

FOR SALE

828 San Pablo Avenue

ALBANY

CALIFORNIA



ATRIUM PLAZA

828

LOW-VACANCY INVESTMENT OR OWNER/USER OPPORTUNITY: POTENTIAL FOR RECONFIGURATION OR REDEVELOPMENT

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

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ELEVATOR OFFICE BUILDING WITH BRIGHT AIRY INTERIOR

WELL-MAINTAINED PROPERTY - PERFECT FOR OWNER/USER OR INVESTOR

OVERVIEW

ASKING PRICE: \$5,300,000

PRICE / SF: \$298

BUILDING SIZE: ±17,779 SF

LOT SIZE: ±14,375 SF

YEAR BUILT: 1960

APN: 66-2791-008-02

ATRIUM PLAZA FEATURES

- Two-story elevator building with bright airy interior
- ±75' of street frontage on busy San Pablo Avenue. ±117' of street frontage on Adams Street
- Large atrium open to wood framed barrel roof with multiple large skylights
- Existing private offices vary in size from ±150 to ±3,500 rsf. Restrooms throughout the building
- Offices can be reconfigured to create larger or smaller spaces
- Low vacancy rate. Current tenant mix includes medical and other uses
- Rear parking lot with 22 spaces
- Multiple HVAC systems, elevator, sprinklered, keypad entry on both front and rear door
- Located on busy San Pablo Avenue on the North Berkeley/Albany Border
- Just 1 block to popular Solano Avenue
- Easy street parking and great nearby shopping and eateries
- Excellent access to I-80/I-580 freeways; close to both the Gilman and City of Albany exits

BUILDING INFRASTRUCTURE

MASONRY CONSTRUCTION: Built in 1960

HVAC: 6-7 different heating zones powered by multiple units. Three HVAC systems fully replaced since 2017. One new AC system installed in 2021.

ROOF: Large torch down barrel roof with smaller rear barrel roof, and flat roof in front. Flat roof sections are single ply. Three sections of the flat roof have been replaced.

ELECTRIC: 1000 AMPs to the building.

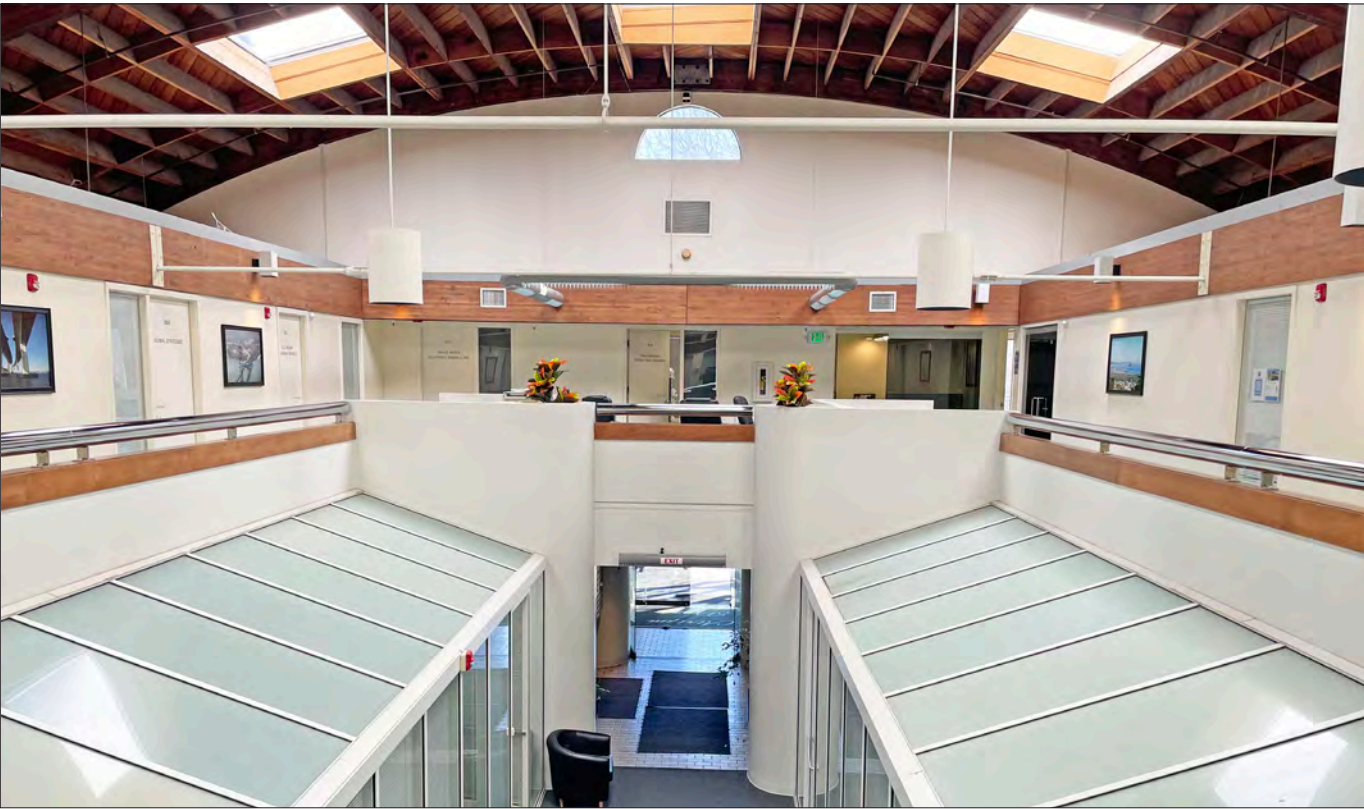
WATER HEATER: 40 Gallon Water Heater, new in 2021.

