GORDON COMMERCIAL REAL ESTATE BROKERAGE BASEMENT SPACE FOR LEASE :: 1960 SAN PABLO AVENUE, BERKELEY, CA

WITH CONVENIENT FREEWAY ACCESS AND EASY STREET PARKING



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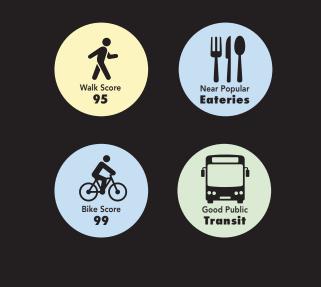


SECURE STORAGE SPACE WITH LEVEL ACCESS

PROPERTY FEATURES

- Level access from the rear of the building
- Open floor plan
- High traffic location just off the busy corner of University and San Pablo Avenues
- University Avenue is a major highway corridor from I-80/I-580 to UC campus and Downtown Berkeley
- Across from Everett & Jones Barbeque, Brazilian Cultural Center and Subway. Near Wells Fargo Bank, The Spanish Table, Cafe Leila, West Branch of the Berkeley Public Library, and the Berkeley Adult School
- Amidst Berkeley's International Food District a growing collection of international markets and cuisine, including La Marcha Tapas Bar, Highwire Coffee, Mi Tierra Food Market, Babette, Lavender Bakery, El Patio, Luca Cucina Italiana, and Gaumenkitzel German Restaurant
- Part of the West Berkeley Design Loop a 2-mile stretch of home furnishings, accessories, and improvement stores such as Metro Lighting, Serena & Lily Outlet, Berkeley Lighting, The Sink Factory, KCC Modern Living, All Natural Stone, Fenton MacLaren Home Furnishings and Keetsa Mattress
- Near Fourth Street Shopping District
- Easy freeway accessibility and SF Bay Bridge access via I-80 corridor

- Size: ±1,300 rsf of BASEMENT SPACE
- Lease Rate: \$1,300/month Gross
- Zoning: C-W (West Berkeley Commercial)



CENTRALLY LOCATED ON BUSY COMMERCIAL STRETCH

1960 SAN PABLO AVENUE, BERKELEY, CA NEARBY AMENITIES MAP

GORDON

FOOD + DRINKS

RETAIL

La Marcha Tapas Bar Gaumenkitzel Highwire Coffee Luca Cucina Italiana Lavender Bakery Acme Bar & Company Bartavelle Coffee & Wine Bar Subway Everett & Jones BBQ Westbrae Biergarten Fieldwork Brewing Gilman Brewery Chipotle Paisan Italian Restaurant Longbranch Saloon Caffè Chiave Standard Fare Viks Chaat Anthony's Cookies The Rare Barrel Brewery Viks Chaat Tomate Cafe The Rare Barrel Le Pho Vietnamese Restaurant Anchalee Thai Cuisine Vital Vittles Bakery Acme Bread Peet's Coffee Oceanview Diner Zut! Cafe M Artis Coffee Earthbar Cafe Réveille Tacubava

Keetsa Mattress Store Alpha Design Furniture The Spanish Table Metro Lighting Omega Lighting & Design East Bay Nursery Halmar Work Clothes The Sink Factory Famous Foam Factory Berkeley Bowl West Serena & Lily Outlet Outdoor Supply Hardware East Bay Nursery Office Depot Sprouts Market Rad Electric Bikes Weatherford BMW

FOURTH STREET RETAIL INCLUDES:

Apple Store **Builders Booksource** Paper Source Madewell Anthropologie Sephora Roark Lululemon Sur La Table Warby Parker Vans Kiehl's **CP** Shades Athleta 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

• Books and Educational

• Cabinets and Countertops

Glass and Stained Glass

• Bed and Bedding

• Flooring and Tile

Resources

• Furniture

- 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

1960 SAN PABLO AVENUE, BERKELEY, CA

Ward

Corlet

Wallace

WEST BERKELEY DESIGN LOOP

- Ohmega Salvage
- The Gardener
- Keetsa Mattress
- Fenton Maclaren
- Sink Factory
- Truitt and White Lumber

9th St

POTTER Anthony

5th St

ASHBY

• Mod Cabinetry

SAN PABLO

10th St

9th St -

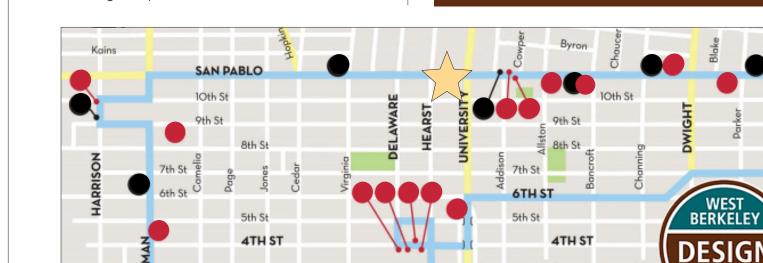
7TH ST

8th St

• Serena & Lily Outlet









1960 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.

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