

# Development Opportunity

⋮⋮ 2201 SAN PABLO AVENUE, BERKELEY, CA ⋮⋮

## PROPERTY OVERVIEW

- Parcel Size: ±9,313 SF (±0.21 acres)
- Parcel Number: 56-1983-38-1
- Zoning: C-W  
(West Berkeley Commercial)
- Street Frontage:  
±77' on San Pablo Avenue  
±131' on Allston Way
- Maximum Height: 50'
- Maximum FAR: 3.0
- Easy Freeway Access
- High-visibility corner lot

**SALE PRICE:**  
**CONTACT BROKER**



## RAPIDLY GROWING DENSITY with more than 650 new residential units planned or under construction on San Pablo Avenue within 1.5 miles of subject property

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### LOCATION HIGHLIGHTS

- Vacant corner lot on San Pablo Avenue (State Route 123) – a major traffic artery serving Berkeley, Emeryville and Oakland
- Amid vibrant, eclectic mix of restaurants, retail, home furnishings, home improvement stores and services
- Easily accessible from I-80/580, close to public transit, and convenient to entire SF Bay Area
- 3 blocks to University Avenue – a high-traffic intersection
- Numerous AC Transit bus stops along San Pablo Avenue
- 15 minute walk from the Berkeley Amtrak station
- 1 mile to North Berkeley BART
- 1.5 miles to Downtown and UC Berkeley



### DEMOGRAPHICS

	1 MILE	3 MILE
Population	27,094	186,841
Daytime Employees	17,947	140,597
Median HH Income:	\$86,232	\$86,396

### TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
San Pablo Avenue	University Ave	21,797	0.15 mi
San Pablo Avenue	Russell Street	22,000	0.37 mi

Source: CoStar/Loopnet





- San Pablo Avenue is Berkeley's largest commercial corridor
- As of Q4 2017, the district's vacancy rate by square footage was 5.5%, the lowest recorded in 5 years
- Retail performance along the San Pablo corridor, measured by sales tax revenue, has been increasing since 2012 (up 23%)
- Experiencing explosive growth, new housing cannot be built quickly enough to catch up with rising number of high-paying jobs created in the SF Bay Area. Submarkets like Berkeley have become some of the most desirable regions in the world for investment + development (~\$5.04 average rent PSF for newly built Class-A apartments)







### RESTAURANTS, CAFÉS AND BARS

Highwire Coffee Roasters  
Gaumenkitzel  
La Marcha Tapas Bar  
Alfonso's Cafe  
Acme Bar & Company  
Luca Cucina Italiana  
El Patio  
Algorithm Coffee  
La Capilla  
Lanesplitter Pizza & Pub  
Kabana Restaurant  
Gallegos Mexican Restaurant  
Anchalee Thai Cuisine  
Paisan Berkeley  
Tomate Cafe

Viks Chaat  
The Mead Kitchen  
Longbranch Saloon  
Caffè Chiave  
Le Pho Vietnamese Restaurant  
Everett & Jones Barbeque  
Subway  
Casa Latina Bakery  
Albatross Pub  
Cafe Leila  
Acme Bread  
Bartavelle Coffee & Wine Bar

**FOURTH STREET** eateries include:  
Bette's Diner, Tacubaya, Artis Coffee,  
Peet's Coffee, Zut! Restaurant,  
Iyasare Restaurant, Project Juice

### FITNESS

Berkeley CrossFit  
Berkeley Muay Thai & Fitness  
Addison Yoga Loft Berkeley  
The Yoga Room  
West Berkeley Fencing Club

CorePower Yoga  
SoulCycle  
Addison Yoga Loft Berkeley  
West Wind Kung-Fu Karate

### RETAIL

East Bay Nursery  
Metro Lighting  
KEETSA Mattress Store  
Selena & Lily Outlet  
Ohmega Salvage  
Omega Lighting & Design  
The Sink Factory  
NEEKO Clothing

Halmar Work Clothes Center  
The Spanish Table  
Berkeley Lighting Co  
Paper Plus  
East Bay Vivarium  
**FOURTH STREET** shops include:  
Apple Store, Madewell, Sur La Table,  
Lululemon, MAC Cosmetics, CB2,  
Paper Source, Builders Booksource,  
Anthropologie, Z Gallerie, Sephora,  
The Gardener, Amazon 4-star





## DEVELOPMENT STANDARDS

Zoning for the site allows for multi-story commercial, live/work, mixed use, and solely residential.

