

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	

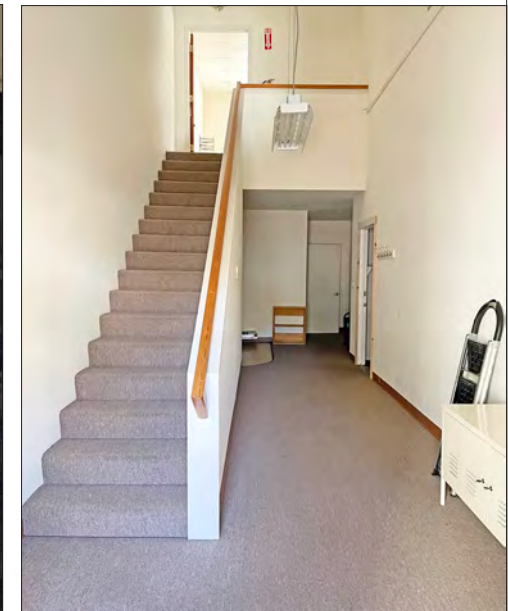
Ground floor: ±1,030 rsf

- 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

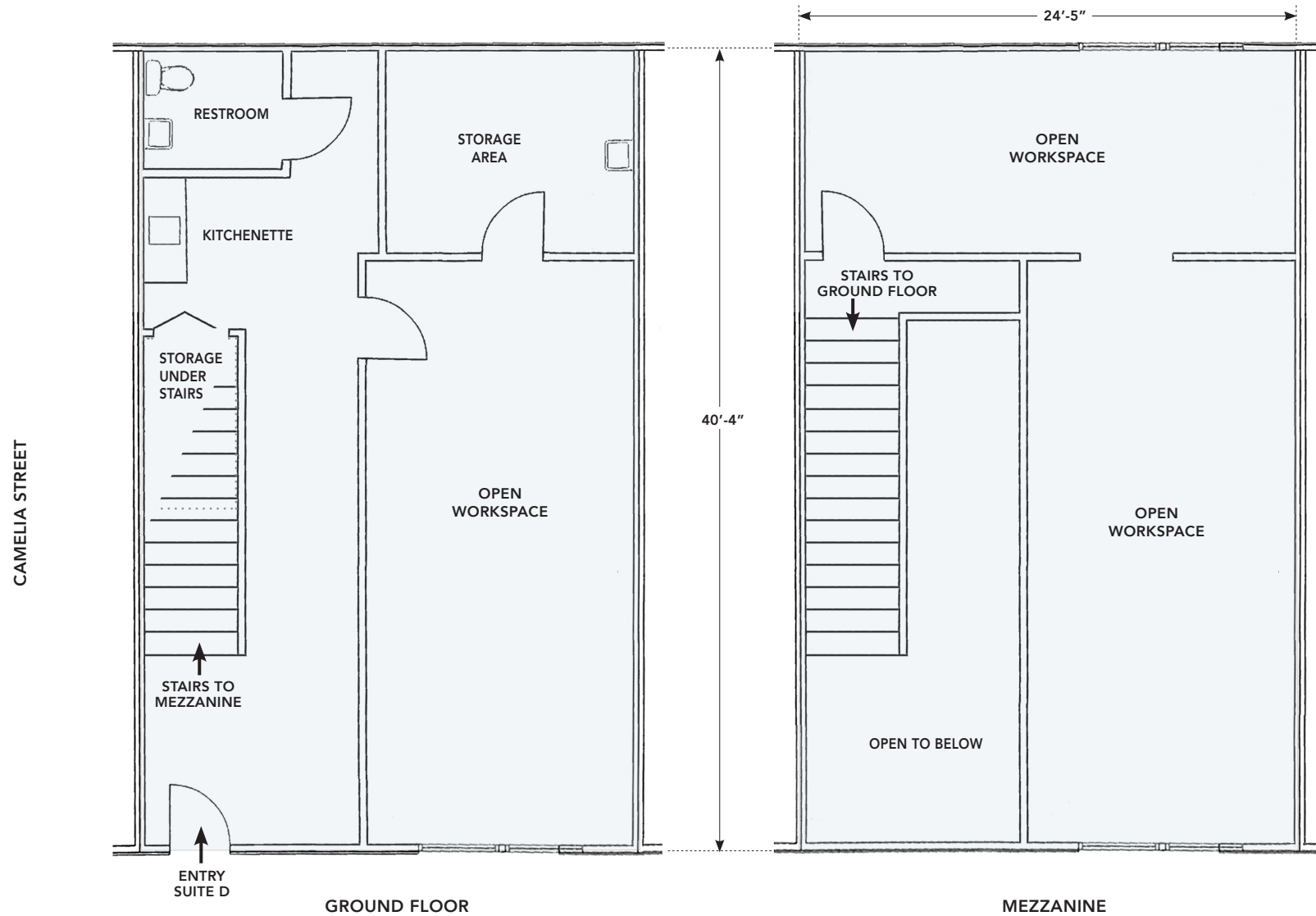
Mezzanine: ±730 rsf

- 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:

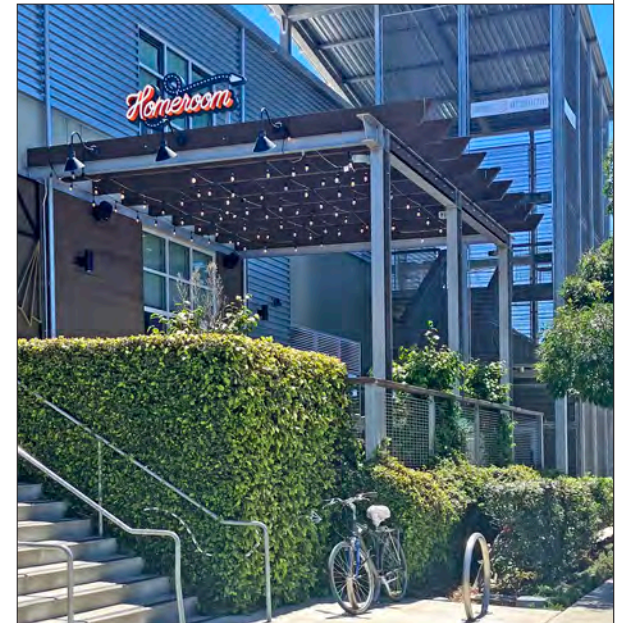
- Metro Lighting
- Ohmega Salvage
- The Gardener
- Keetsa Mattress
- Fenton MacLaren
- The Sink Factory
- Truitt and White Lumber
- SHOH Gallery
- Serena & Lily Outlet



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

801 CAMELIA STREET, SUITE D, BERKELEY, CA
NEIGHBORHOOD





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.