

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

Development Opportunity

2201 SAN PABLO AVENUE, BERKELEY, CA

PROPERTY OVERVIEW

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

SALE PRICE:
CONTACT BROKER



CONTACT: KEVIN GORDON

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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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- **Sale Price:** Contact Broker
- **Zoned:** C-W (West Berkeley Commercial)

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 7.1%, reflecting an improvement from historical highs closer to 15.5%
- Retail performance along the San Pablo corridor, measured by sales tax revenue, has been increasing since 2012
- 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



DEVELOPMENT STANDARDS

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

Development Standards: C-W Zoning District

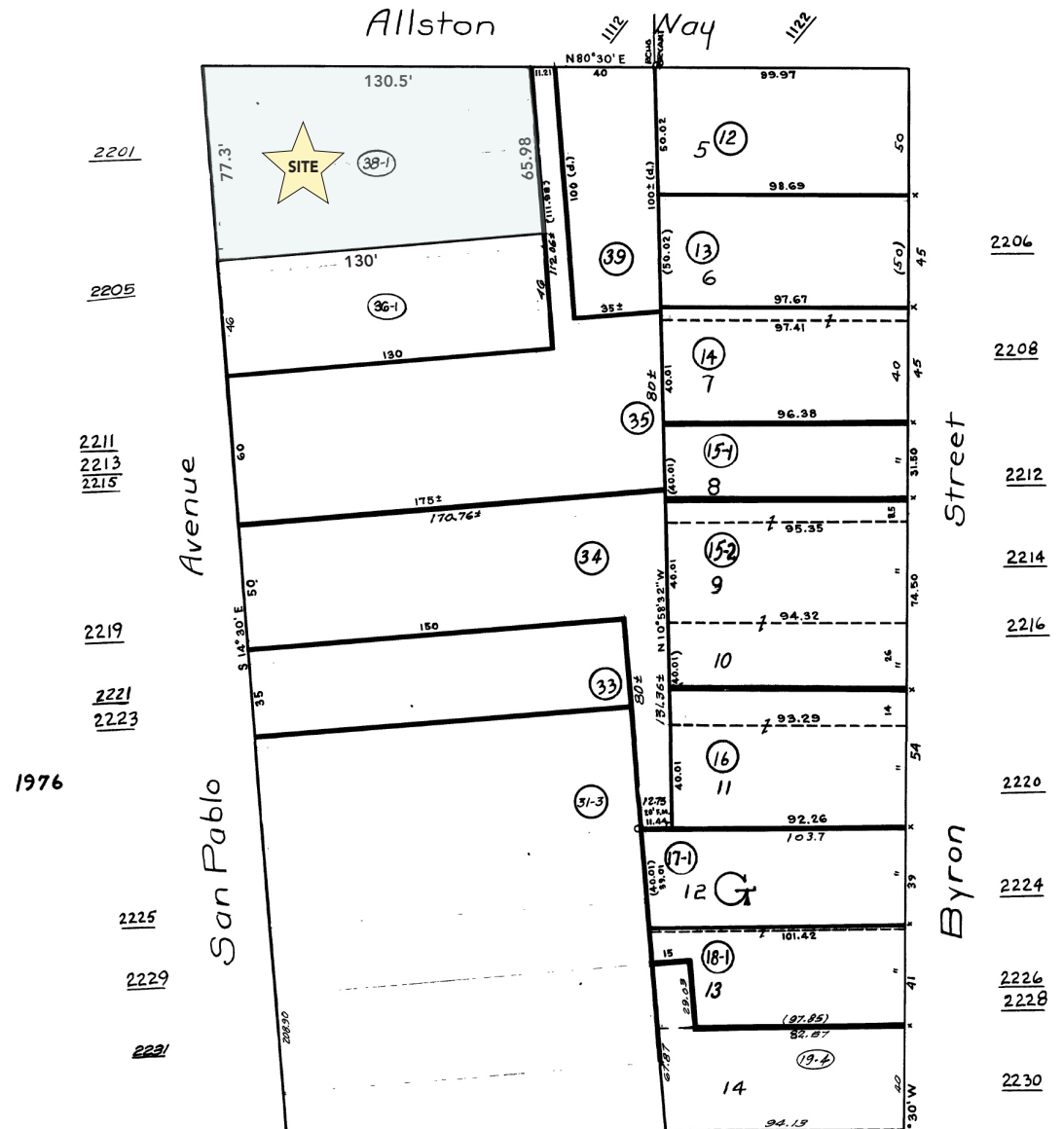
- Floor Area Ratio (FAR) shall not exceed three
- Building Height Limitations are as follows:

