

FOR LEASE :: 1422 SAN PABLO AVENUE, BERKELEY, CA

Retail Building With Parking Lot – On High-Traffic Shopping Corridor



CONTACT: KEVIN GORDON 510 898-0513 • kevin@gordoncommercial.com • DRE# 01884390

PRIOR CHILDCARE CENTER WITH LARGE WINDOW FRONTAGE + EXCELLENT FREEWAY ACCESS

SIZE: ±3,865 rsf building space on a 13,551 sf lot

LEASE RATE: \$2.65 psf/month NNN

ZONED:
C-W (West Berkeley Commercial)

**20 SPACES IN ADJACENT,
GATED PARKING LOT**

- Nice natural light, skylights, ample lighting, and ceiling fans
- Kitchen, and two restrooms
- Easy freeway access via Gilman Street or University Avenue on-ramps
- AC Transit bus stops all along San Pablo Avenue
- Dense food and home improvement corridor
- Neighborhood co-tenants include Tesla, Whole Foods, Office Depot, REI, Road Runner Sports, Emerald City Gowns, Blick Art, and more!
- Close to numerous eateries, breweries, wineries, and retail shops
- Berkeley is the SF Bay Area's academic, cultural, and foodie haven
- Street frontage on high-visibility San Pablo Avenue (CA State Route 123), Berkeley's largest commercial corridor



Walk Score
90



Near Popular
Eateries



Bike Score
98



DEMOGRAPHICS

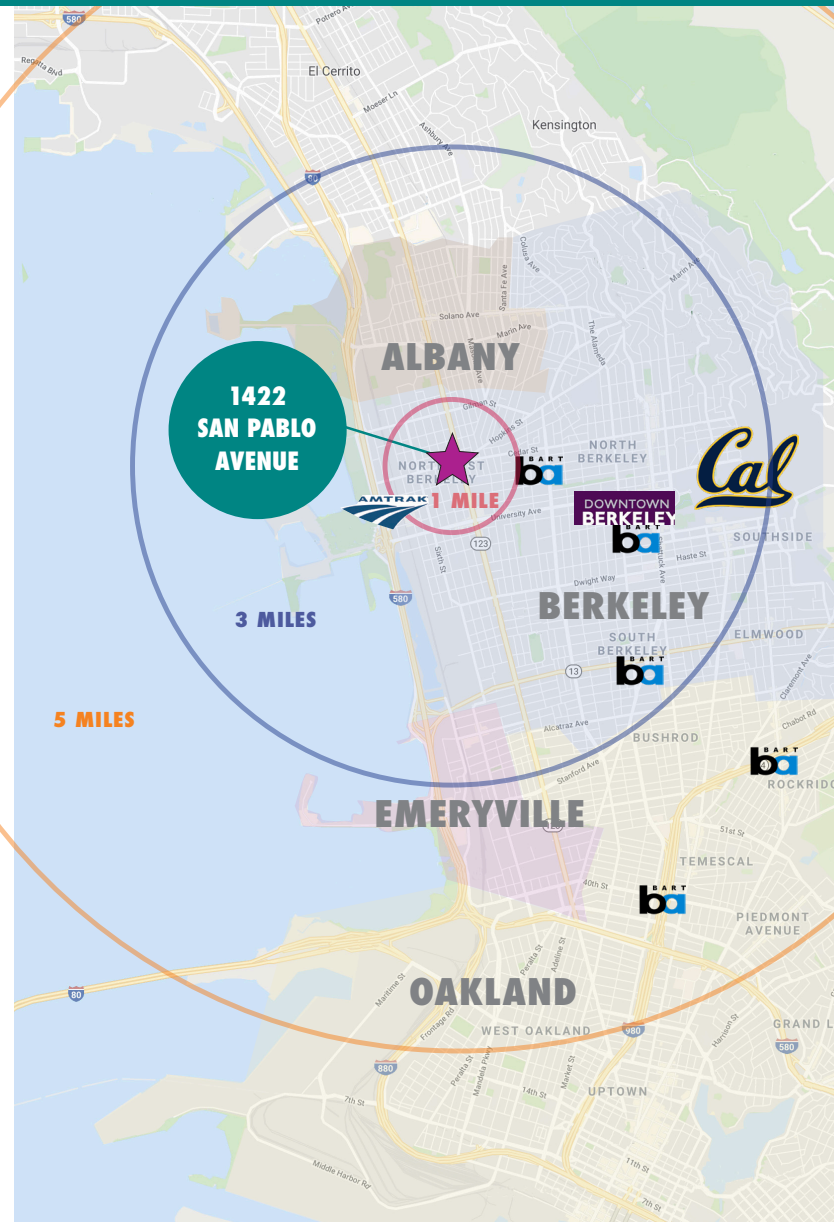
	1 MILE	3 MILE
Population	32,590	193,736
Average HH Income:	\$128,147	\$131,321
Median Home Value:	\$1,037,521	\$1,015,856
Daytime Employees	17,158	140,061

HIGH TRAFFIC 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

- 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, Modern-twist Inc, LeapFrog, Meyer Sound, Title Nine S portswear, City Sports Gym, 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 Oils, Perfect Day Foods, Wild Earth Dog Food, Peet's Coffee Corp HQ, Siemens Healthcare, and Anthony's Cookies
- Bioscience companies in the vicinity include Bayer, Xoma, Aduro Biotech, Newomics, Dynavax Technologies, Caribou Biosciences, and AGC Biologics



RETAIL WITHIN 4 MILES



FOURTH STREET



DOWNTOWN BERKELEY



POWELL STREET PLAZA



EAST BAY BRIDGE



BAY STREET



FOOD AND DRINKS

Acme Bread	Fieldwork Brewing Company
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
Stella Nonna Restaurant	Lama Beans Mediterranean Restaurant
Westbrae Biergarten	Pâtisserie Rotha
Gioia Pizzeria	Sam's Log Cabin
Espresso Roma Café	Bartavelle Coffee & Wine Bar
Berkeley Bagels	Yo Sushi
Kiku Sushi	Mountain Mike's Pizza
Coffee Conscious	Café Leila
Rivoli Restaurant	Casa Latina Bakery
Fonda Restaurant	La Marcha Tapas Bar
KC's Barbecue Restaurant	Everett & Jones Barbeque
Picante Mexican Restaurant	

RETAIL

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

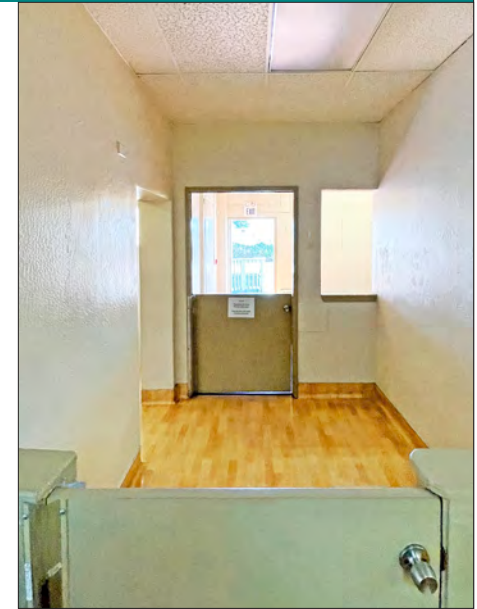
[CLICK FOR WEST BERKELEY DESIGN LOOP WEBSITE](#)

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











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.