



Prime upper Solano Avenue retail in a pedestrian-oriented neighborhood alongside numerous restaurants, coffee shops, banks and retail stores. Residents of this lovely Thousand Oaks district consider Solano Avenue to be their gathering place. Abundant foot traffic, strong flow of autos and convenient parking. Highly visible space with excellent frontage and significant signage opportunity. On same block as Starbucks Coffee and 24 Hour Fitness.

OVERVIEW

- Size: ± 2,547 rsf
- \$2.75 psf/month NNN
- Zoned C-SO (Solano Ave Commercial)

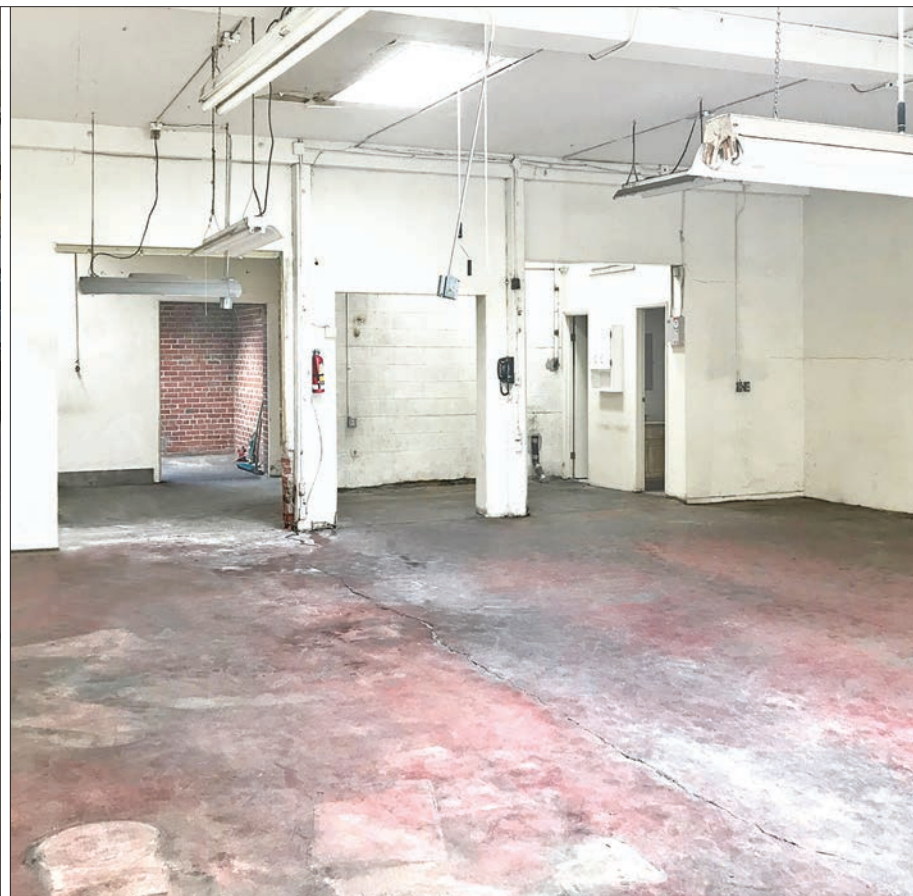
WALK SCORE 89

BIKE SCORE 90

(walkscore.com)