FIRE SYSTEM: In place and up to date.

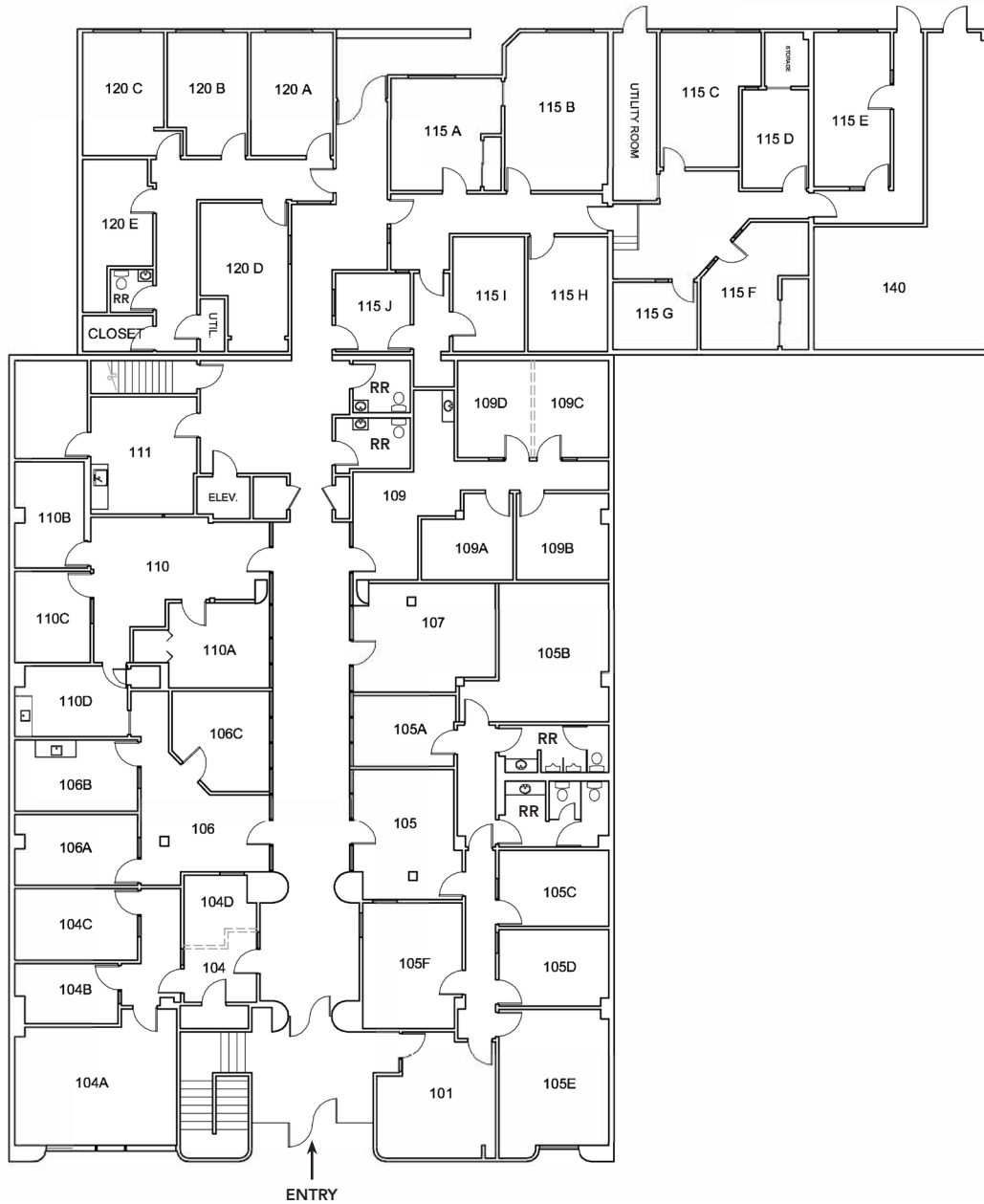
ZONING: SPC - San Pablo Commercial



