

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

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



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

CONTACT: LORI ROSENTHAL

510 524-2344 • lori@gordoncommercial.com • DRE# 01946676

CLEAN, MODERN-LOOKING BUILDING WITH GATED ENTRANCE

- **Size:** ±1,857 rsf
- **Asking Rent:** \$2.00 psf/month Industrial Gross (IG)
 - Separately metered for electrical and gas
 - Shared water and garbage
 - CAMs estimated to be ~\$230/month
- **Zoned MULI:** Mixed-Use Light Industrial

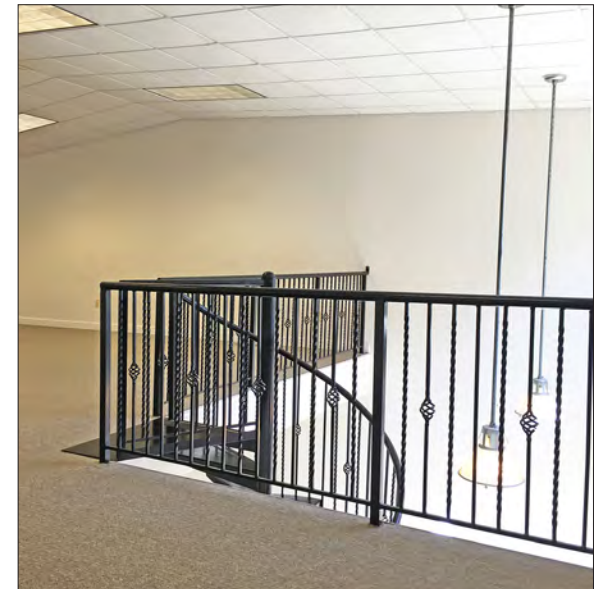
- Move-in Ready!
- Clean, modern looking building with gated entrance
- Nice natural light
- Ground floor is ±1,005 rsf with:
 - Open floor plan
 - One private office or conference room
 - Kitchenette and restroom
 - Spiral staircase to upstairs area
- Upstairs is ±852 rsf of open floor plan
- Carpet throughout