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

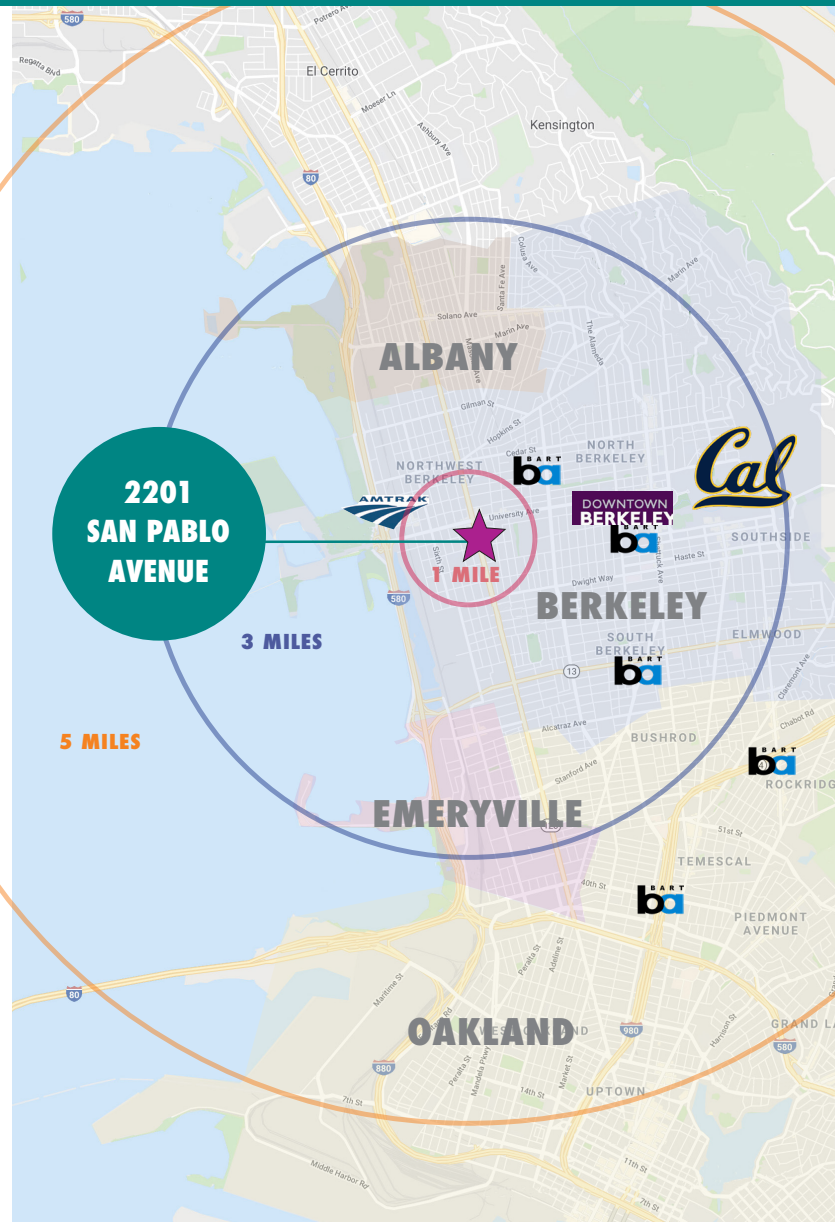
* Special Requirement: 4th floor must be residential or live/work

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.



- Prominent corner site located between UC Berkeley and Fourth Street Shopping District (10 blocks away) with the Apple Store, Anthropologie, Lululemon, Bette's Diner, Peet's Coffee, Sur La Table, Madewell, Sephora, Builders Booksource, The Gardener, and more!
- Short walk to North Berkeley BART
- 1.3 miles to Downtown and UC Berkeley
- 2.1 miles to Emeryville Public Market
- 2.6 miles to Powell Street Plaza and Shops
- Easy freeway accessibility and SF Bay Bridge access via I-80 corridor
- Near hundreds of new housing units approved or under construction. Currently $\pm 1,400$ 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, Prime Roots, GU Energy Labs, Perfect Day Foods, Wild Earth Dog Food, Inc., Siemens Healthcare, Peet's Coffee Corp HQ, Ripple Foods, and Mighty Leaf Tea Company



RETAIL WITHIN 3 MILES



FOURTH STREET



DOWNTOWN BERKELEY



POWELL STREET PLAZA

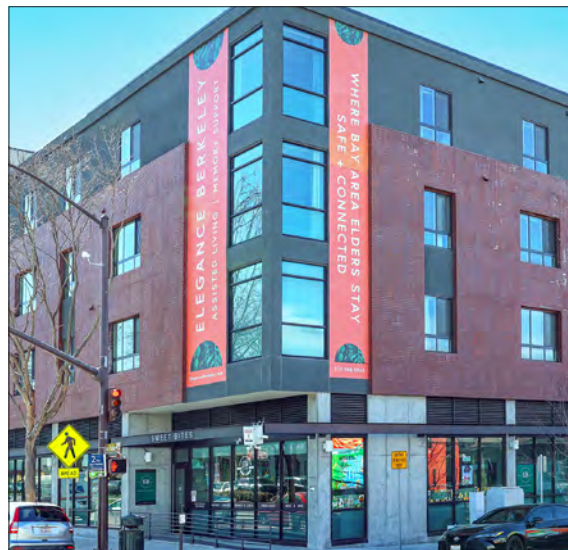


EAST BAY BRIDGE



BAY STREET





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