

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

SALON SPACE FOR LEASE :: 2120 SAN PABLO AVENUE, BERKELEY, CA ::

NEW CONSTRUCTION! ON GROUND FLOOR – ALONG HIGH-TRAFFIC SAN PABLO AVENUE

Spirit Living Berkeley is a fully entitled, 96 unit assisted living and memory care community in the heart of Berkeley – 1 block from University Avenue. The community will be a 4-story, 80,000 SF, licensed Residential Care Facility for the Elderly with ground floor retail.

~ NEW ~
**FULLY BUILT
OUT SALON
SPACE**

SPRIT LIVING
ASSISTED LIVING AND MEMORY CARE

MI TIERRA FOOD

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HIGH VISIBILITY ON BUSY COMMERCIAL STRETCH – IN WEST BERKELEY WITH EASY FREEWAY ACCESS

PROPERTY OVERVIEW

- **Size:** ± 700 rsf
- **Rent:** \$3.50 psf/month NNN
- **Zoning:** C-W
(West Berkeley Commercial)

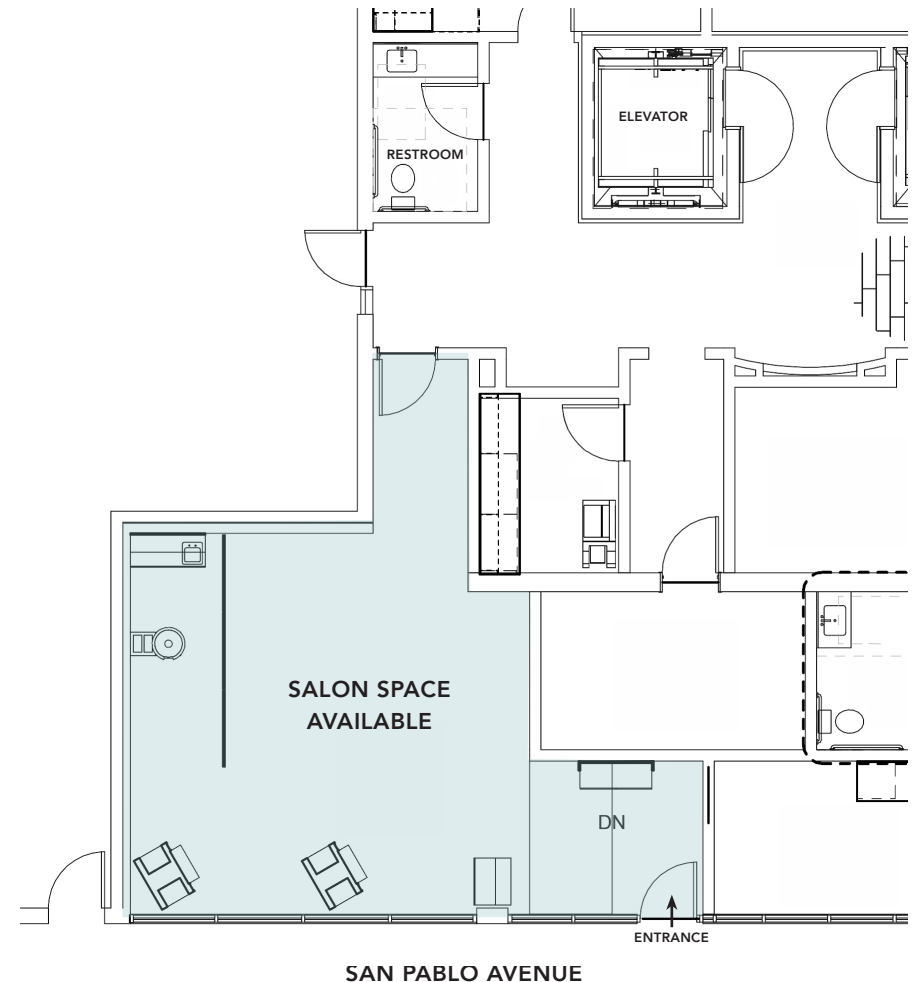


PROPERTY FEATURES

- Corner location near University Avenue intersection, with storefront on San Pablo Avenue (CA State Route 123)
- Brand new construction
- Shared common restroom
- Off-street parking
- High-traffic area
- Both San Pablo and University Avenues have 4 lanes, heavily traveled, in this popular West Berkeley neighborhood
- Situated in Berkeley's International Food District – a growing collection of international markets and cuisine, including La Marcha Tapas Bar, Luca Cucina Italiana, Highwire Coffee, Cafe Leila, Lanesplitter Pizza, Gaumenkitzel German restaurant
- Across from Mi Tierra Foods, Keetsa Mattress, Alpha Design Furniture, and Acme Bar
- Amid a well-rounded mix of retail, restaurants and commercial services
- Dense food and home improvement corridor
- Near many residential developments, major employment, parks, and schools
- Part of the West Berkeley Design Loop, a 2-mile stretch of home furnishings, accessories, and improvement stores

