

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

CORNER PROFESSIONAL BUILDING FOR SALE
NORTH BERKELEY LOCATION, WITH SHARED PARKING LOT

2025
ROSE STREET
BERKELEY, CA



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WELL-MAINTAINED OFFICE BUILDING WITH SPACIOUS, LIGHT-FILLED INTERIORS

SIZE

±4,040 SF

SALE PRICE

\$2,100,000

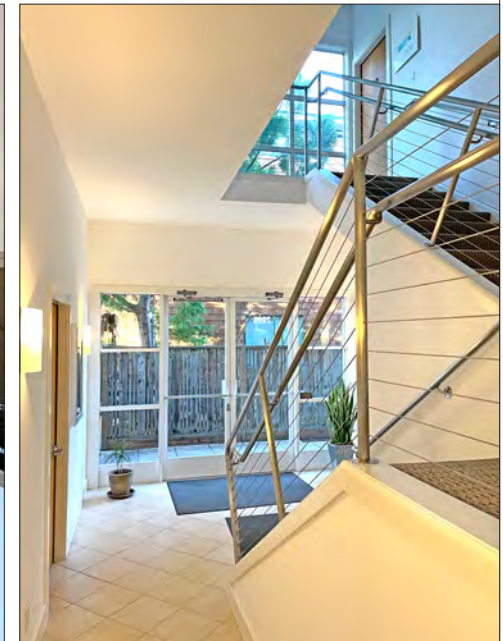
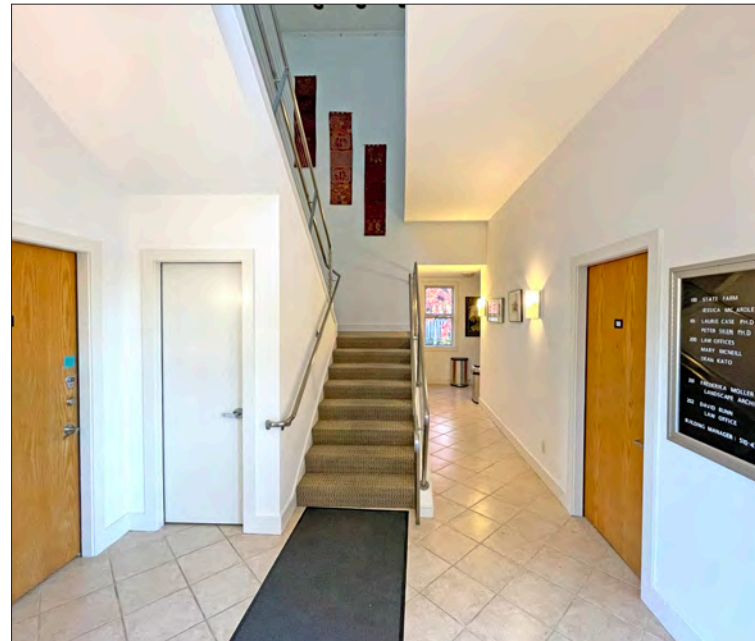
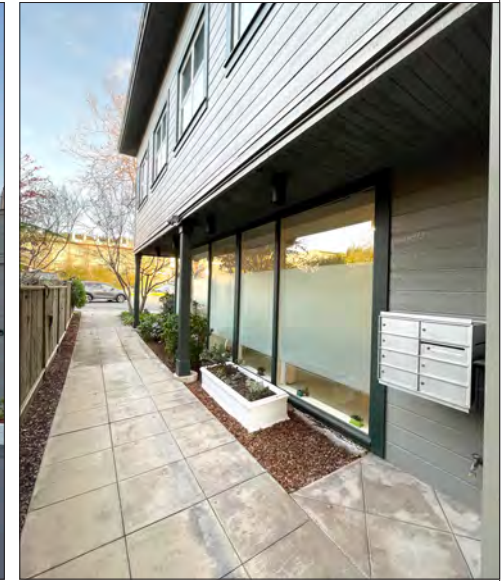
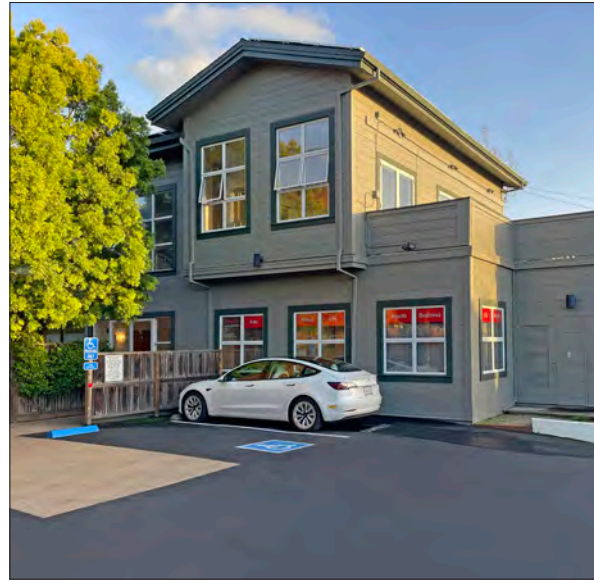
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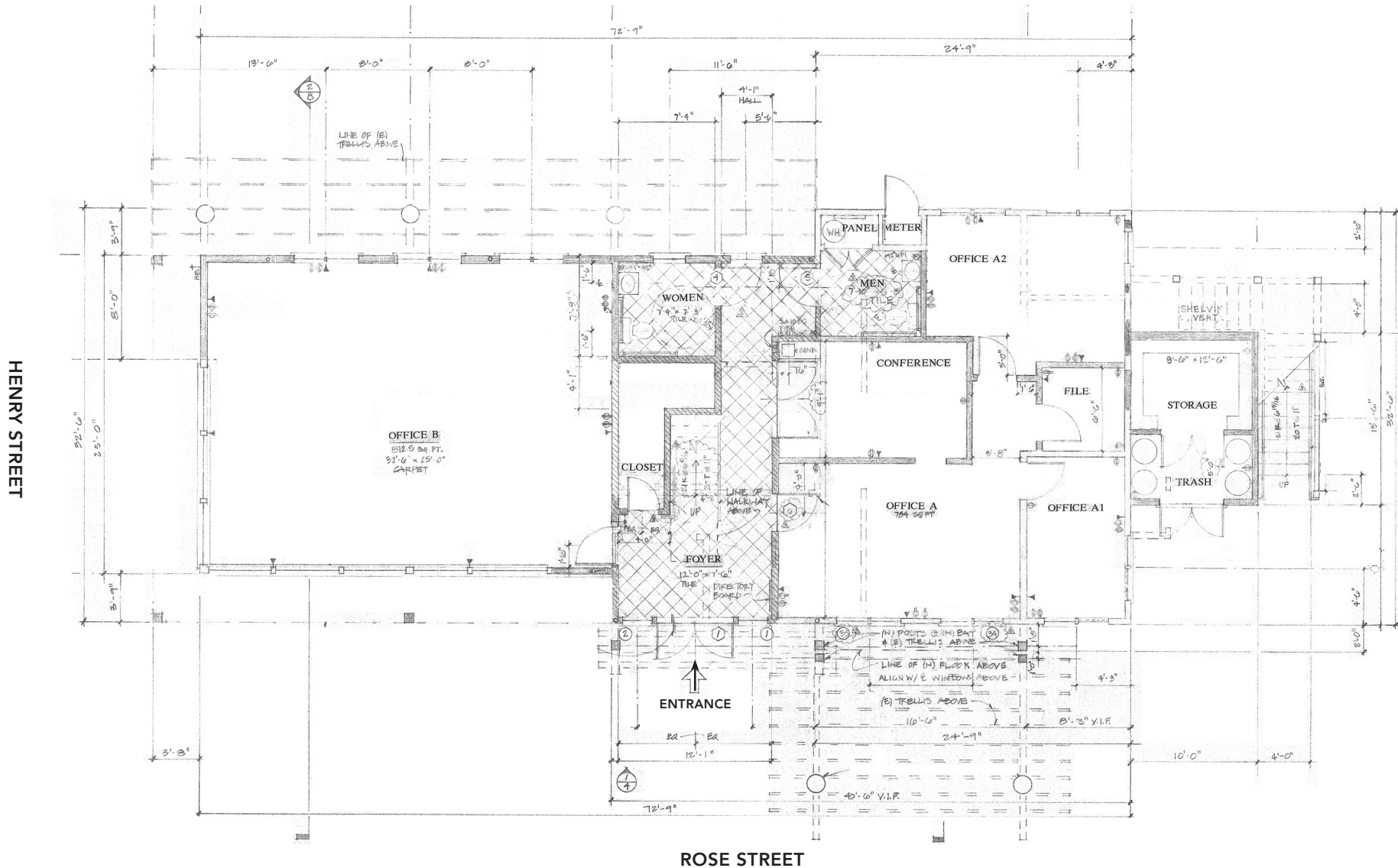
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CONTACT BROKER
FOR ADDITIONAL
PHOTOS AND
FINANCIALS

