

FOR SALE :: 912 THE ALAMEDA, BERKELEY, CA
Owner/User Opportunity – Professional or Medical Building with Rear Parking Lot



GORDON
COMMERCIAL REAL ESTATE BROKERAGE

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LOT SIZE ±6,000 SF

BUILDING SIZE ±1,374 SF

YEAR BUILT: 1931

APN: 61-2603-5

ASKING PRICE: \$1,100,000

ZONED: R-1

Great Location on The Alameda, at the Top of Solano Avenue!

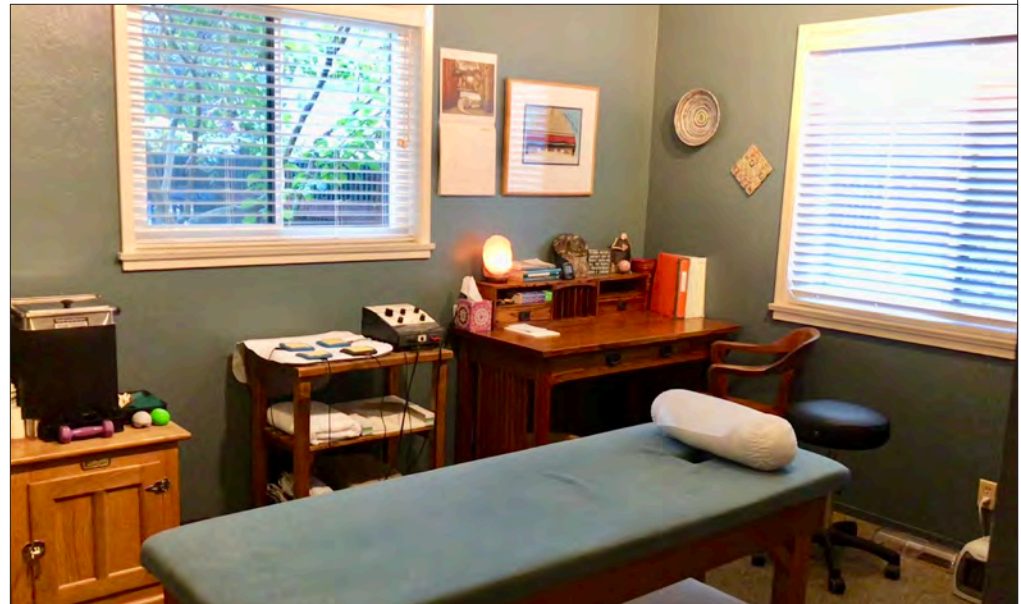
FEATURES

- Current Chiropractor's office
- 5 treatment rooms, waiting room, office, and restroom
- Nice windows throughout; nice natural light, HVAC
- Beautifully maintained
- ADA accessible
- Rear parking lot with 6 lined spaces
- Handicapped parking directly in front of the building
- Small basement with washer/dryer
- To be delivered vacant

LOCATION

- Amidst a cluster of medical buildings filled with therapists and dental offices
- Bus stop directly out front
- Adjacent to Solano Avenue's great mix of restaurant and retail tenants in the neighborhood – including small boutiques, multiple banks, Cactus Taqueria, Zachary's Pizza, Troy Greek Cuisine, Safeway, and many other dining options and coffee shops
- Easy access from nearby residential communities, Downtown Berkeley, UC Berkeley, and freeways I-80/580
- Easy street parking





