

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE :: 801 CAMELIA STREET, SUITE D, BERKELEY, CA
WEST BERKELEY OFFICE OR LIGHT INDUSTRIAL SPACE – MOVE-IN READY!

**PERFECT FOR LIGHT MANUFACTURING,
R+D, MEDIA PRODUCTION, OFFICE USE**

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CLEAN, MODERN-LOOKING BUILDING WITH GATED ENTRANCE

- **Size:** ±1,760 rsf
- **Asking Rent:** \$2,640/month
 - Separately metered for electrical and gas
 - Shared water and garbage
 - CAMs estimated to be ~\$220/month
- **Zoned MULI:** Mixed-Use Light Industrial

DEMOGRAPHICS	1-MILE	3-MILE
Population	29,744	188,805
Average Household Income	\$136,401	\$134,593
Daytime Employees	14,473	96,255
TRAFFIC (Gilman @ 10th Street)	15,186	

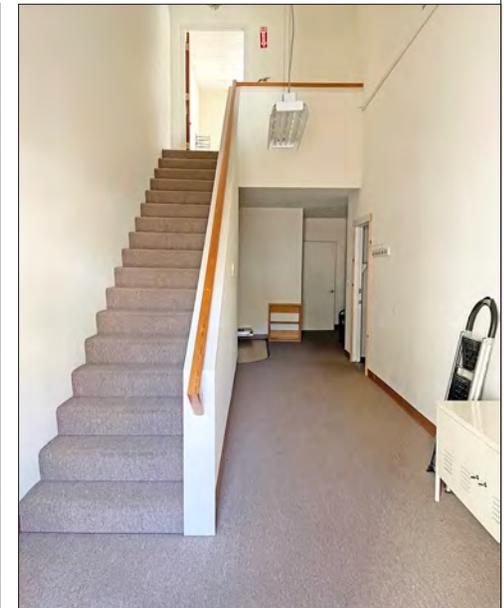
Ground floor: ±1,030 rsf

- Entryway features a soaring ceiling and nice light
- Open work area with three built-in work stations and built-in shelving
- Ideally suited for collaboration, or distribution/ fulfillment
- Large storage area with sink, refrigerator, and built-in shelving
- Carpet throughout, with white walls
- Kitchenette and restroom