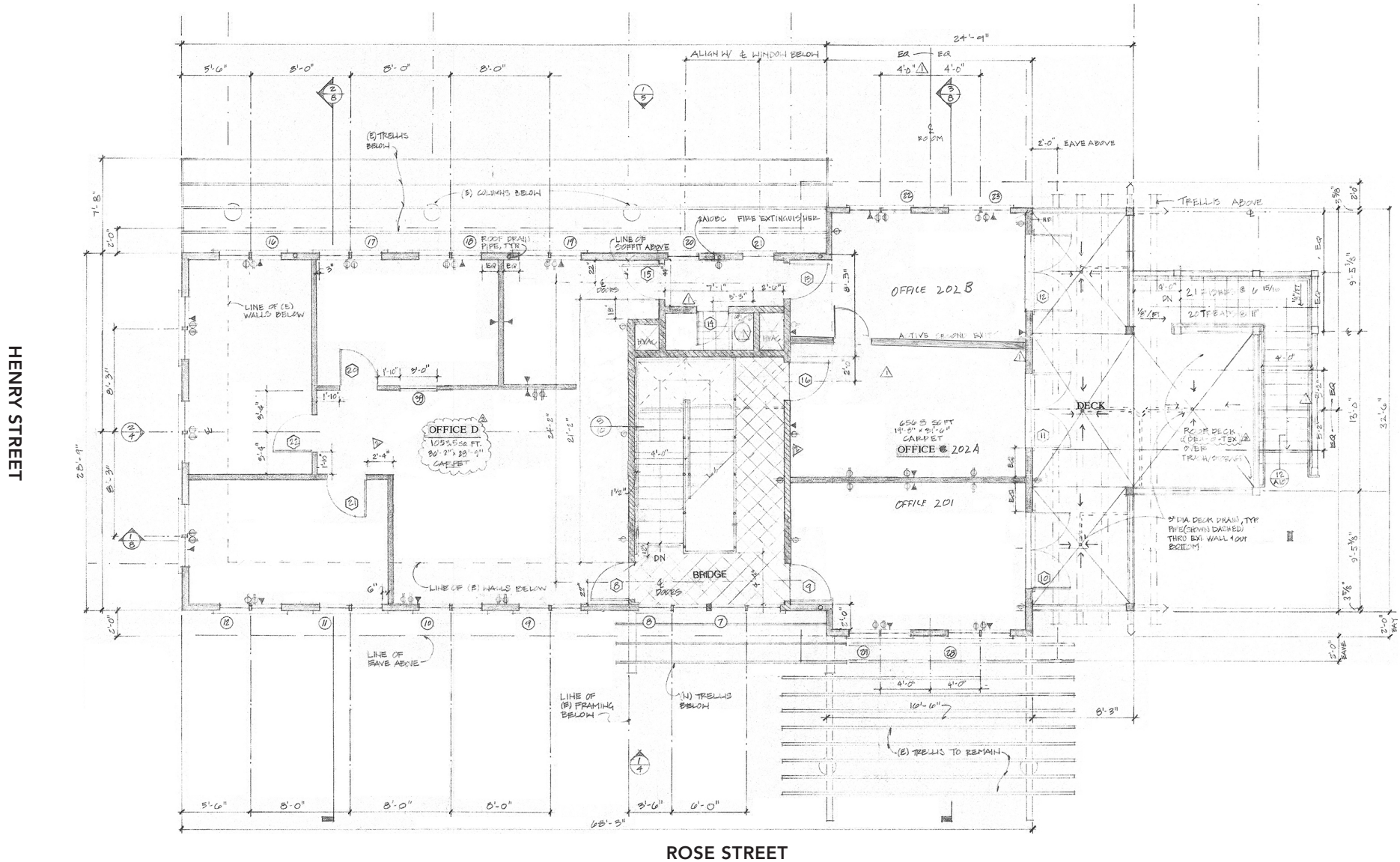
- Newer reconstruction, with secure entry into lobby
- Bright and open, with tall operable windows for abundant natural light and airflow
- 2 shared restrooms, kitchenette, HVAC
- Bike racks outside building
- Onsite parking lot for 9 cars (first-come, evening restrictions)
- Zoned R-2A
- Steps to Post Office, Chez Panisse, Grégoire, Cheese Board, Peet's Coffee, Epicurious Garden Food Hall, ACCI Gallery, and a weekly Farmers' Market
- Walker's paradise and strong pedestrian foot traffic
- Outstanding public transportation with AC Transit, BART, Bikeshare
- 15 minute walk to Downtown BART; 17 minute walk to UC Berkeley
- Across from Safeway, UPS Store, Copy Central, CVS, The Bar Method Fitness, Kamado Sushi, and Lo Coco's Italian Restaurant







