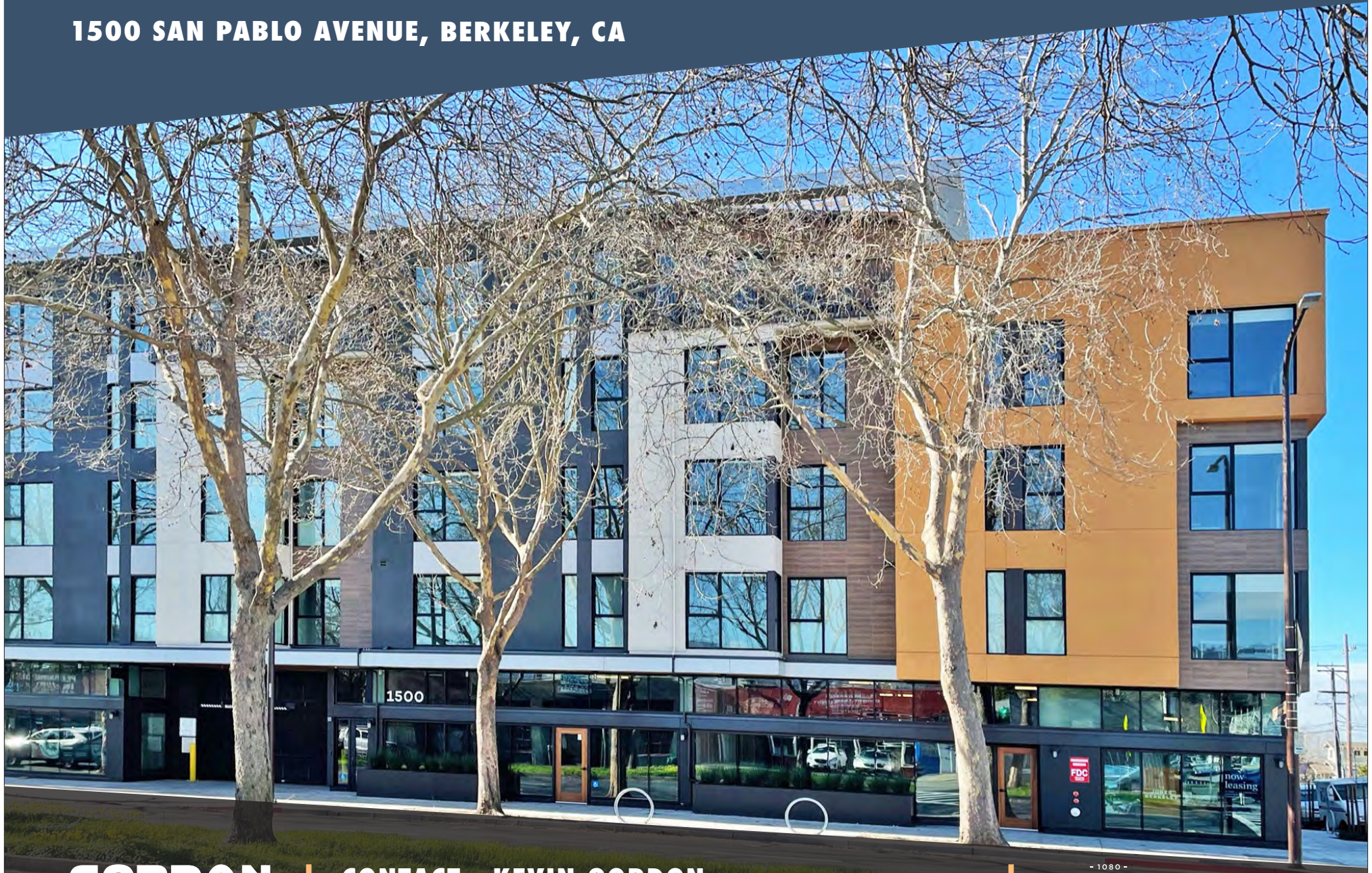


**NEW CONSTRUCTION, HIGH-TRAFFIC RETAIL SPACE FOR LEASE!**  
**1500 SAN PABLO AVENUE, BERKELEY, CA**



**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

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- 1080 -  
**JONES  
BERKELEY**  
- JONES STREET -