2603

ASSESSOR'S MAP 61

Code Area No. 13-000

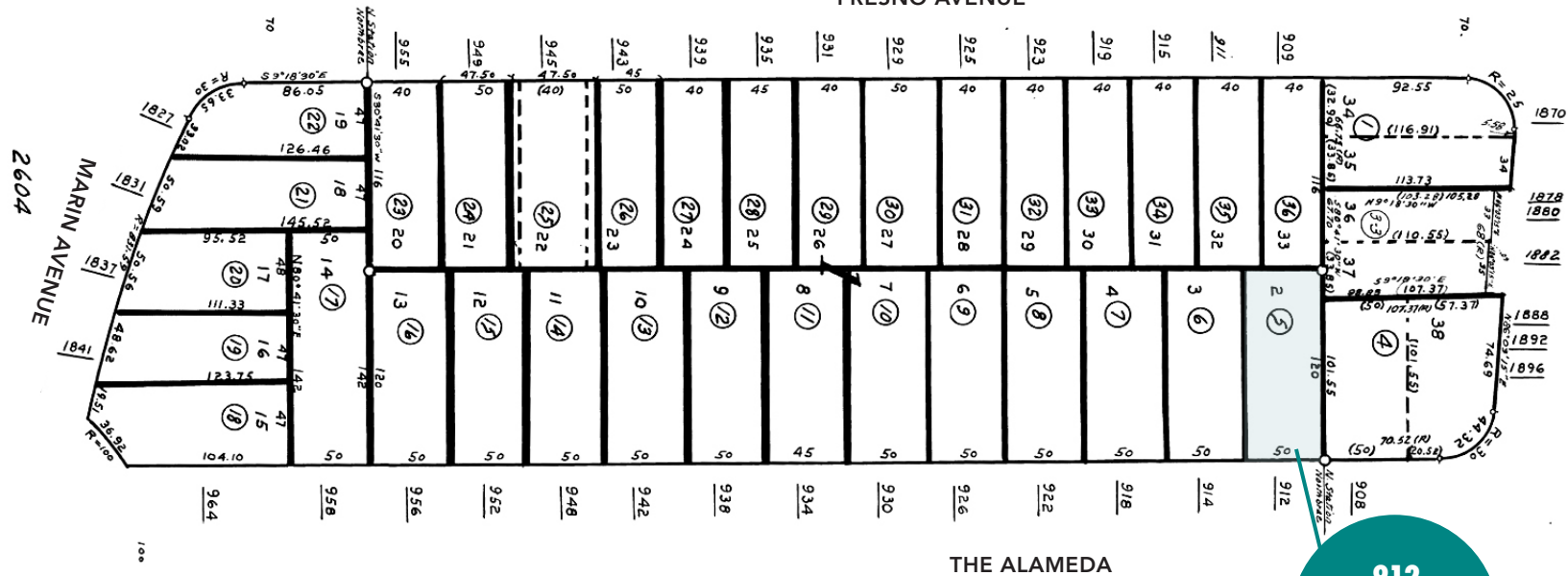
2602

SOLANO AVENUE

Northbrae Station
Tract (bk. 24 p. 42)
Northbrae . bk. 22 p. 44
Scale 1 in = 60 ft.