THIS DRAWING IS NOT TO SCALE, AND 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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"NORTH BERKELEY IS ONE OF THE BEST PLACES TO LIVE IN CALIFORNIA" – NICHE

- Located in North Berkeley's famous culinary neighborhood filled with popular cafés and shops sharing an emphasis on quality, artisan products and services
- Popular nearby eateries include Chez Panisse, Crepevine, Saul's Delicatessen, Via del Corso, Cheeseboard Collective, Cupcakin' Bakeshop, FatApple's, Guerilla Cafe, Epicurious Garden, and Barney's Gourmet Hamburgers
- Close to Walnut Square shops with the original Peet's Coffee, The Walk Shop, Bryn Walker, A Priori, Dimples, and Healthy Spot Pet Store
- .8 mile to Downtown BART Plaza and UC Berkeley campus
- .7 mile to North Berkeley BART
- Easy street parking
- Near weekly Farmer's Market (every Thursday)
- Amid exceptional arts and cultural activities, strong commercial/financial core, outstanding education and resources

DEMOGRAPHICS

	1 MILE	3 MILE
Population	51,628	203,610
Households	21,019	84,957
Average HH Income	\$114,923	\$141,749
Daytime Employees	27,941	136,701

Source: CoStar/Loopnet

RESTAURANTS, CAFÉS AND BARS

Chez Panisse	Crepevine	Comal
The Cheese Board	Tigerlily	Ippudo
Masse's Pastries	The Local Butcher Shop	Jupiter Brewpub
Grégoire Restaurant	Berkeley Social Club	Gather
Via Del Corso	Blue Bottle Coffee	Eureka!
Epicurious Garden Food Hall	Asha Tea House	Bobby G's Pizzeria
Saul's Deli	Victory Point Cafe	Agrodolce Osteria
Fava	Guerilla Cafe	Spats
Cafenated Coffee Company	Tender Greens	Chipotle
Caravaggio Gelateria Italiana	Stand-Up Burgers	Arinell Pizza
Triple Rock Brewery	Revival Bar + Kitchen	Starbucks
Cupcakin Bake Shop	Peet's Coffee	Tender Greens

RETAIL

- Andronico's Market
- Books Inc.
- Safeway
- CVS
- Walk Shop Shoes
- A Priori Gift Shop
- Healthy Spot Pet Store
- Dimples Children's Clothing
- UPS Store
- Target
- Mike's Bikes of Berkeley
- Trader Joe's
- Half Price Books
- Lulu's Cyclery
- Ace Hardware
- FedEx Ship Center
- Lhasa Karnak Herb Company
- Berkeley Ace Hardware

ENTERTAINMENT

- Berkeley Repertory Theatre
- Aurora Theatre Company
- Freight & Salvage
- UC Theatre
- The Marsh Arts Center
- The Greek Theatre
- Berkeley Art Museum and Pacific Film Archive (BAMPFA)

FITNESS

- The Bar Method
- YMCA
- Pure Barre
- Yoga Kula
- Cyclebar
- Benchmark Climbing Gym
- CorePower Yoga



ON THE EDGE OF NORTH SHATTUCK'S GOURMET CORRIDOR, NEAR RESTAURANTS TOPPING NATIONWIDE "BEST OF" LISTS



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 sale.