### RETAIL & RESTAURANT SPACE IN MIXED-USE DEVELOPMENT WITH 170 RESIDENTIAL UNITS

#### AVAILABLE SIZES

**1500** - ±2,181 rsf

**1518** - ±1,828 rsf

**1522** - ±2,951 rsf

**1528** - ±2,306 + ±375 rsf of covered outdoor patio space

#### 1518-1528

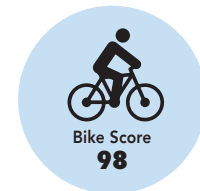
Can be combined for total of ±7,085 rsf

#### PRICING

Call Broker

#### PROPERTY FEATURES

- 27 parking spaces dedicated to retail
- High-traffic shopping corridor
- Almost entire block of retail co-tenancy – professionally managed
- Southern spaces are setup for venting and a pre-installed grease interceptor capable of a smaller or larger restaurant use
- Dense food and home improvement corridor
- Neighborhood co-tenants include Tesla, Whole Foods, Office Depot, Road Runner Sports, Blick Art, and more!
- Close to numerous eateries, bars, retail shops, and fitness
- Berkeley is the SF Bay Area's academic, cultural haven, and foodie haven
- Street frontage on high-visibility San Pablo Avenue (CA State Route 123), Berkeley's largest commercial corridor



**ZONED:** C-W (West Berkeley Commercial)

### OPPOSITE CORNER OF KERMIT LYNCH WINES, ACME BREAD & BARTAVELLE CAFE



#### DEMOGRAPHICS

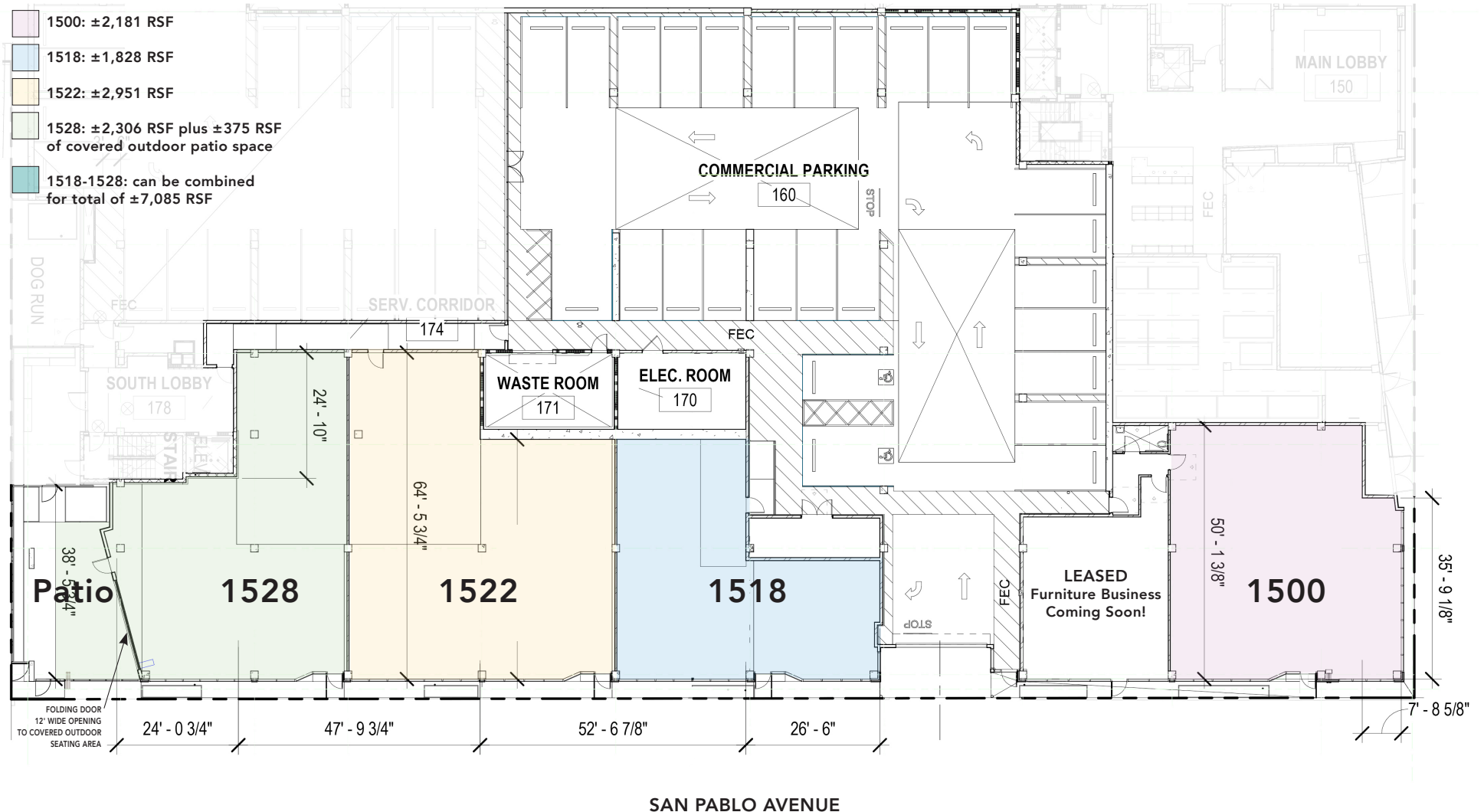
	1 MILE	3 MILE
Population	31,836	196,305
Average HH Income:	\$128,147	\$131,321
Median Home Value:	\$1,001,873	\$995,870
Daytime Employees	17,158	140,061

