

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**RETAIL FOR LEASE: IN THE H.J. HEINZ BUILDING AT ASHBY PLAZA  
WITH ON-SITE PARKING AND EASY FREEWAY ACCESS**



**1045 ASHBY AVENUE, BERKELEY, CA  
ON STATE ROUTE 13**

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## RETAIL SPACE IN THE ASHBY SHOPPING PLAZA, FRONTING ONTO A MAJOR THOROUGHFARE

With its Elegant Mediterranean-Style Façade, the H.J. Heinz Building is Known as the Most Beautiful Industrial Building in Berkeley

### SIZE AVAILABLE

± 7,707 rsf

### LEASE RATE

\$1.75 psf/month  
Gross + Utilities

### ZONED

CW (West Berkeley  
Commercial District)

- AC Transit bus stops on corner
- ±1 mile to Ashby BART

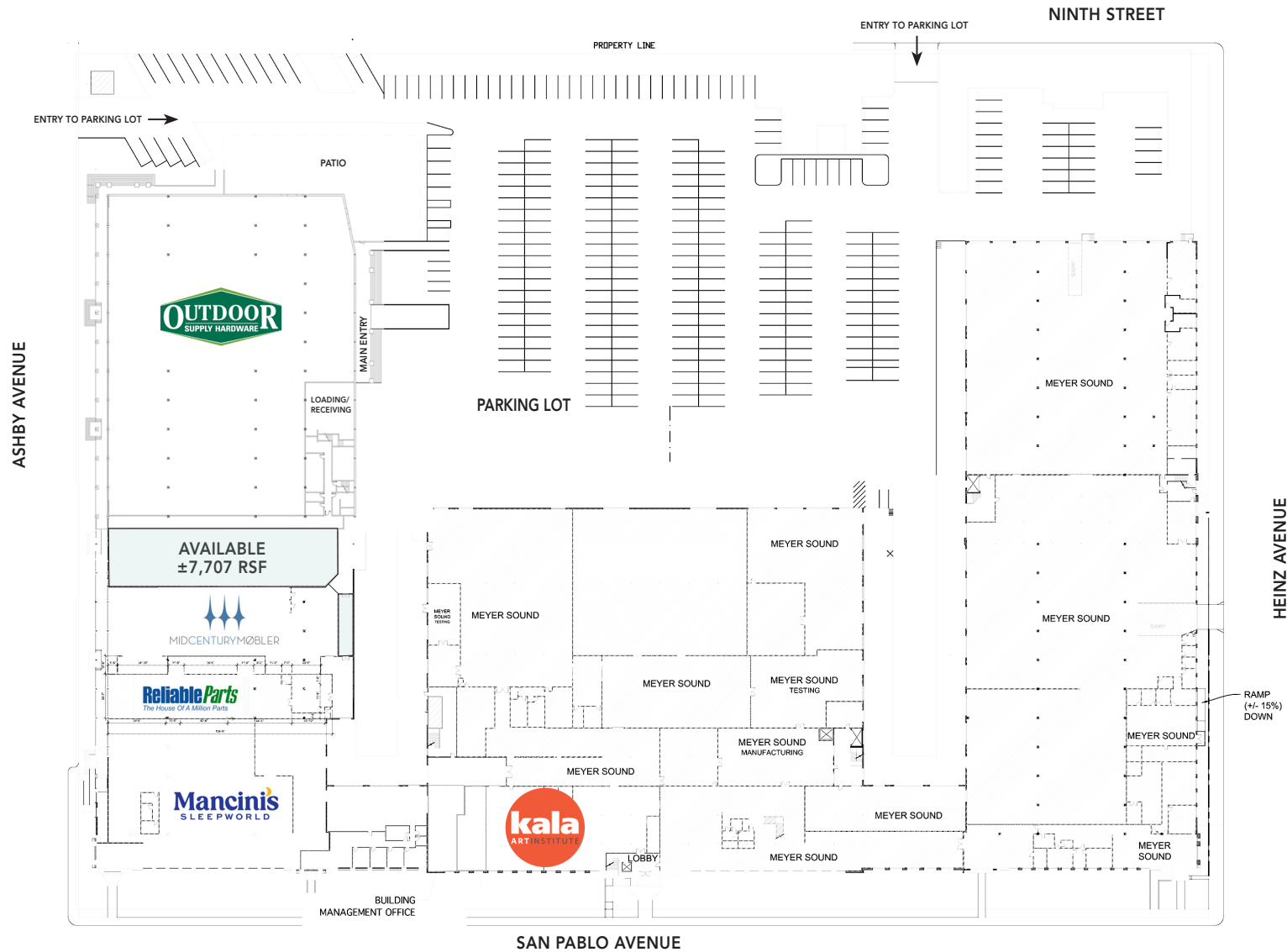
- Rare on-site parking and plenty of street parking
- 1/2 mile from I-580, I-80; near I-880, I-980 + Hwy 24
- High ceilings (up to 35') with sprinkler system
- Large open retail space extending from Ashby Avenue to Ashby Plaza parking lot
- Exposed support beams
- Windows on both sides
- Dock high loading
- Currently built-out with:
  - front retail area
  - back office
  - storage area
  - 2 restrooms
  - 2 separate offices that front onto Ashby Avenue
- Roll-down security gates on front and back windows
- Superb signage opportunity
- Specialty center anchored by Outdoor Supply Hardware

