby many employers in West Berkeley's High Tech & Life Sciences corridor including Bayer, UC Berkeley, LBL, State of California, XOMA Corp. and other leaders in the scientific, business and creative fields
- Nearby to 160 housing units approved or under construction
- Easy access to and from Highway I-80/580
- Zoned C-W (West Berkeley Commercial)

Development Opportunity

Zoning for the site, subject to a site-specific city review and approvals, allows for multi-story commercial, live/work, mixed use, and solely residential.

Development Standards: C-W Zoning District

- FAR shall not exceed three
- Building Height Limitations are as follows:



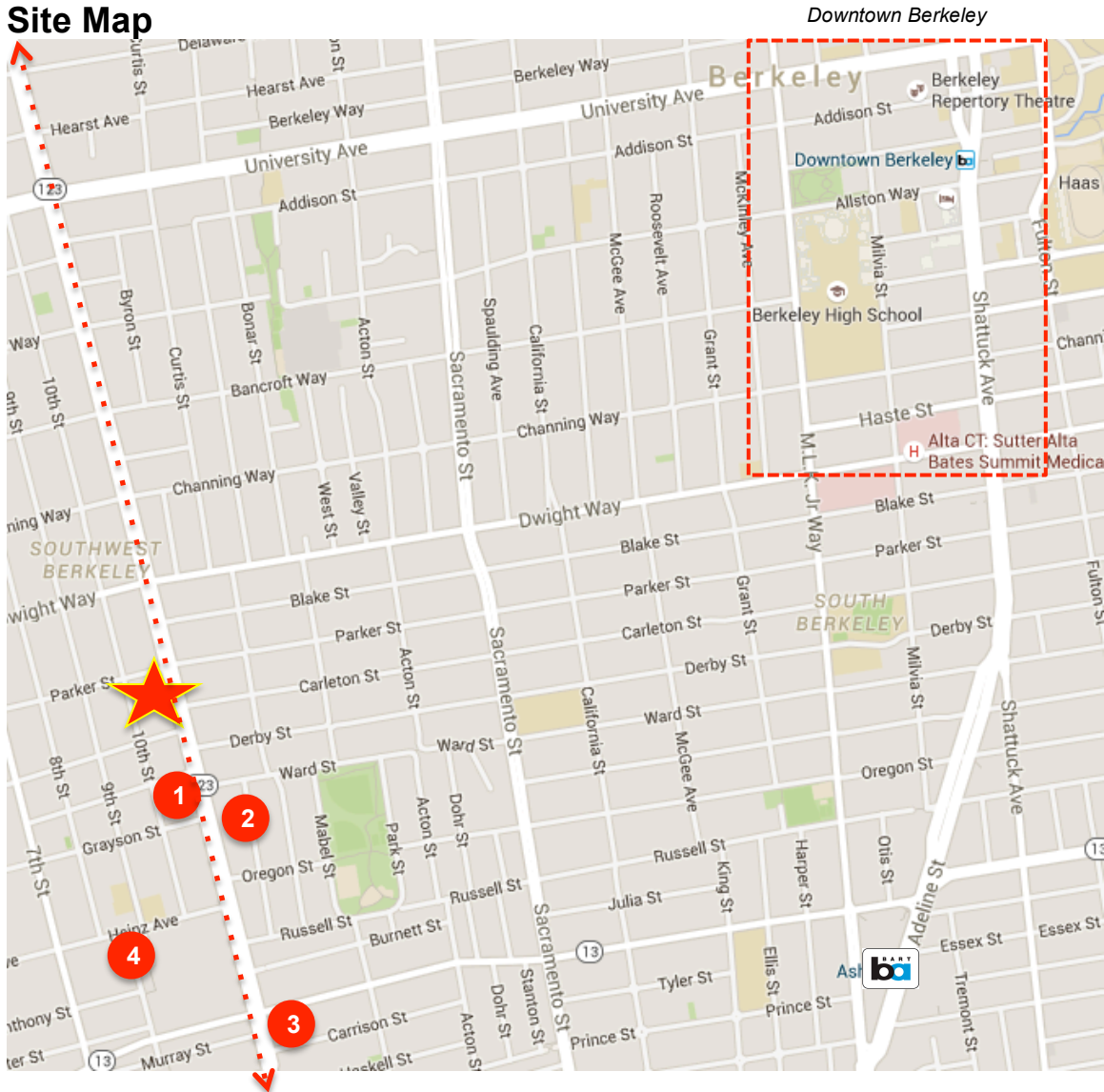
Use Type	Height (ft.)	Stories (number)	Special Requirements/Limitations
Commercial Only	40	3	
Live/Work Only	40	3	
Mixed Use	50	4	4th floor must be residential or live/work
Residential Only	40	3	

For more information, view [City of Berkeley Development Standards for this District](#).

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Site Map



West Berkeley Design Loop – densely populated with retail, home furnishings, accessories and home fix-up

Key	Nearby Building - Description
1	2746 San Pablo Ave – Mixed use building with 23 residential units
2	2747 San Pablo Ave – Mixed use building with 39 residential units
3	3015 San Pablo Ave – Mixed use building with 98 residential units
4	Berkeley Bowl West – Destination organic grocery store/cafe

Retail on the San Pablo Avenue Corridor (between Gilman and Ashby)

This two-mile area on San Pablo Ave. is densely populated with home furnishings, accessories, and home fix-up stores including many green businesses and generates much traffic among the home fix-up crowd. This area is known as the West Berkeley Design Loop.

Visit www.westberkeleydesignloop.org for a directory of businesses in the area.

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West Berkeley Design Loop Map – Be a Part of It!



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, accessible from I-80 via the Ashby Avenue, University Avenue, or Gilman Street exits, the West Berkeley Design Loop merchants work together in the spirit of "co-opetition".

Visit: <http://westberkeleydesignloop.org>

Categories of merchants include:

- Antique and Salvage
- Beds 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

The map shown here is an overview of Design Loop offerings.

Join a group of great co-tenants on the Loop including:

- Metro Lighting
- The Wooden Duck
- Omega Salvage
- The Gardener
- Ashby Lumber
- Keetsa Mattress
- Ecohome Improvement

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Aerial View



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