

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

High-Visibility Retail or Service Commercial Space for Lease

:: **2371 SAN PABLO AVENUE, BERKELEY CA** ::



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Centrally Located on Berkeley's Major Four-Lane Thoroughfare Amid One-of-a-Kind Shops

SIZE: ±1,200 RSF | **Lease Rate:** \$3.50 psf/month Gross + Utilities

ZONED: C-W (West Berkeley Commercial District)



- Nice window frontage with clerestory glass
- Light and airy interior
- Large open floor plan with kitchenette and ADA restroom
- Perfect for small retail business or service commercial
- Excellent signage opportunity
- High traffic location
- Dense food and home improvement corridor
- Near many residential developments
- Part of the West Berkeley Design Loop – a 2-mile stretch of home furnishings, accessories, and improvement stores such as Serena & Lily Outlet, Metro Lighting, Berkeley Lighting, The Sink Factory, KCC Modern Living, All Natural Stone, Keetsa Mattress Fenton MacLaren Home Furnishings, and Mod Cabinetry,
- Amid a well-rounded mix of retail, restaurants and commercial services
- Easy street parking, and excellent freeway access
- Outstanding public transportation



DEMOGRAPHICS

	1 MILE	5 MILE
Population	31,600	365,345
Households	14,035	159,679
Average HH Income	\$124,728	\$131,979
Daytime Employees	16,276	243,863

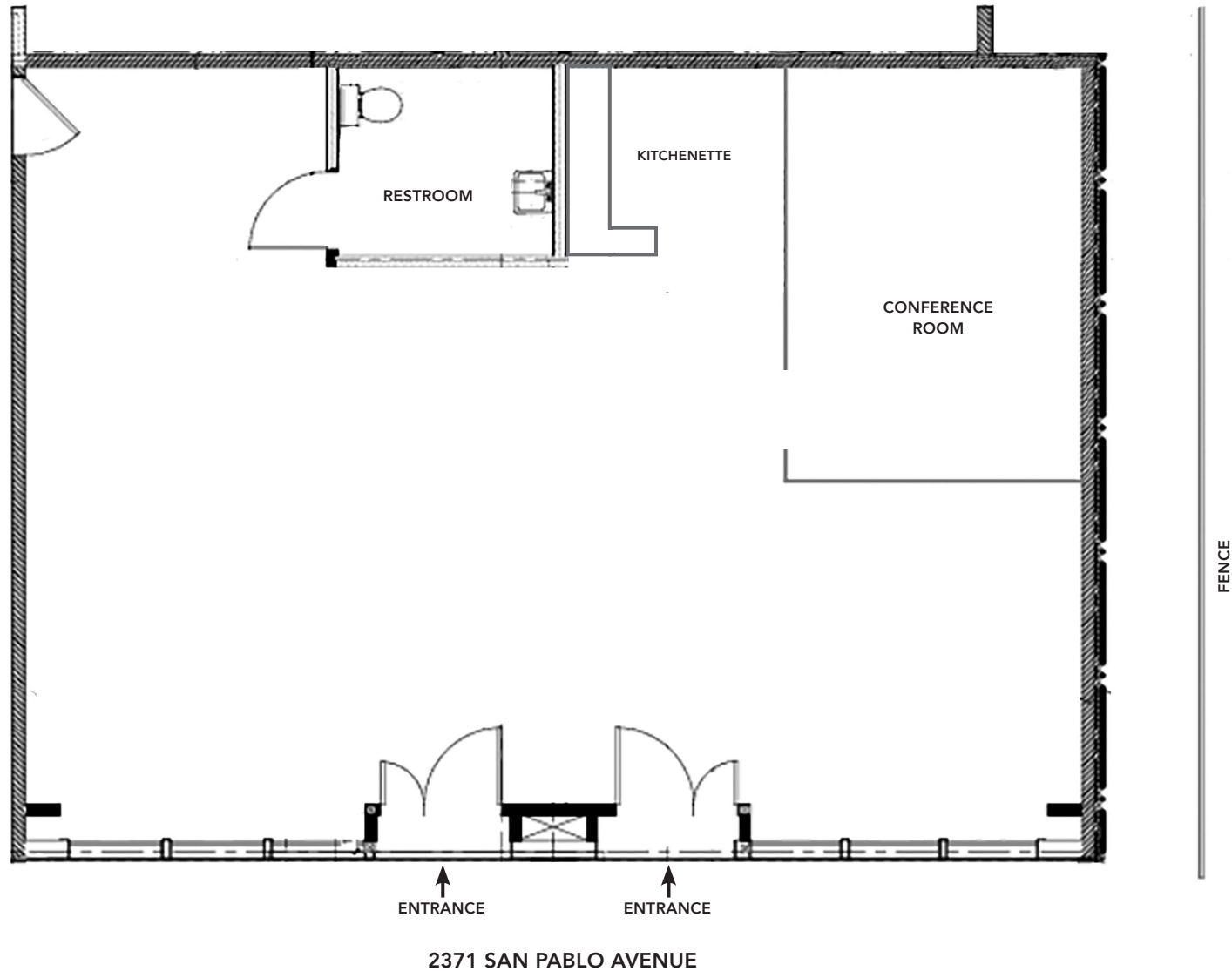
(Source: CoStar)

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2371 SAN PABLO AVENUE, BERKELEY, CA
PHOTO TOUR





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.

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



FOOD + DRINKS

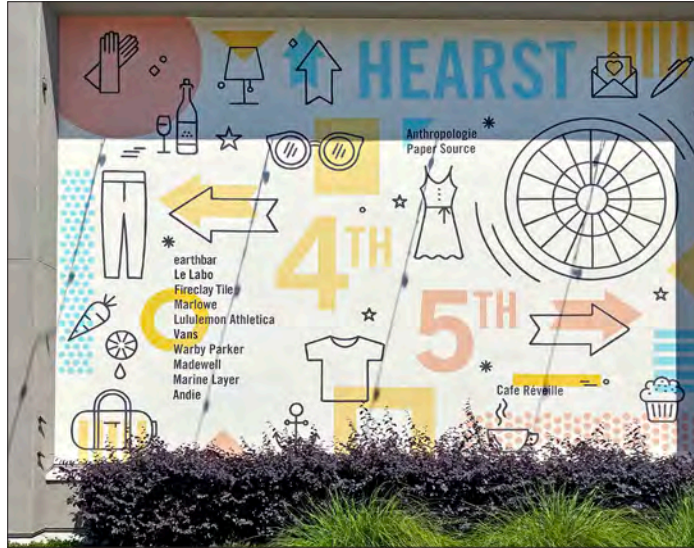
La Marcha Tapas Bar
 Gaumenkitzel
 Highwire Coffee
 Luca Cucina Italiana
 States Coffee x Bread
 Acme Bar & Company
 Bartavelle Coffee
 & Wine Bar
 Subway
 Everett & Jones BBQ
 Westbrae Biergarten
 Fieldwork Brewing
 Gilman Brewery
 Chipotle
 Paison Italian Restaurant
 Longbranch Saloon
 Caffè Chiave
 Standard Fare
 Viks Chaat
 Anthony's Cookies
 The Rare Barrel Brewery
 Viks Chaat
 Tomato 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

Metro Lighting
 Serena & Lily Outlet
 Keetsa Mattress Store
 Alpha Design Furniture
 The Spanish Table
 Omega Lighting &
 Design
 East Bay Nursery
 Halmar Work Clothes
 The Sink Factory
 Famous Foam Factory
 Berkeley Bowl West
 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





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.