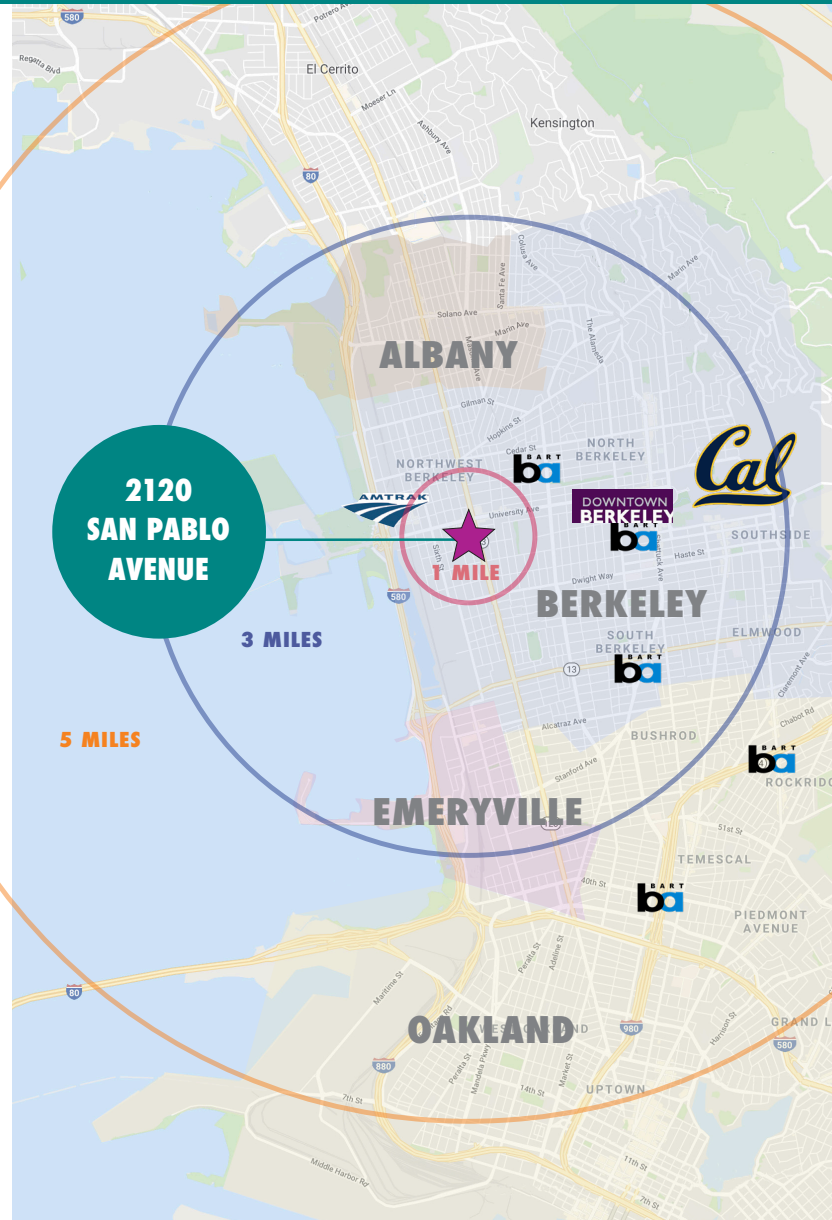
Average Daily Traffic
21,797 (CoStar)

DELIVERY WILL BE FULLY BUILT OUT WITH SALON FIXTURES AND FINISHES



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.

- Prominent corner site located between UC Berkeley and Fourth Street Shopping District (8 blocks away) with the Apple Store, Anthropologie, Lululemon, Bette's Diner, Peet's Coffee, Sur La Table, Amazon 4-star, Sephora, Builders Booksource, The Gardener, and more!
- Short walk to North Berkeley BART
- 1.5 miles to Downtown and UC Berkeley
- 2.7 miles to Emeryville Public Market
- 3.1 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, Bolt Threads, GU Energy Labs, Annie's Homegrown, Ripple Foods, La Tourangelle Artisan Oils, Perfect Day Foods, Wild Earth Dog Food, Inc., Siemens Healthcare, Peet's Coffee Corp HQ, and Anthony's Cookies



RETAIL WITHIN 3 MILES



FOURTH STREET



DOWNTOWN BERKELEY



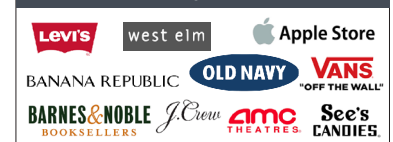
POWELL STREET PLAZA



EAST BAY BRIDGE



BAY STREET



FOOD AND DRINKS

La Marcha Tapas Bar
Gaumenkitzel
Acme Bar & Company
Luca Cucina Italiana
Everett & Jones Barbeque
Indus Village
The Spanish Table
Casa Latina Bakery
Cafe Leila
Subway
The Rare Barrel Brewery
Paisan Italian Restaurant
Longbranch Saloon
Caffe Chiave
Third Culture Bakery
Standard Fare
Acme Bread

