

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

:: THERAPY SPACE WITH PRIVATE ENTRANCE AND PARKING ::

1398 SOLANO AVENUE, SUITE 8, ALBANY, CA



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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 8 Size: ±165 rsf
- Asking Rent: \$975/month IG

HIGHLIGHTS

- Quiet ground floor office
- Operable window
- Recessed lighting, tile floor, lots of storage
- Parking space directly out front
- Shared restroom and common waiting area

- Join other therapists, body worker and Ashira Salon
- Ample natural light
- Building and tenants support fragrance-free environment
- Zoned C-SO (Solano Ave Commercial)

Shown by appointment only – Contact Broker



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.



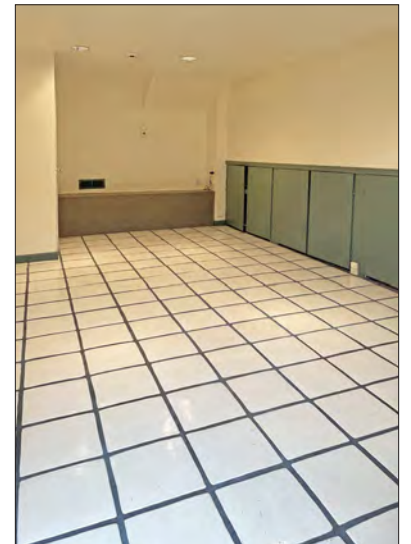
AREA DEMOGRAPHICS

	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		

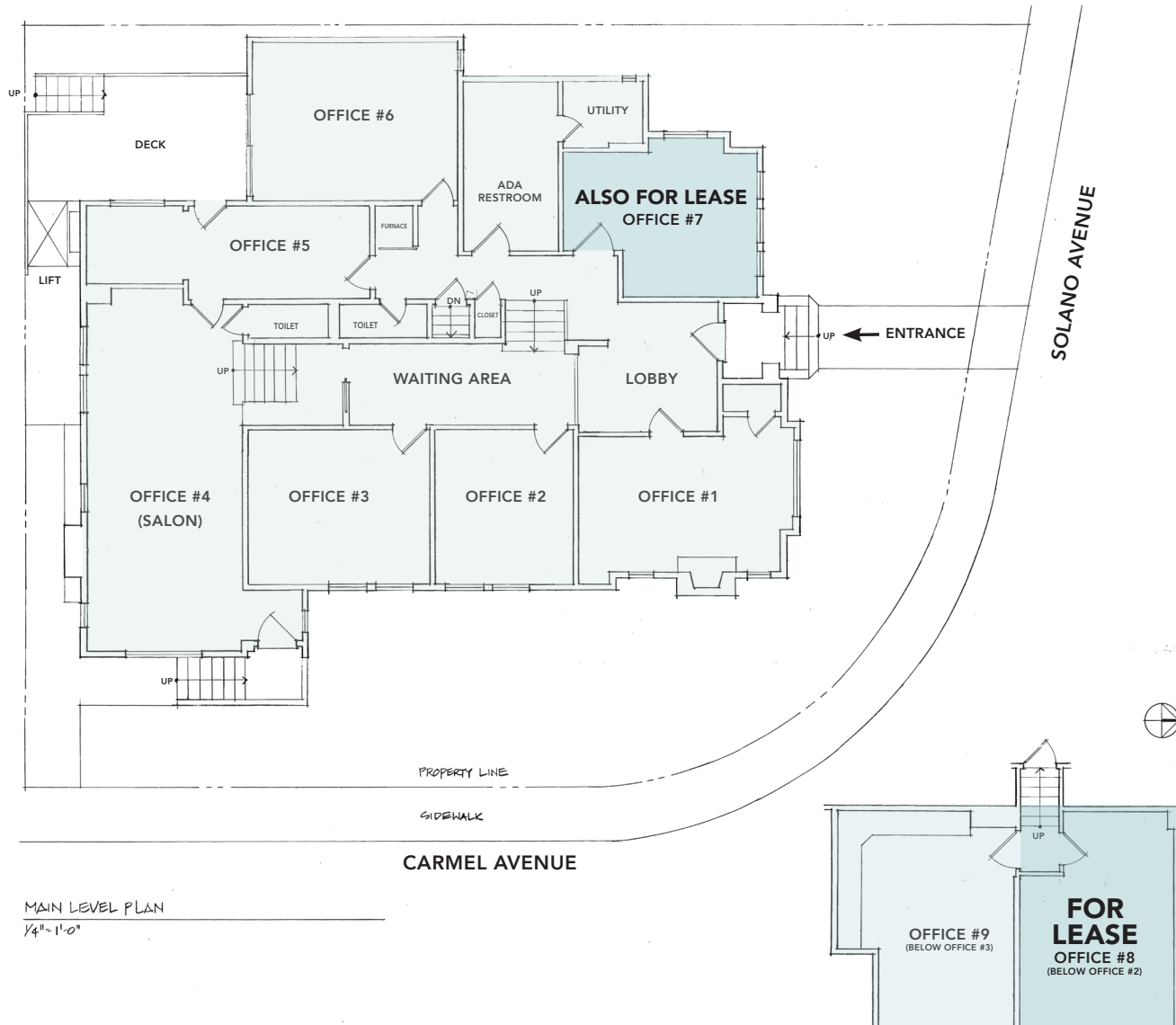
PHOTO TOUR



SUITE 8