**Easily  
Accessible  
From  
I-80/580**

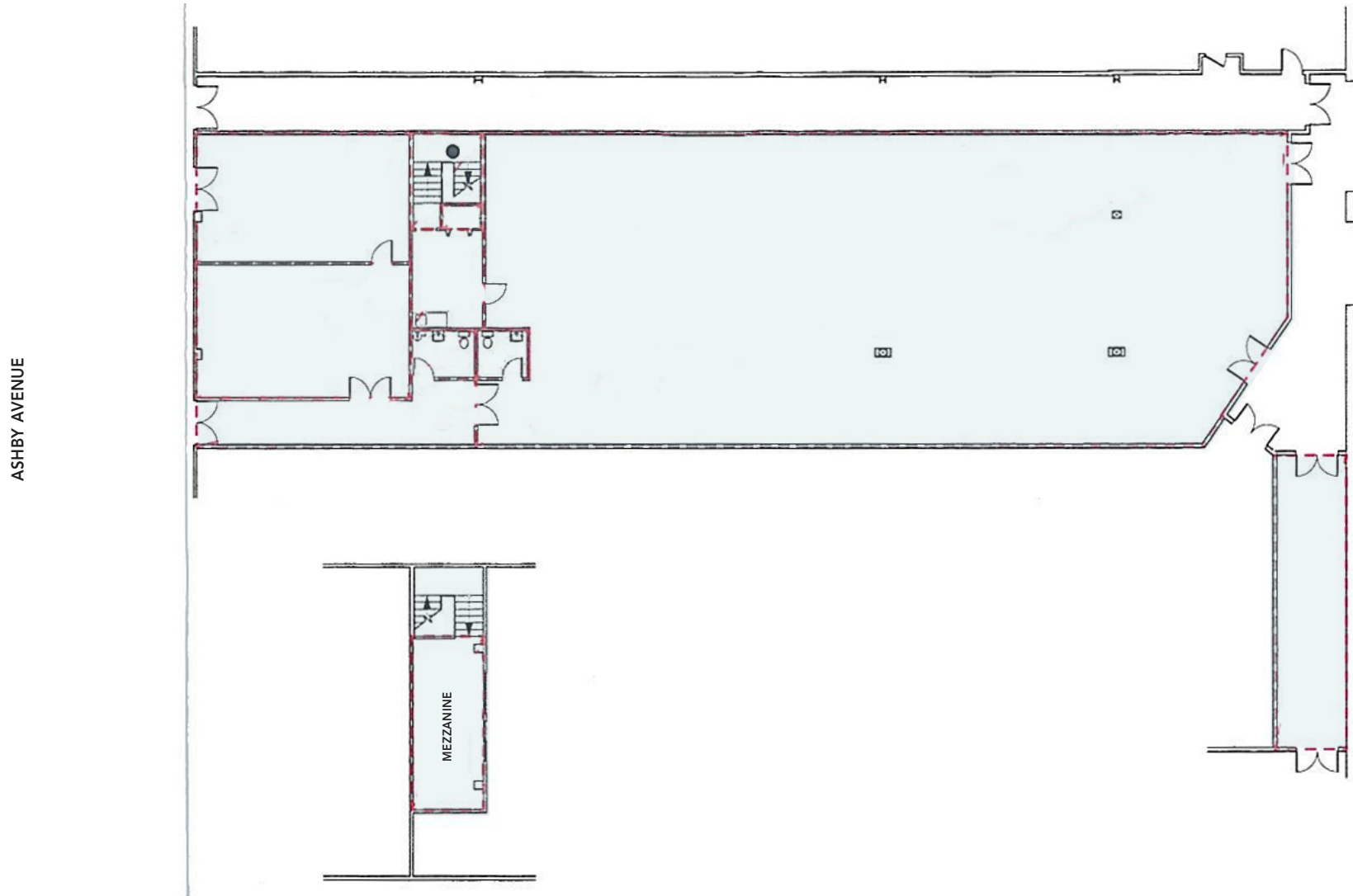
**H.J. Heinz Building at Ashby Plaza** is close to all public transit, convenient to entire SF Bay Area. Located at the corner of San Pablo and Ashby Avenues, 2 major traffic arteries serving Berkeley, Emeryville, and Oakland. Part of the San Pablo Corridor – a vibrant, eclectic mix of restaurants, retail, home furnishings, home improvement stores and services.