Development Standards: C-W Zoning District

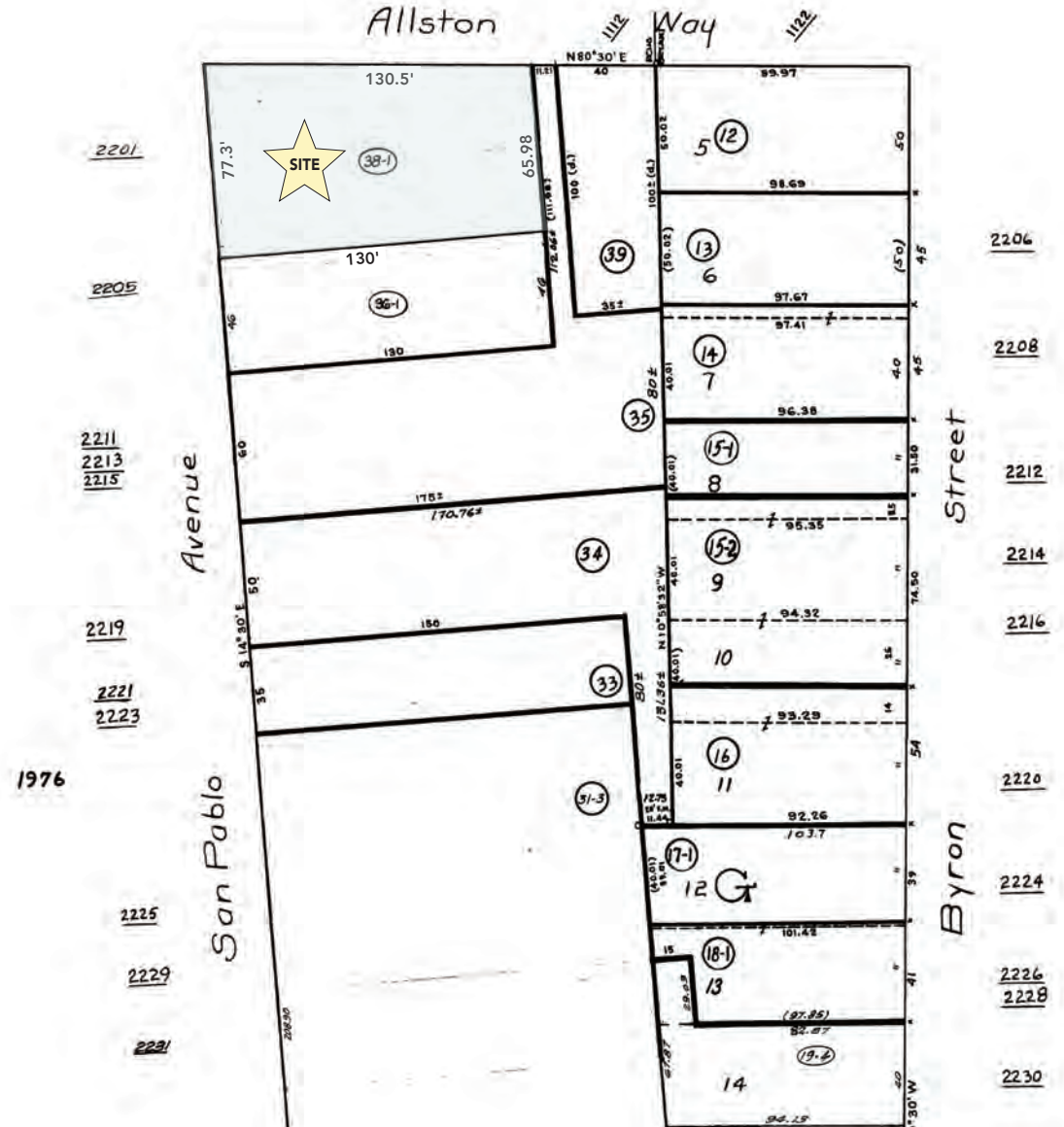
- Floor Area Ratio (FAR) shall not exceed three
- Building Height Limitations are as follows:

USE TYPE	HEIGHT (FEET)	STORIES (NUMBER)
Commercial Only	40	3
Live/Work Only	40	3
Residential Only	40	3
Maximum Height*	50	4

\* Special Requirement: 4th floor must be residential or live/work

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

Development standards are subject to a site-specific city review and approvals.





## NEIGHBORHOOD



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