#### HIGH TAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
San Pablo Avenue	Camelia Street	26,836	0.16 mi
San Pablo Avenue	Gilman Street	22,105	0.29 mi

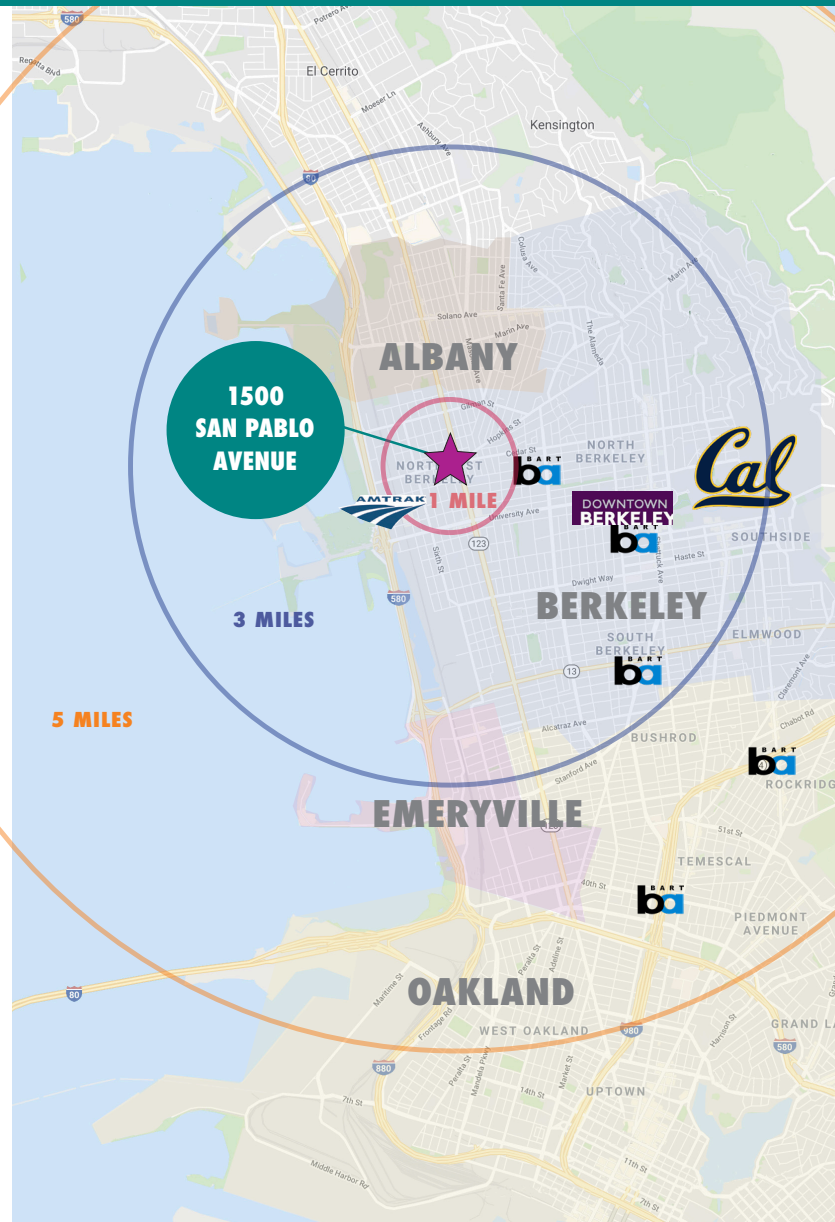
Source: CoStar/Loopnet

### 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.

- Quick walk to Whole Foods Market, REI, Philz Coffee, Chipotle, Walgreen's, Road Runner Sports, North Berkeley BART, Acme Bread, and many other local eateries and businesses
- 9 blocks to Fourth Street Shopping District
- 2.5 miles to Emeryville Public Market
- 2 miles to Downtown and UC Berkeley
- 3 miles to Powell Street Plaza and Shops
- Easy freeway accessibility and SF Bay Bridge access
- 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, LeapFrog, Meyer Sound, Title Nine Sportswear, City Sports Gym, Acme Bread, Climax Foods, Whole Foods Market (Regional), Metropolis Baking, TCHO Chocolate, F'real Foods, Bolt Threads, GU Energy Labs, Ripple Foods, La Tourangelle Oils, Perfect Day Foods, Wild Earth Dog Food, Peet's Coffee Corp HQ, Prime Roots, and Anthony's Cookies
- Bioscience companies in the vicinity include Bayer, Xoma, Aduro Biotech, Newomics, Dynavax Technologies, Caribou Biosciences, and AGC Biologics



### RETAIL WITHIN 3 MILES



### FOURTH STREET



### DOWNTOWN BERKELEY



### POWELL STREET PLAZA



### EAST BAY BRIDGE



### BAY STREET





### FOOD AND DRINKS

Acme Bread	Starbucks
Bartavelle Cafe	The Habit Burger Grill
Chipotle Mexican Grill	Broc Cellars
