

:: MEDICAL/THERAPY OFFICE SPACE FOR LEASE ::

1398 SOLANO AVENUE, ALBANY, CA – Suite 7 Available



High-traffic Solano Avenue shopping district corner location. This pedestrian-oriented neighborhood is filled with numerous eateries, retail shops, fitness and services. Nearby co-tenants include: Safeway, Citibank, and CVS. Easy freeway access.

OVERVIEW

- Suite 7: ±230 rsf
- \$925/month IG

SUITE FEATURES

- Shared central common and waiting area
- Join other therapists, body worker and Ashira Salon
- Ample natural light
- Building and tenants support fragrance free environment

Shown by appointment only - Contact Broker

- Operable window for airflow
- Upgraded restroom and lift
- Alarm to common area
- Zoned C-SO (Solano Ave Commercial)

SOLANO AVENUE COMMERCIAL DISTRICT RUNS A FULL MILE

Encompassing two cities, Berkeley and Albany, Solano Avenue is a highly walkable and diverse commercial district. Full of independently-owned shops, an enchanting array of restaurants (most of them Zagat rated), personal service providers and professionals.



AREA DEMOGRAPHICS

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

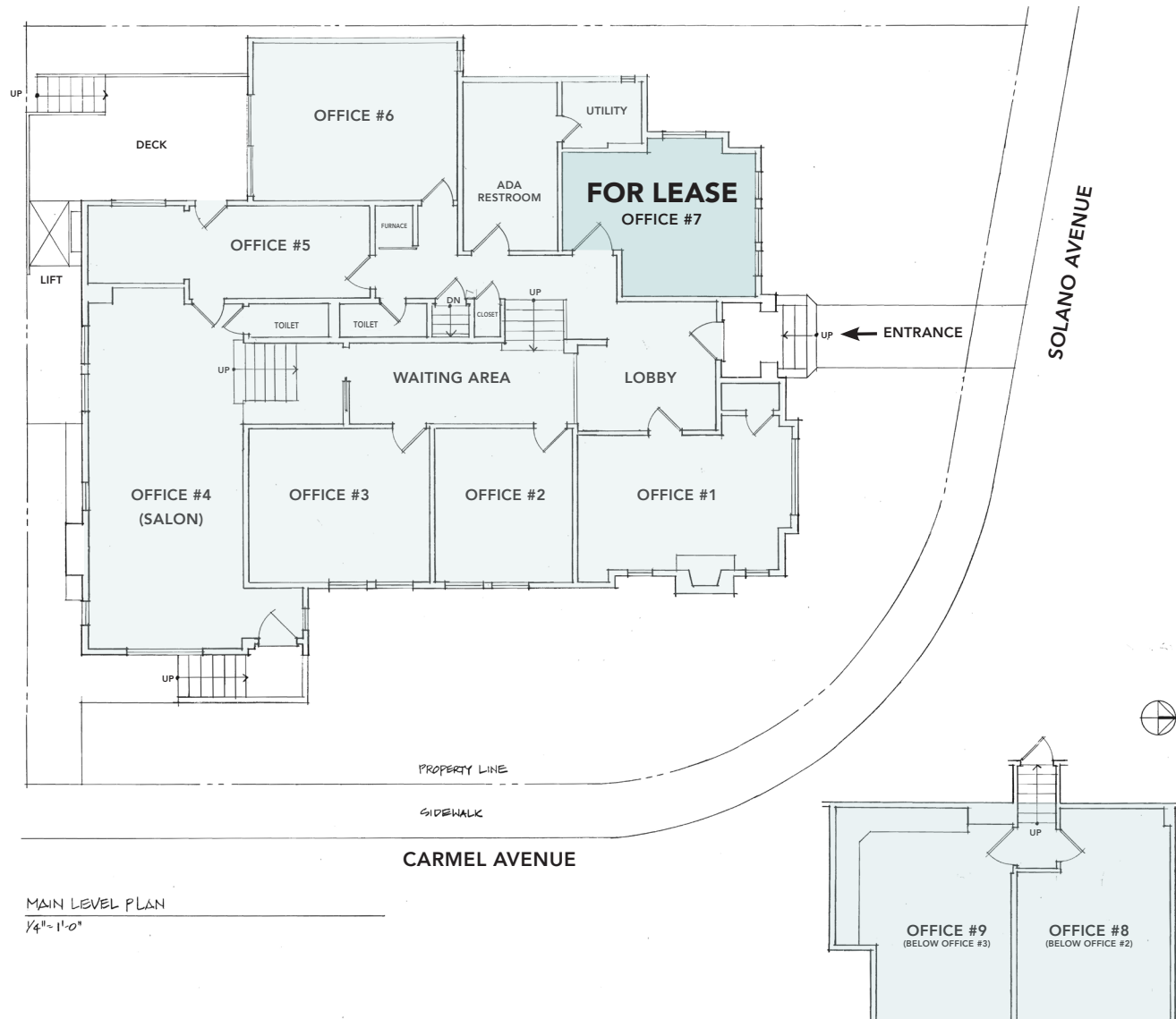
PHOTO TOUR



SUITE 7



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.

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. Walk to Peet's Coffee, Flowerland Nursery, Orangetheory Fitness, Gordo's Taqueria, Anytime Fitness, Fonda Tapas Restaurant, Ensler Lighting, Zachary's Pizza, Starbucks, Solano Cellars Wine Bar, Noah's Bagels, Bikes On Solano, Barney's Gourmet Hamburgers, Pegasus Books, iScream!, and the new Oaks Climbing Gym (opening soon).

RESTAURANTS, CAFÉS AND BARS

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

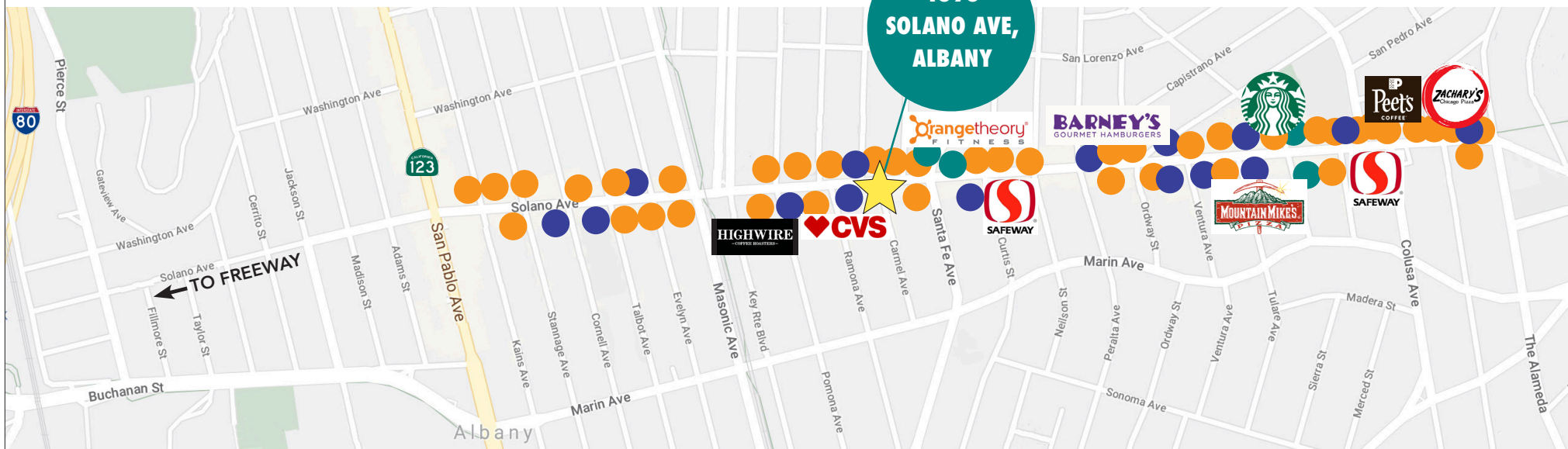
RETAIL

Safeway
Transports
Bikes on Solano
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
Morningtide Curated Gifts
Oaks Jewelers
Flowerland Nursery

Pegasus Books
Shoes On Solano
Sue Johnson Custom Lamps
Lava9 Handbags & Clothing
Ensler Lighting
Sottovoce Women's Clothing
Solano Florist

FITNESS

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



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.