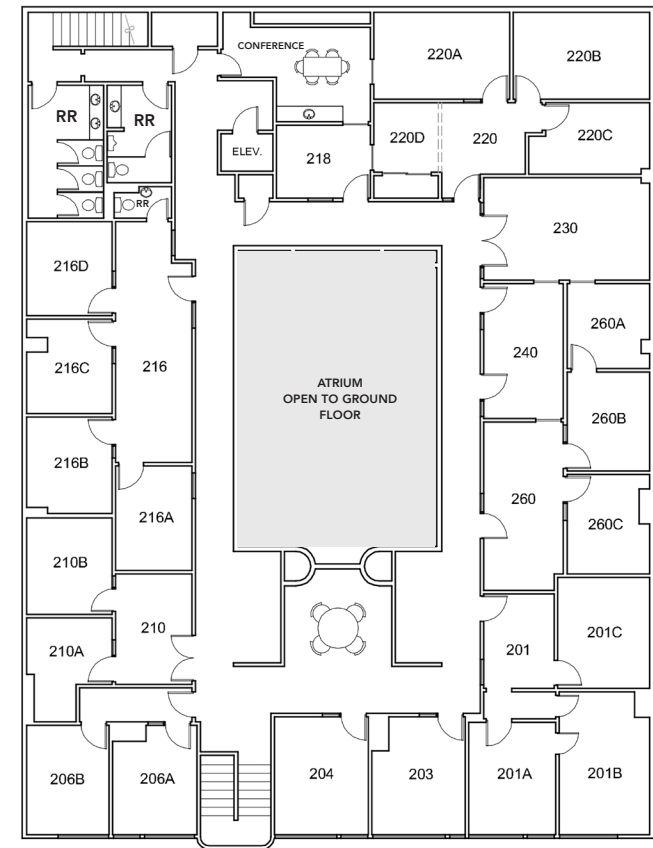
PHOTO TOUR



FLOOR PLANS



GROUND FLOOR



SECOND FLOOR

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.

