

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

OFFICE SPACE FOR LEASE :: 1734 SOLANO AVENUE, BERKELEY, CA

SECOND FLOOR OFFICE – ON UPPER SOLANO AVENUE’S SHOPPING CORRIDOR



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Be in the center of Solano Avenue – this pedestrian-oriented neighborhood is filled with numerous popular eateries, retail shops, fitness and services. Located above Sweet Basil Thai Restaurant, and across the street from Pharmaca. Easy freeway access, and ample street parking.



OVERVIEW

- **Size:** ± 726 rsf
- **Price:** \$2.75 psf/month NNN

PROPERTY FEATURES

- Light filled, second floor office space
- Two separate work areas
- Accessed by single stairway (no elevator)
- High ceilings, new paint, track lighting
- Restroom
- Potential for ± 342 rsf additional storage/workspace with full restroom on the third floor
- Zoned C-SO (Solano Ave Commercial)

NOTE: All salon fixtures and equipment to be removed.

SOLANO AVENUE RUNS A FULL MILE

Encompassing two cities, Berkeley and Albany, Solano Avenue is one of Berkeley's most walkable and diverse districts. Filled with independently-owned shops, restaurants, professional services, providing an outdoor, open-air shopping experience.

AREA DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	36,173	181,722	340,756
Average HH Income	\$140,242	\$113,773	\$112,597
Median Age	42	35	37
College Degree or Above	33%	29%	27%
Daytime Employees	101,922		



PROXIMITY AND AMENITIES

Solano Avenue's large commercial district spans over 26 blocks and boasts over 250 businesses – a combination of local operators, service-based businesses, 1 movie theater, 2 Post Offices, modern boutiques, coffeeshops, and more than 55 cafés and restaurants. Across from Pharmaca. Walk to Peet's Coffee or Starbucks, Orangetheory Fitness, Anytime Fitness, Fonda Tapas Restaurant, Ensler Lighting, Gordo's Taqueria, Zachary's Pizza, Solano Cellars Wine Bar, Noah's Bagels, Bikes On Solano, Barney's Gourmet Hamburgers, Pegasus Books, iScream!, Solano Florist, and the new Oaks Climbing Gym (opening soon).

RESTAURANTS, CAFÉS AND BARS

Sweet Basil Thai Restaurant	Barney's Gourmet Hamburgers
Mountain Mike's Pizza	Little Star Pizza
Starbucks	Suzette Crêpe Café
Noah's NY Bagels	As You Wish Frozen Yogurt
Peet's Coffee	Boss Burger
Zachary's Chicago Pizza	Zaytoon Mediterranean
iScream	Mr. Dewie's Cashew Creamery
Troy Greek Restaurant	Kirin Chinese Restaurant
Ajanta Indian Restaurant	Café Raj Asian Restaurant
Rivoli Restaurant	Bua Luang Thai Cuisine
Schmidt's Pub	Solano Cellars Wine Bar
Gordo Taqueria	AKEMI Japanese Restaurant
Sunny Side Up Café	Taqueria Talavera
House of Curries	Cugini Italian Restaurant
Bowl'd Korean Rice Bar	Highwire Coffee Roasters
Solano Yogurt & Ice Cream	Kim's Café & Sandwiches
Fonda Tapas Restaurant	Oori Rice Triangles

RETAIL

Safeway
 Transports
 Andronicos Community Market
 Pharmaca Integrative Pharmacy
 CVS Pharmacy
 Matsu Fine Natural Bedding
 Solano Lighting
 Fish First Fly Fishing Store
 Avenue Yarns
 Plaza Tennis & Sports
 Five Little Monkeys Toy Store
 Oaktown Spice Shop
 Sottovoce Women's Clothing
 Oaks Jewelers
 Bikes on Solano
 Flowerland Nursery