Highwire Coffee Roasters
Lanesplitter Pizza & Pub
Vital Vittles Bakery
Viks Chaat
Tomate Cafe
The Rare Barrel
Gallegos Mexican Restaurant
Le Pho Vietnamese Restaurant
Anchalee Thai Cuisine
Anthony's Cookies
Catahoula Kaffeegarten
Project Juice
Cafe Réveille
Lyasare
Zut!
Peet's Coffee
Tacubaya

FITNESS

Berkeley CrossFit
The Yoga Room
West Berkeley Fencing Club

West Wind Kung-Fu Karate
Berkeley Muay Thai & Fitness
SoulCycle

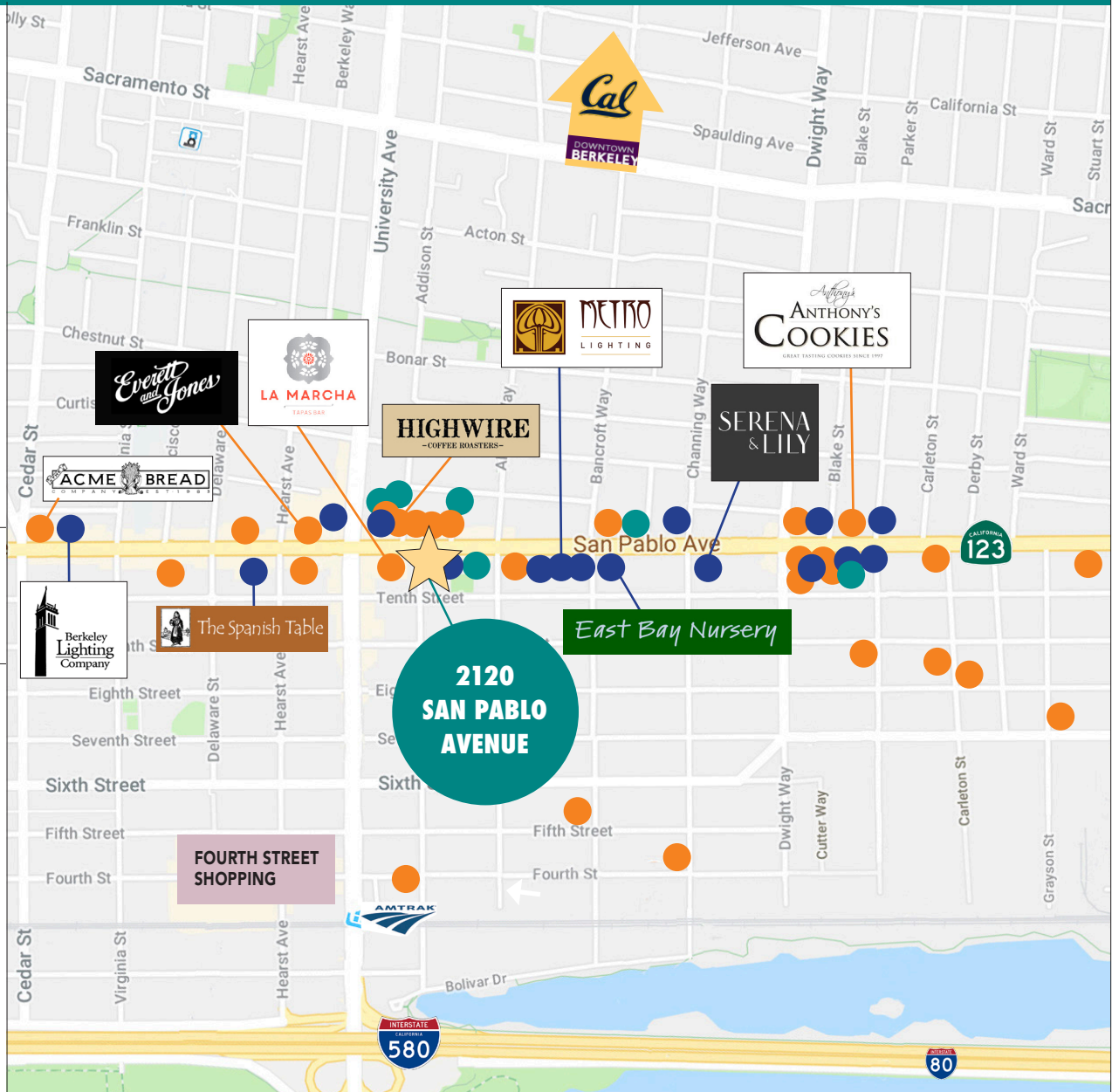
RETAIL

Keetsa Mattress Store
Omega Lighting & Design
Alpha Design Furniture
The Spanish Table
East Bay Nursery
Metro Lighting
Halmar Work Clothes
Ohmega Salvage
Sunrise Specialty
Big O Tires
Famous Foam Factory
Jae Adore Clothing Store
Lhasa Karnak Herb Company
Ecology Center Store

Serena & Lily Outlet
Berkeley Lighting Company

FOURTH STREET RETAIL INCLUDES:

Apple Store
Builders Booksource
Paper Source
Madewell
Anthropologie
Sephora
Lululemon
Sur La Table
Design Within Reach
The Gardener



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



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2120 SAN PABLO AVENUE, BERKELEY, CA
NEIGHBORHOOD DESTINATIONS



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.