- Co-tenants include Mancini's Sleepworld, Kala Art Institute, Meyer Sound, Reliable Parts, and Mid Century Mobler.
- Adjacent to Berkeley Bowl and across from Higby and the Aquatic Ashby – new apartment developments on the corner of San Pablo Avenue.
- Near Urban Ore, Ironworks Gym, City Sports Club, MacBeath Hardwood, Sherwin-Williams, Rad Power Bikes, Spoon Korean Bistro, Bisou Chocolate, Riva Cucina, Standard Fare, Third Culture, and Morell's Bread.
- Close to many bioscience companies including Dynavax Technologies, Pivot Bio, Exogen Biotechnology, and Caribou Biosciences.
- Walk to headquarters of Clif Bar, TCHO Chocolate, Ciel Creative Space, and Title Nine Sportswear.





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.



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Designated a City of Berkeley Landmark in 1986, the H.J. Heinz Building is a reminder of West Berkeley's industrial history. At the corner of Ashby and San Pablo Avenues, with its elegant Mediterranean-style façade, the 2-block-long building is prominent and distinctive.

Behind its nicely detailed exterior, was once an industrial manufacturing building producing 28 of the H.J. Heinz company's famous "57 Varieties." The architect, Albert Kahn, designed a large percentage of America's industrial buildings – and this is believed to be the only building he designed in Berkeley. The Heinz Company opened its first Berkeley plant in 1926 in a small building on the current site. It was designed to be beautiful and to enhance its San Pablo Avenue location – which was the main highway at the time. Also known as State Route 123, San Pablo Avenue is one of the oldest existing roads in the East Bay and the corner is a major intersection. Immerse yourself in this dynamic area.

### CORNER INTERSECTION OF SAN PABLO AND ASHBY AVENUES circa 1940



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Daytime Population	17,311	156,949	260,301
Population	30,334	218,236	401,952
Median HH Income:	\$108,838	\$111,30	\$113,130

(Source: CoStar)

### AVERAGE DAILY TRAFFIC COUNTS PER DAY

Ashby Avenue West or East Bound	<b>22,877</b>
San Pablo Avenue North or South Bound	<b>23,287</b>

### NEARBY BART STATIONS

	Drive	Bus	Distance
• Ashby	7 min	14 min	1.1 mi
• MacArthur	12 min	22 min	2.6 mi

**#6 in Best Cities to Live in America – Niche 2023**



## RESTAURANTS, CAFÉS AND BARS

- |                         |                           |
|-------------------------|---------------------------|
| Spoon Korean Bistro     | Starbucks                 |
| Mint Leaf Vietnamese    | Wondrous Brewing Company  |
| Riva Cucina             | Novel Brewing Company     |
| Cali Alley              | The Rare Barrel           |
| Standard Fare           | Far Leaves Tea            |
| Bisou Chocolate         | Prizefighter              |
| Augie's Montreal Deli   | Los Moles                 |
| Anchalee Thai Cuisine   | Rotten City Pizza         |
| Caffè Chiave            | Donut Farm Oakland        |
| Grateful Bread          | James & the Giant Cupcake |
| 900 Grayson             | Townhouse Bar & Grill     |
| Chile Jalapeño Taquería | Emeryville Public Market  |
|                         | Black Diamond Cafe        |