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

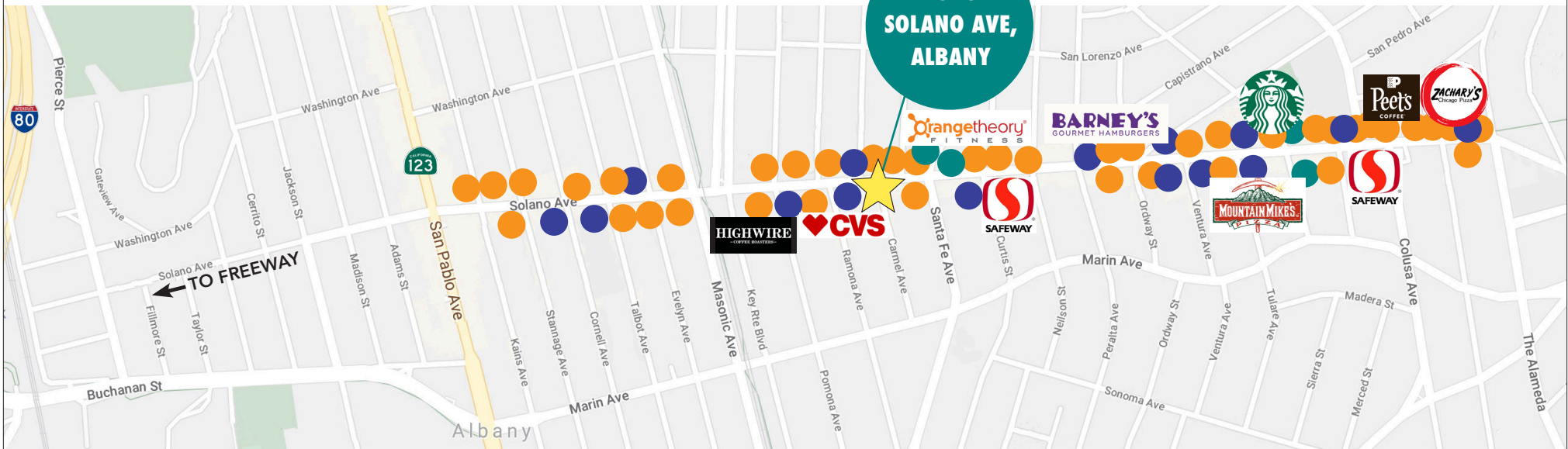
Highwire Coffee Roasters	Barney's Gourmet Hamburgers
Fonda Tapas Restaurant	Suzette Crêpe Café
Sunny Side Up Café	As You Wish Frozen Yogurt
Gordo Taquería	Little Star Pizza
House of Curries	Boss Burger
Bowl'd Korean Rice Bar	Zaytoon Mediterranean
Solano Yogurt & Ice Cream	Mr. Dewie's Cashew Creamery
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	Pegasus Books
Transports	Shoes On Solano
Bikes on Solano	Sue Johnson Custom Lamps
Pharmaca Integrative Pharmacy	Lava9 Handbags & Clothing
CVS Pharmacy	Ensler Lighting
Matsu Fine Natural Bedding	Sottovoce Women's Clothing
Solano Lighting	Solano Florist
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	

FITNESS

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



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NEIGHBORHOOD



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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.