Gilman Brewing Company	Lusu Cellars
Philz Coffee	Blue Ox Wine Company
Funky Elephant Thai Restaurant	Donkey & Goat Winery & Tasting Room
Westbrae Biergarten	Lama Beans Mediterranean Restaurant
Gioia Pizzeria	Pâtisserie Rotha
Espresso Roma Café	Potala Organic Café
Berkeley Bagels	Bartavelle Coffee & Wine Bar
Kiku Sushi	Yo Sushi
Donut Farm Berkeley	Mountain Mike's Pizza
Coffee Conscious	Café Leila
Fonda Restaurant	Casa Latina Bakery
Picante Mexican Restaurant	La Marcha Tapas Bar
Fieldwork Brewing Company	Everett & Jones Barbeque

### RETAIL

Blick Art Materials	Target
Sprouts Farmers Market	Fenton MacLaren Home Furnishings
Whole Foods Market	Berkeley Natural Grocery
Kermit Lynch Wine Merchant	Monterey Market
REI-Coop	Westbrae Nursery
The North Face Outlet	Flowerland Nursery
Pet Food Express	Berkeley Horticultural Nursery
Office Depot	Magnani Poultry
Soccer Pro	Blue Heron Bikes
Road Runner Sports	California Ski Company
Berkeley Lighting Co	Brushstrokes Studio Inc
Dave's Record Shop	Animal Farm Pet Foods
Berkeley Cycle Works	Paper Plus
Emerald City Gowns	The Spanish Table
Walgreens	Safeway



### OVERVIEW OF DESIGN LOOP OFFERINGS

The West Berkeley Design Loop is a group of local merchants, teamed up to provide an unparalleled home improvement shopping experience.

Located along a convenient path of travel – from I-80 via Ashby Avenue, University Avenue, or Gilman Street exits – West Berkeley Design Loop merchants work together in the spirit of “co-opetition”.