## FITNESS

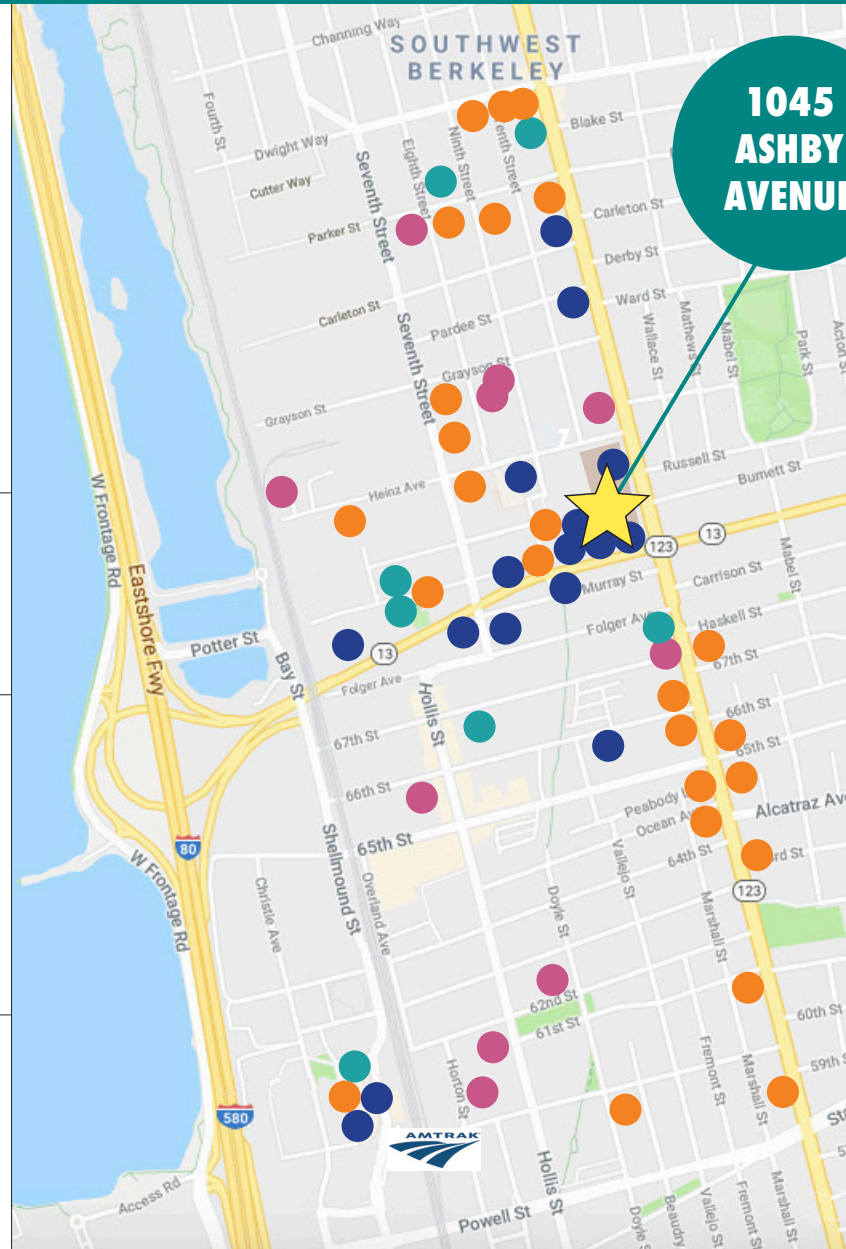
- |                                 |                        |
|---------------------------------|------------------------|
| Iron Works Climbing Gym         | Orangetheory Fitness   |
| City Sports Club                | The Yoga Room          |
| Team Touchstone Training Center | Ashtanga Yoga Berkeley |
| CrossFit Oakland                |                        |