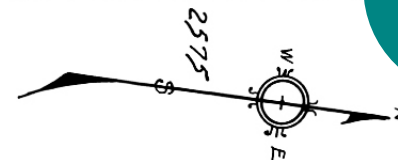
2611

FRESNO AVENUE

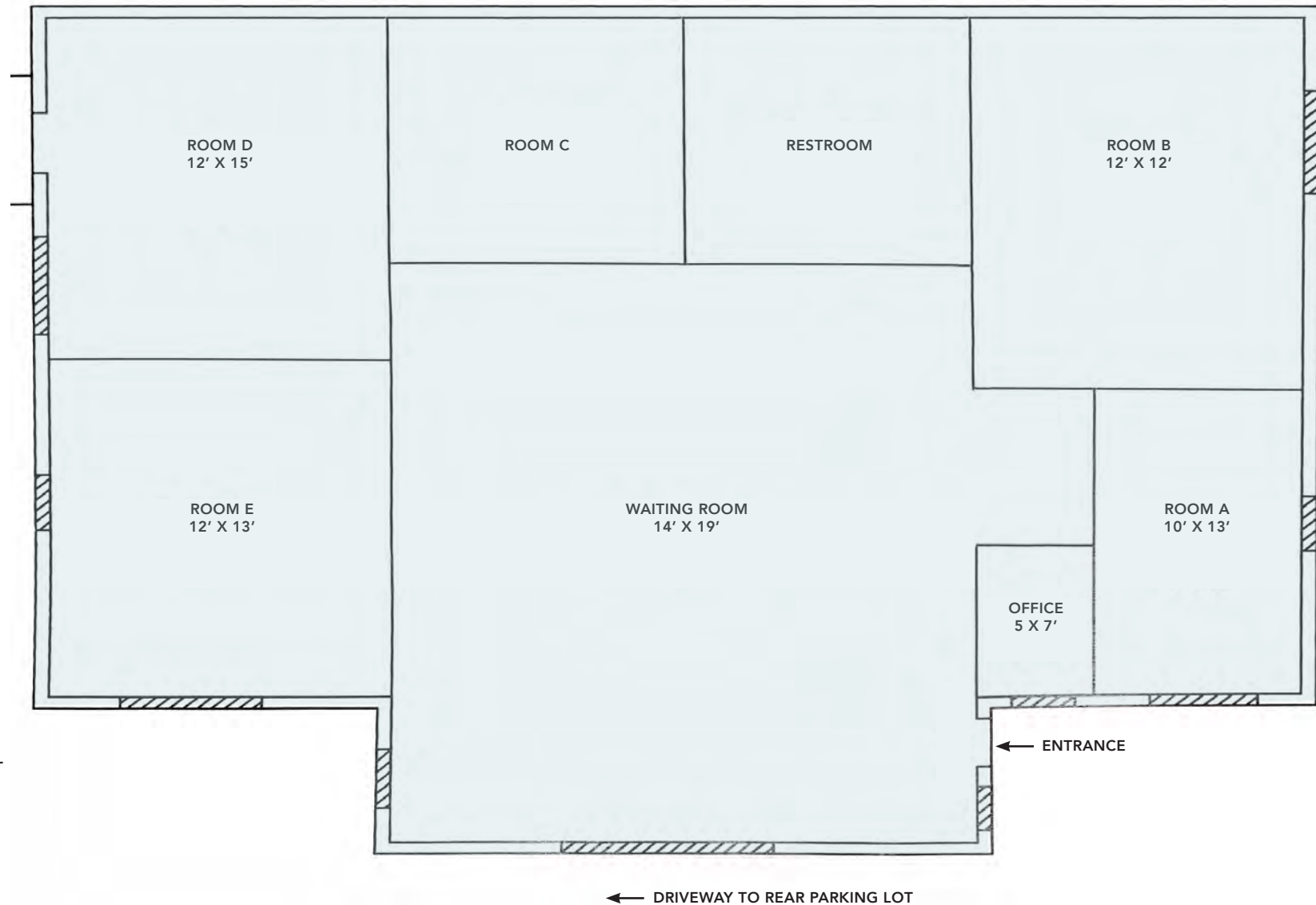


THE ALAMEDA

912
THE ALAMEDA
BERKELEY



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.



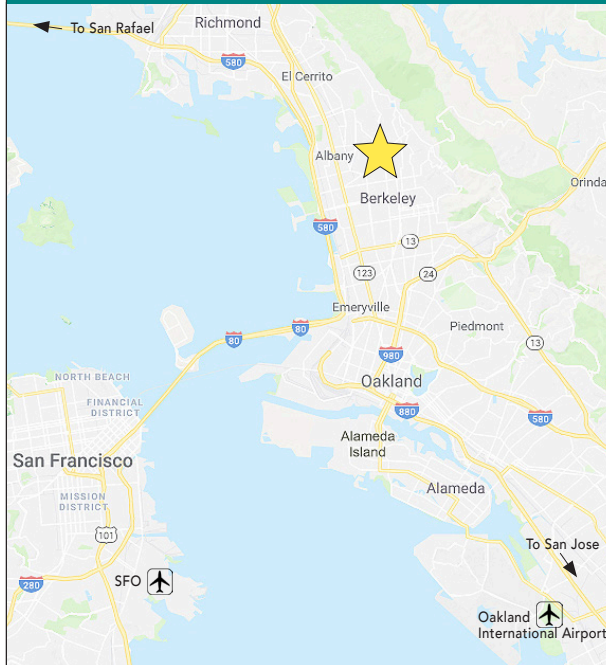
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Solano Avenue's commercial district spans over 26 blocks and boasts over 250 businesses – a combination of local operators, service-based businesses, a movie theater, 2 Post Offices, UPS store, modern boutiques, coffeeshops, over 55 restaurants/cafes. Steps away from Peet's Coffee, Pharmaca, Anytime Fitness, 24 Hour Fitness, Kirin Restaurant, Oaks Jewelers, Ensler Lighting, Starbucks, Safeway, Cactus Taqueria, Zachary's Pizza, Noah's Bagels, Mountain Mike's Pizza, Shoes On Solano, Wells Fargo, Chase, Mechanics Bank, Pegasus Books, iScream!, Ajanta Indian Cuisine, Troy Greek Cuisine, Solano Florist, and Touchstone Climbing Gym (coming soon)



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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
Happy Hour Fitness Studio
Oaks Climbing Gym

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