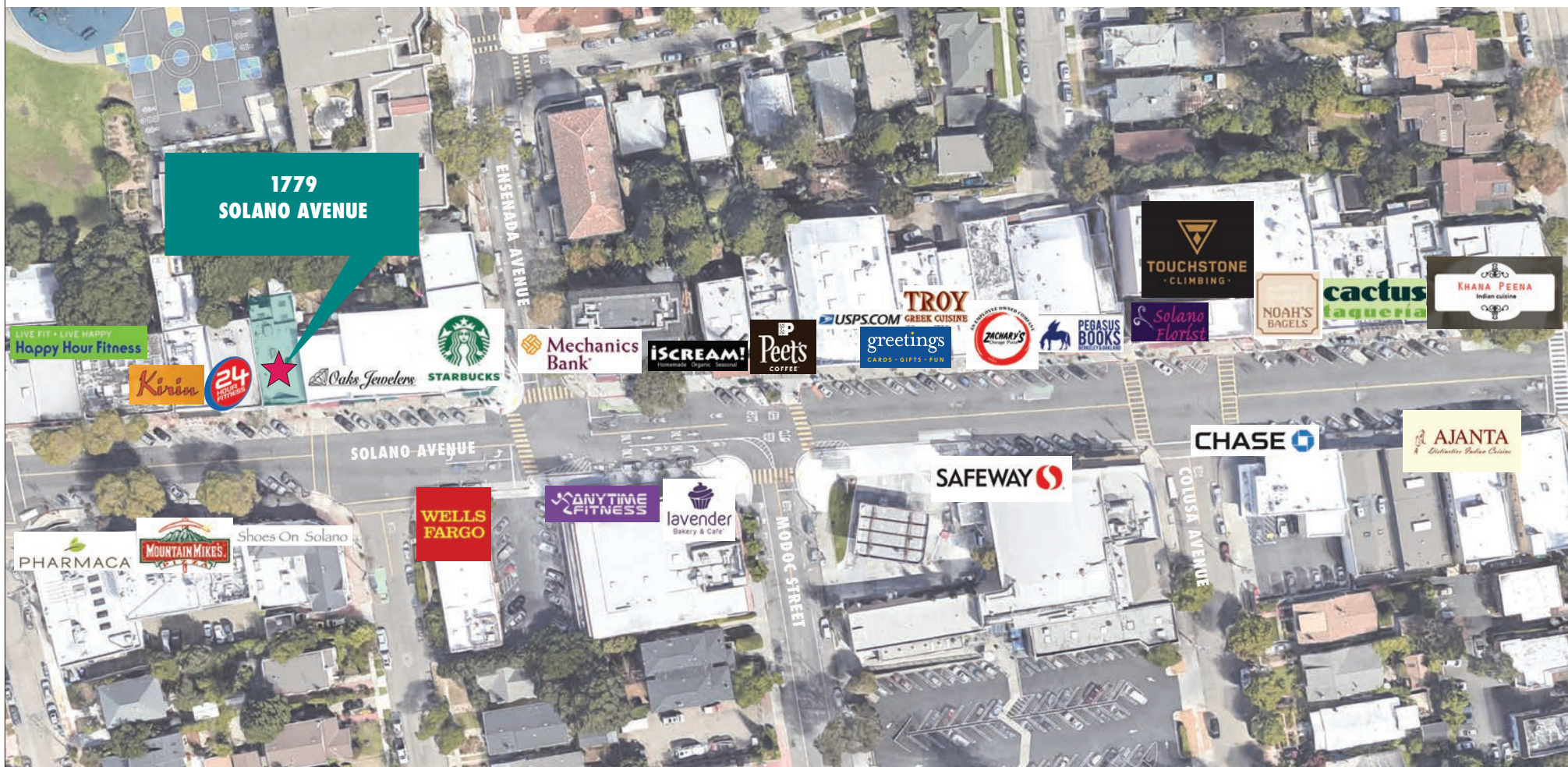
PROPERTY FEATURES

- Attractive retail space in a single-story building
- Nice natural light throughout
- High ceilings with 7 operable skylights
- Some exposed brick walls, small rear patio, 2 restrooms
- 1 block from new Touchstone Climbing Gym



NEIGHBORS

Solano Avenue's commercial district spans over 26 blocks and boasts over 250 businesses – a combination of local operators, service-based businesses, a movie theater, 2 Post Offices, UPS store, modern boutiques, coffeeshops, over 55 restaurants/cafes. Steps away from Peet's Coffee, Pharmaca, Anytime Fitness, 24 Hour Fitness, Kirin Restaurant, Oaks Jewelers, Ensler Lighting, Starbucks, Safeway, Cactus Taqueria, Zachary's Pizza, Noah's Bagels, Greetings, Mountain Mike's Pizza, Shoes On Solano, Touchstone Climbing Gym, Pegasus Books, iScream!, Oaks Jewelers, Ajanta Indian Cuisine, Troy Greek Cuisine, Solano Florist, Wells Fargo, Chase and Mechanics Bank.



LOCATION HIGHLIGHTS

Near the upper end of Solano Avenue, at the base of the Berkeley Hills, this vibrant commercial business district features a charming mixture of restaurants, cafes, coffeehouses, retail stores, professional services and specialty shops. Numerous athletic and cultural venues in the immediate vicinity. The Thousand Oaks area of Berkeley borders both Albany and Kensington.

SOLANO AVENUE is a major 2-mile east-west retail corridor, extending west into Albany and east into Berkeley, and is the principal shopping area of this primarily residential neighborhood. The area has a variety of housing, mostly single-family homes built in the early 1900s – but also in-law units and a handful of apartments. With a robust neighborhood area and strong demographics, the “Solano shopping district” boasts high car counts and pedestrian traffic.