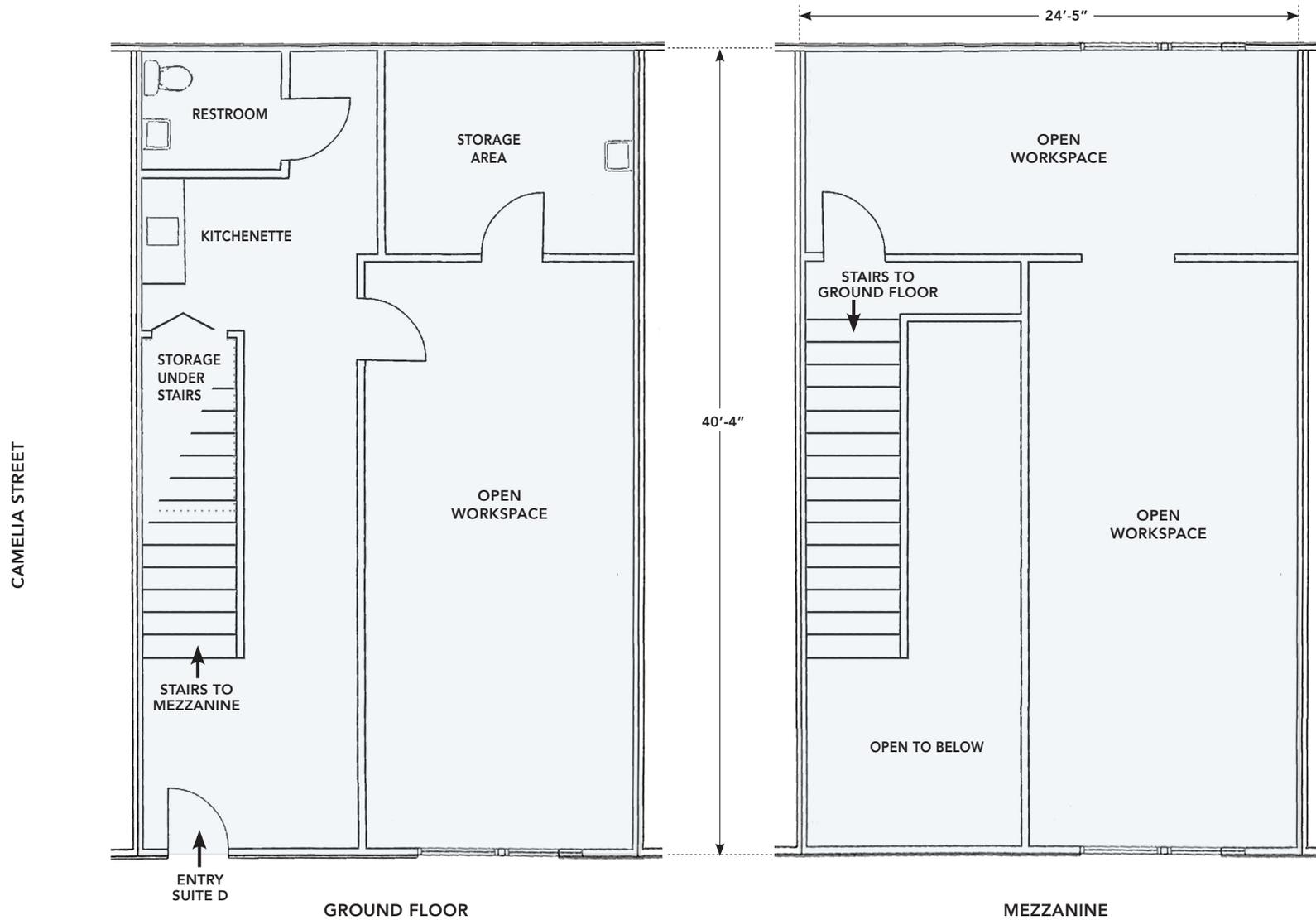
Mezzanine: ±730 rsf

- Two large open areas
- Windows facing east and west

- Great West Berkeley location between San Pablo Avenue and I-80
- Amid residential, commercial and industrial uses
- Next door to Lusu Cellars and Whistler Vineyards – within a block of several other urban wineries
- Near Whole Foods Market, Philz Coffee, Chipotle, REI Coop, Picante Mexican Restaurant, Fieldwork and Gilman Breweries, Homeroom Restaurant, Office Depot, North Face Outlet, and more
- Easy freeway access, and ample street parking







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.

FOOD AND DRINKS

- | | |
|--------------------------------|-------------------------------------|
| Acme Bread | The Habit Burger Grill |
| Chipotle Mexican Grill | Starbucks |
| Gilman Brewing Company | Blue Willow Teaspot |
| Philz Coffee | Broc Cellars |
| Nuevo Sol | Whistler Vineyards |
| Funky Elephant Thai Restaurant | Lusu Cellars |
| Homeroom Berkeley | Hammerling Wines |
| Pâtisserie Rotha | Vinca Minor Winery |
| Westbrae Biergarten | Donkey & Goat Winery & Tasting Room |
| Gioia Pizzeria | Lama Beans Mediterranean Restaurant |
| Asaka Sushi & Bar | Pâtisserie Rotha |
| Espresso Roma Café | Sam's Log Cabin |
| Coffee Conscious | Bartavelle Coffee & Wine Bar |
| Berkeley Bagels | Yo Sushi |
| Kiku Sushi | Mountain Mike's Pizza |
| East Bay Pie Co. | Café Leila |
| Picante Mexican Restaurant | Casa Latina Bakery |
| Fieldwork Brewing Company | La Marcha Tapas Bar |
| | Everett & Jones Barbeque |