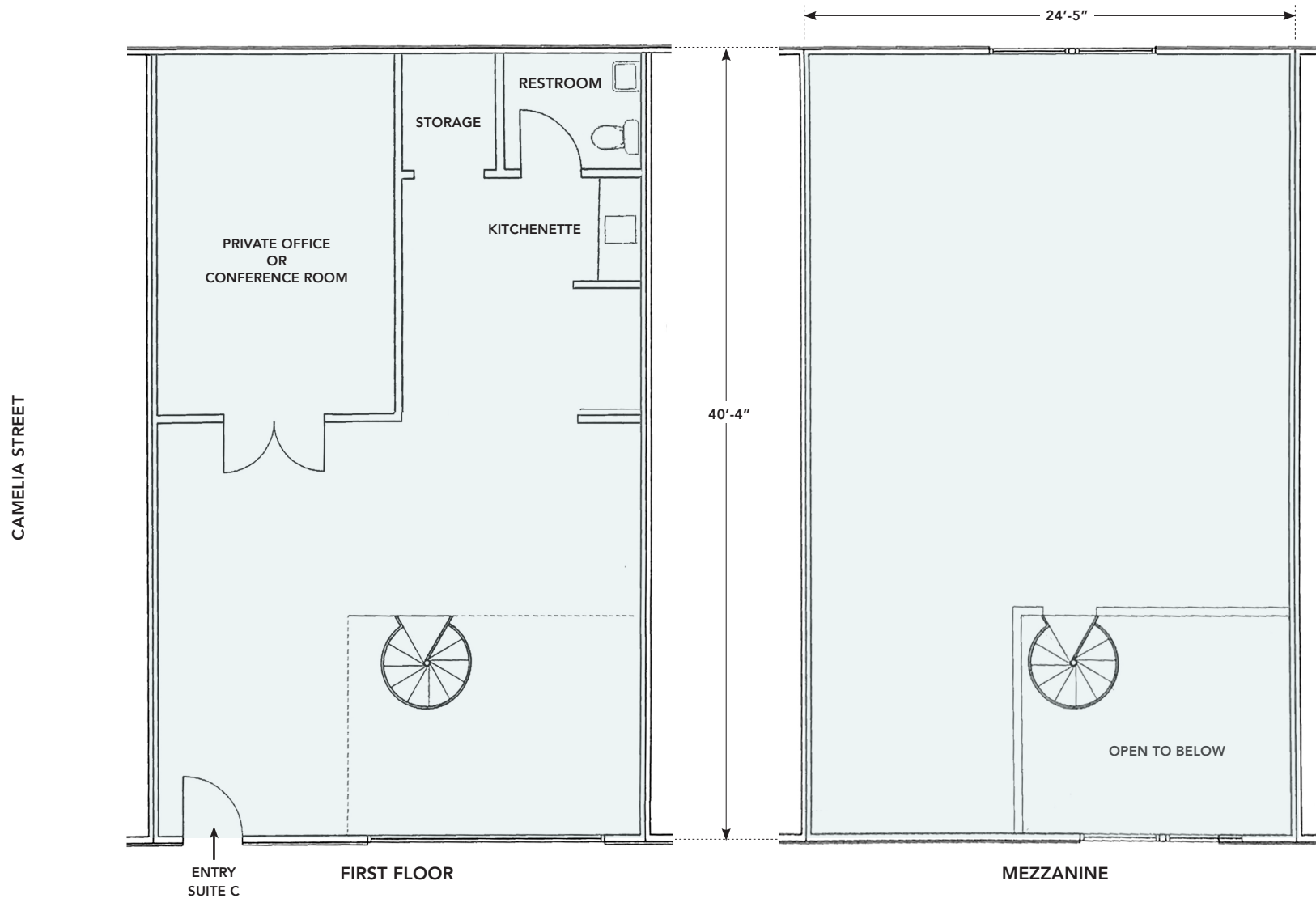
- Great West Berkeley location between San Pablo Avenue and I-80
- Amid residential, commercial and industrial uses
- Next door to Lusu Cellars and Whistler Vineyards – within a block of several other urban wineries
- Near Whole Foods Market, Philz Coffee, Chipotle, REI Coop, Picante Mexican Restaurant,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

DEMOGRAPHICS	1-MILE	3-MILE
Population	29,744	188,805
Average Household Income	\$136,401	\$134,593
Daytime Employees	15,365	109,526

TRAFFIC (Gilman @ 10th Street)	15,186
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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:

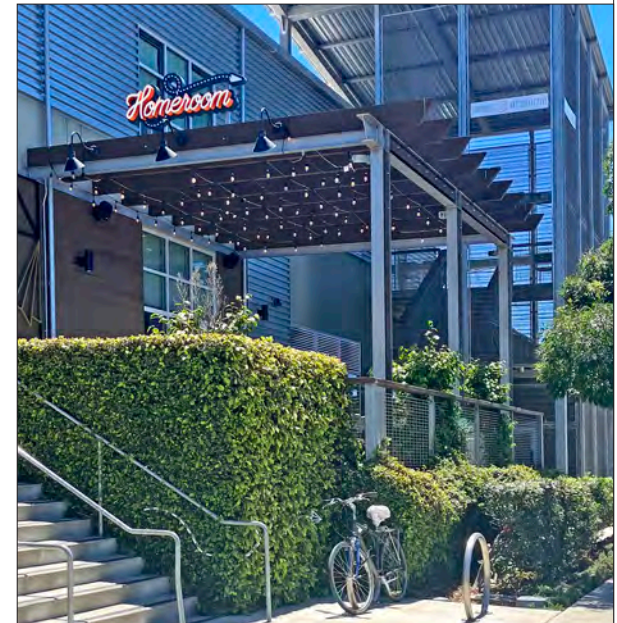
- Metro Lighting
- Ohmega Salvage
- The Gardener
- Keetsa Mattress
- Fenton MacLaren
- The Sink Factory
- Truitt and White Lumber
- SHOH Gallery
- Serena & Lily Outlet



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801 CAMELIA STREET, SUITE C, BERKELEY, CA
NEIGHBORHOOD



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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.