- 130 commercial spaces and ±191,000 SF of commercial space (2016 COB)
- 250 businesses (Inside Solano Avenue, a Snapshot, 3/10/2016)
- Unmatched array of popular restaurants and retail establishments
- Charm of a small town, yet rich in diversity and culture
- Large collection of independently-owned business

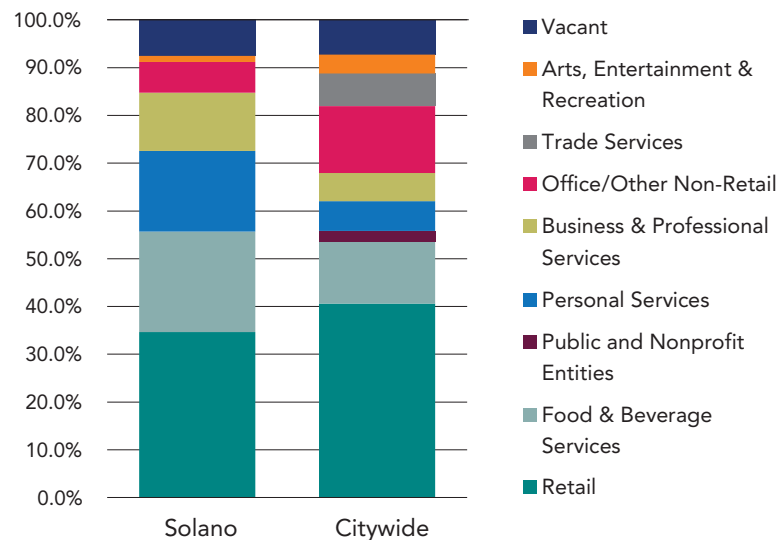
THE SOLANO AVENUE STROLL is an annual street fair held on the second Sunday of September on Solano Avenue. Approaching its 44th year, it has become the East Bay’s largest street festival. This fair attracts over 300,000 participants and guests from all over the west coast. Featuring over 500 local businesses and vendors – with live music and entertainment, food booths, artisan crafters and a parade, this event showcases the Thousand Oaks district. In 2001, the Solano Avenue Stroll was designated a “National Local Legacy” by the Library of Congress.

AREA DEMOGRAPHICS

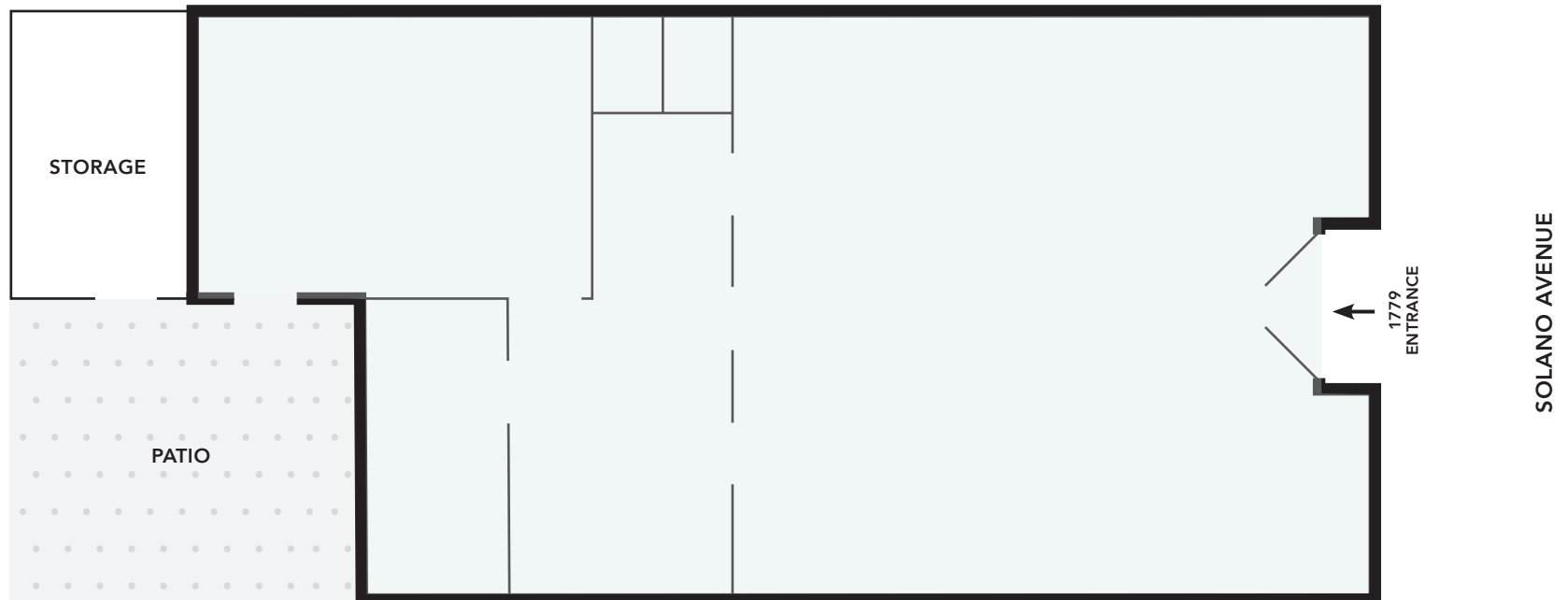
	1 MILE	3 MILES	5 MILES
Population	26,809	150,968	284,762
% population with Bachelor's degree	22.47%	18.75%	15.76%
% population with Master's degree or more	43.87%	31.87%	26.01%
Median Owner-Occupied Housing Value	\$606,473	\$470,538	\$429,895
Estimated Average Household Income	\$127,156	\$79,082	\$80,067