RETAIL

- | | |
|----------------------------|---|
| REI-Coop | Target |
| Whole Foods Market | Fenton MacLaren Home Furnishings |
| Blick Art Materials | Lark in the Morning Musical Instruments |
| Emerald City Gowns | Berkeley Natural Grocery |
| Sprouts Farmers Market | Monterey Market |
| Kermit Lynch Wine Merchant | Berkeley Horticultural Nursery |
| The North Face Outlet | Westbrae Nursery |
| Pet Food Express | Blue Heron Bikes |
| Office Depot | Oak Barrel Winecraft |
| Soccer Pro | Uchi Furniture |
| Road Runner Sports | Dave's Record Shop |
| Royal Robbins | Paper Plus |
| Berkeley Cycle Works | Berkeley Lighting Co |
| Walgreens | The Spanish Table |
| | 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:

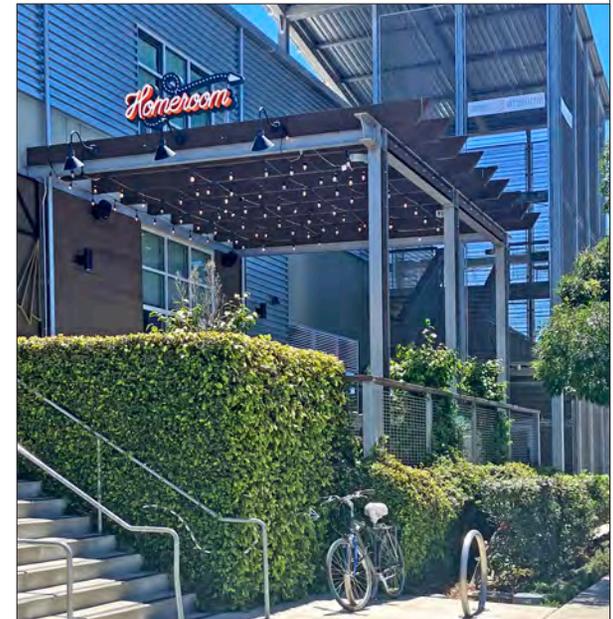
- Metro Lighting
- Ohmega Salvage
- The Gardener
- Keetsa Mattress
- Fenton MacLaren
- The Sink Factory
- Truitt and White Lumber
- SHOH Gallery
- Serena & Lily Outlet



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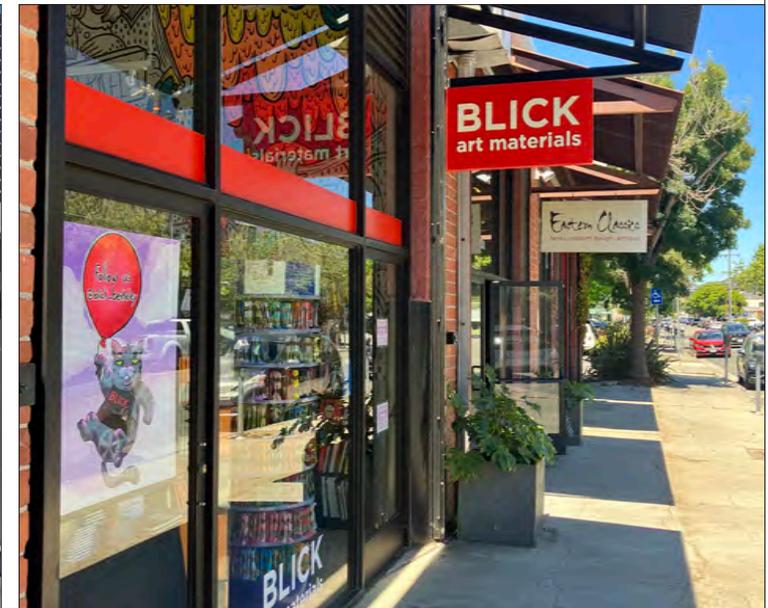
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NEIGHBORHOOD



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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.