## RETAIL

- |                              |                         |
|------------------------------|-------------------------|
| Outdoor Supply Hardware      | Weatherford BMW         |
| Mancini's Sleepworld         | Kala Art Gallery        |
| Mid Century Mobler Furniture | Ashby Lumber            |
| Reliable Parts               | Berkeley Heat Tubmakers |
| Berkeley Bowl West           | Bisou Chocolate         |
| MacBeath Hardwood            | Urban Ore               |
| Wilson Glass                 | Guitar Center           |
| Rad Power Bikes              | Morell's Bread          |

## HEADQUARTERS

- |                              |                               |
|------------------------------|-------------------------------|
| Clif Bar & Company           | Whole Foods Market (Regional) |
| Title Nine Sportswear        | Acme Bread                    |
| TCHO Chocolate               | Latest Scoop Gelato & Sorbet  |
| La Tourangelle Artisan Oils  | Metropolis Baking             |
| Meyer Sound Laboratories Inc | F'real Foods                  |



## ASHBY PLAZA CO-TENANTS:



MIDCENTURYMOBLER





Retailers love the San Francisco Bay Area because of its demographics and ability to sustain retailers. Metro areas like the Bay Area, Seattle, Boston or New York have higher-educated communities with greater discretionary income.





## 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:

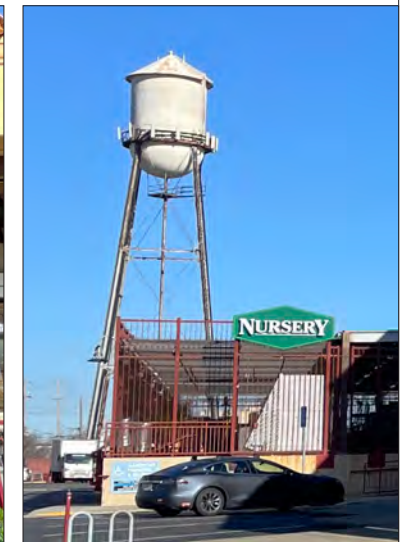
- Antique and Salvage
- Beds and Bedding
- Books and Educational Resources
- Cabinets and Countertops
- Flooring and Tile
- Furniture
- Glass and Stained Glass
- Hardware Store
- Home and Garden
- Home Décor
- Lighting
- Lumber and Decking
- Plumbing Fixtures and Hardware

## JOIN A GROUP OF NEARBY CO-TENANTS ON THE LOOP:

- Metro Lighting
- Ohmega Salvage
- The Gardener
- Keetsa Mattress
- Fenton MacLaren
- The Sink Factory
- Truitt and White Lumber







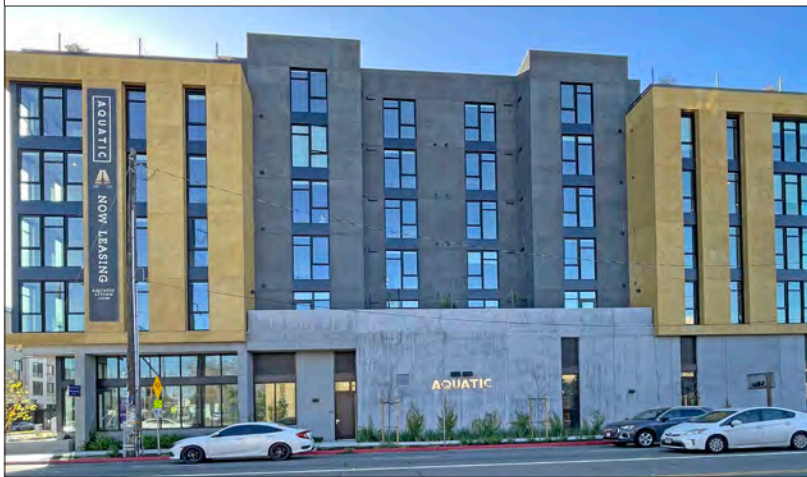
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PHOTO TOUR



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