Walk score	89
Bike score	88
Bus score (AC Transit stops every 3 blocks along Solano Avenue)	41

BERKELEY BUSINESS MIX 2016 (by Square Footage)



FLOOR PLAN

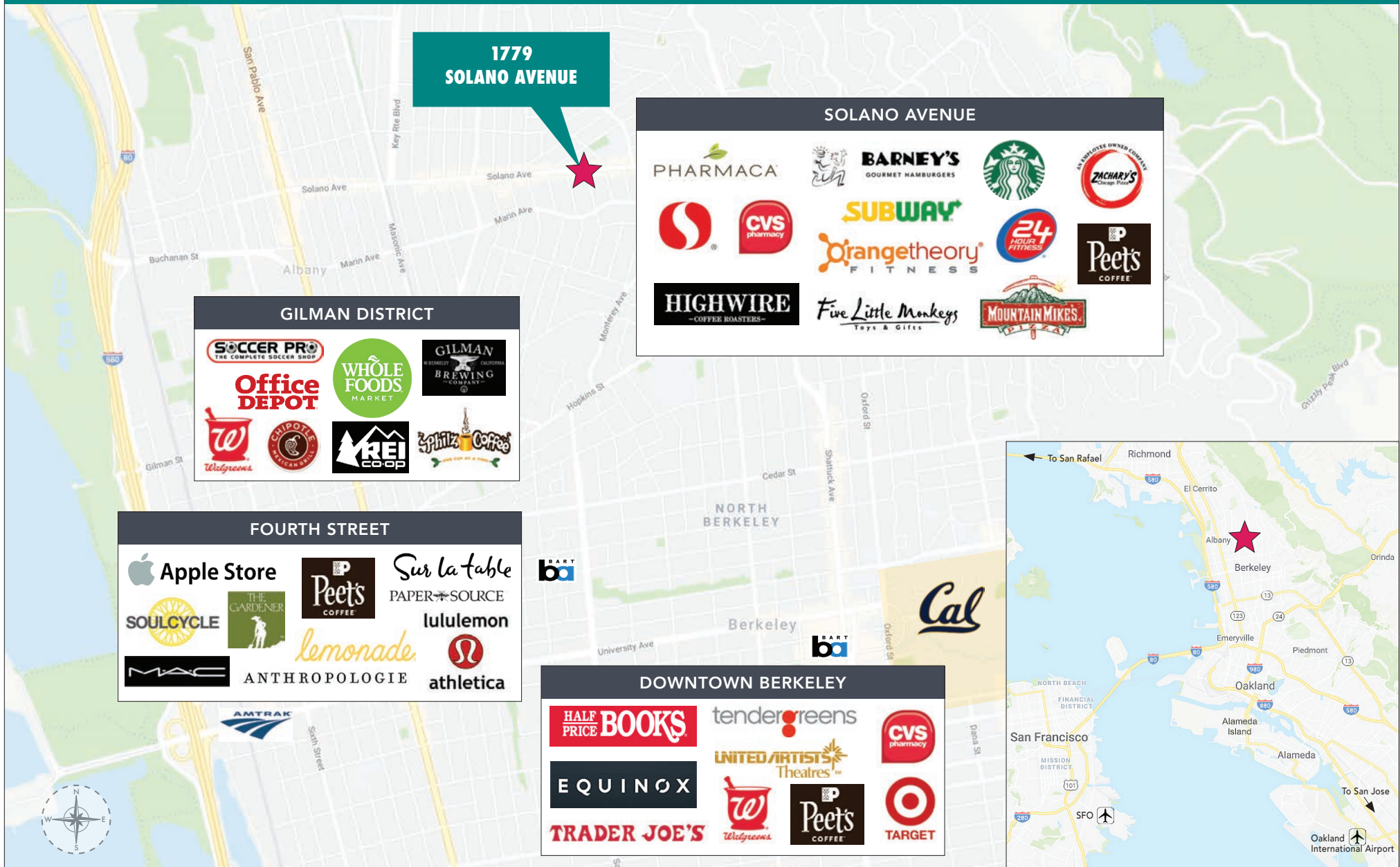


NOT TO SCALE - THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

GORDON

COMMERCIAL REAL ESTATE SERVICES

1779 SOLANO AVENUE, BERKELEY, CA
NEARBY REGIONAL RETAIL MARKETS



NEIGHBORHOOD



NEIGHBORHOOD



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.