- Home goods
- Home improvement
- Design Loop area

### CATEGORIES OF MERCHANTS INCLUDE:

- Antique and Salvage
- Bed and Bedding
- Books and Educational Resources
- Cabinets and Countertops
- Flooring and Tile
- Furniture
- Glass and Stained Glass
- Hardware Store
- Home and Garden
- Home Décor
- Lighting
- Lumber and Decking
- Plumbing Fixtures and Hardware

[CLICK FOR WEST BERKELEY DESIGN LOOP WEBSITE](#)

### RETAIL/HOME IMPROVEMENT STORES IN VICINITY:

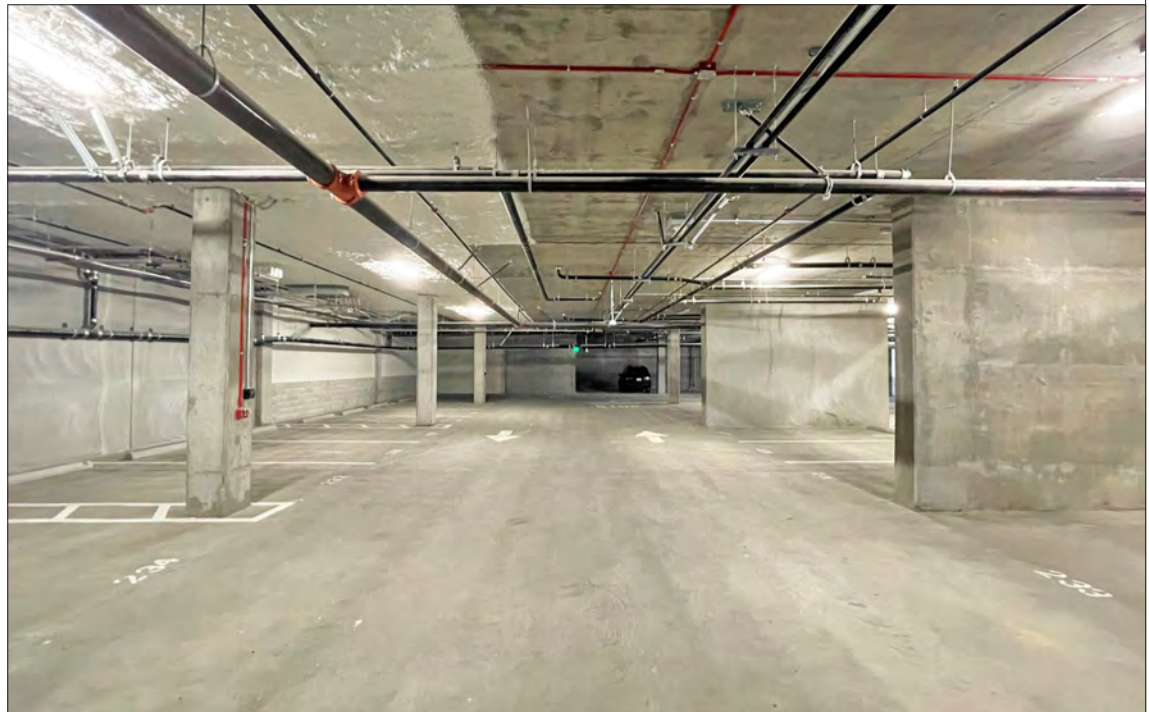
- Metro Lighting
- Ohmega Salvage
- The Gardener
- Keetsa Mattress
- Fenton MacLaren
- Sunrise Specialty
- Truitt and White Lumber
- EcoHome Improvement
- Serena & Lily Outlet









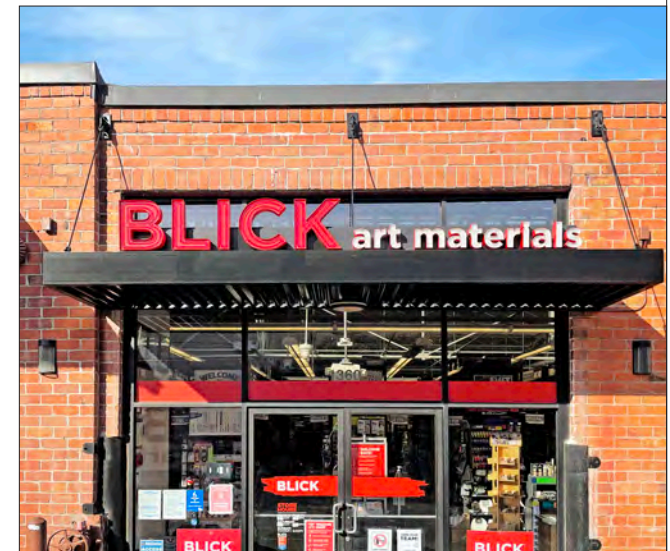




# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

**JONES BERKELEY 1500 SAN PABLO AVENUE, BERKELEY, CA  
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.