

**BASEMENT SPACE FOR LEASE :: 1960 SAN PABLO AVENUE, BERKELEY, CA**  
**WITH CONVENIENT FREEWAY ACCESS AND EASY STREET PARKING**



**EASY ENTRY  
FROM BACK  
OF  
BUILDING**

**CONTACT: LORI ROSENTHAL**

510 524-2344 • [lori@gordoncommercial.com](mailto:lori@gordoncommercial.com) • DRE# 01946676



## 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

### FOOD + DRINKS

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  
Tacubaya

### RETAIL

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
- 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
- Sink Factory
- Truitt and White Lumber
- Mod Cabinetry
- 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.