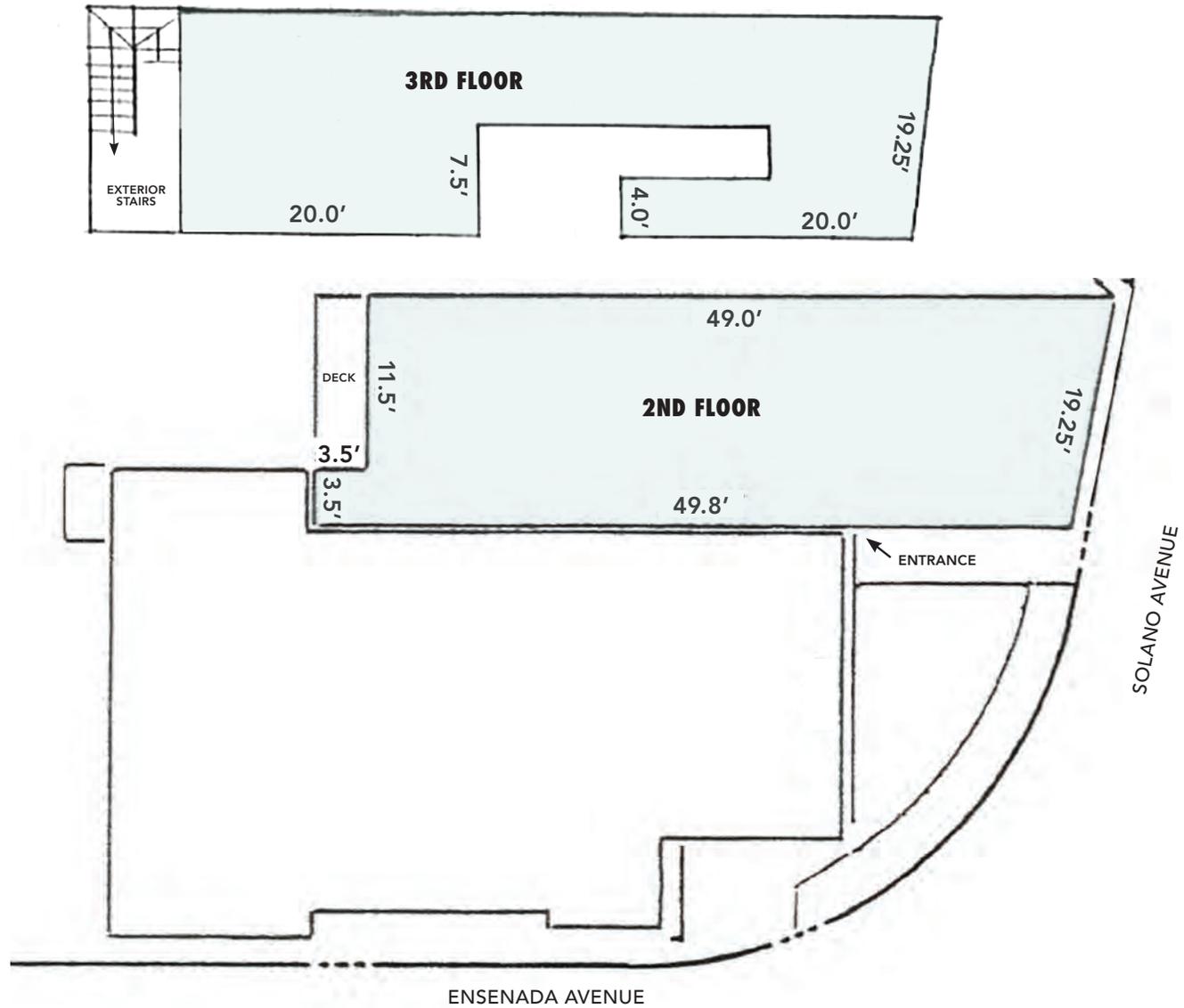
Pegasus Books
 Shoes On Solano
 Sue Johnson Custom Lamps
 Lava9 Handbags & Clothing
 Ensler Lighting
 Morningtide Curated Gifts
 Solano Florist

FITNESS

Orangetheory Fitness
 Anytime Fitness
 24 Hour Fitness
 Sweat Gym
 Happy Hour Fitness Studio
 Oaks Climbing Gym



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.

PHOTO TOUR



PHOTO TOUR



**PHOTO TOUR
ATTIC SPACE**



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.