PLAT MAP AND LOCATION

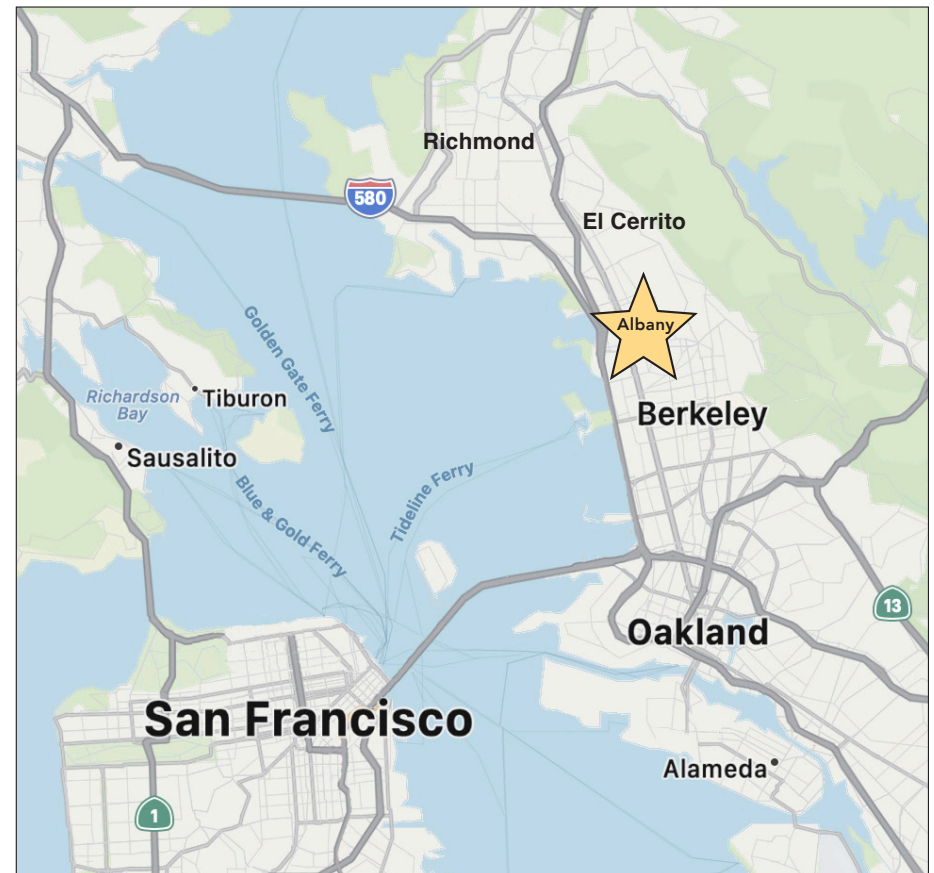
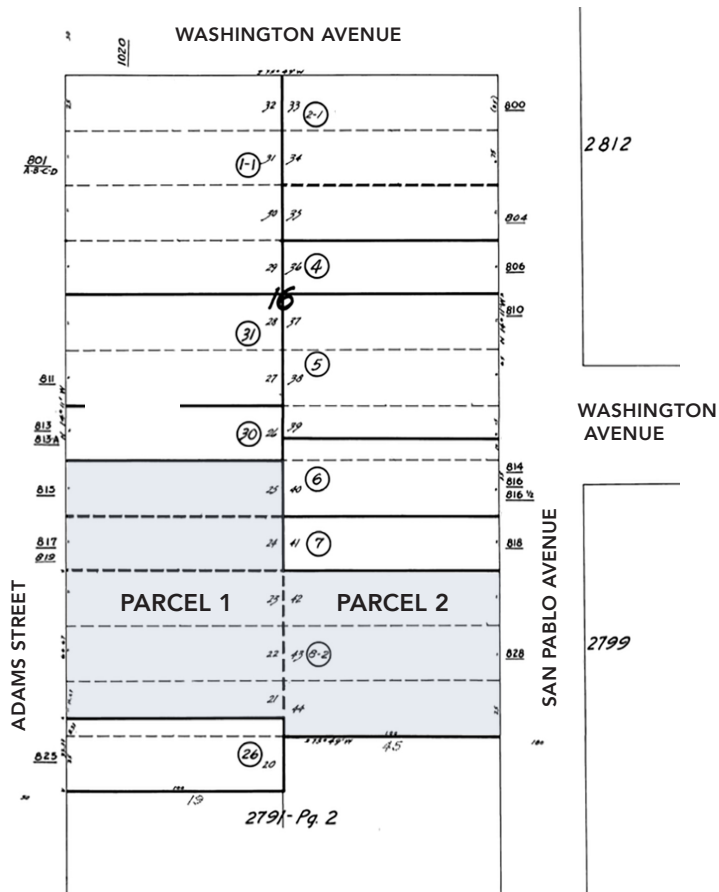
PROPERTY DESCRIPTION: APN# 66-2791-008-02

PARCEL 1:

Lots 22, 23, 24 and 25 and the Northwestern 16 feet 8 inches of Lot 21, in Block 16, according to Map of Sunset Terrace filed April 8, 1907 in the Office of the County Recorder of said Alameda County, and of Record in Map Book 22, at Page 64.

PARCEL 2:

Lots 42, 43 and 44 in Block 16, according to the amended Map of Sunset Terrace, filed April 8, 1907 in the Office of the County Recorder of said Alameda County, and of Record in Map Book 22, at Page 68.



NEARBY AMENITIES

EL CERRITO PLAZA



SOLANO AVENUE



GILMAN DISTRICT



UNIVERSITY VILLAGE



FOURTH STREET



Downtown Berkeley

Berkeley
UNIVERSITY OF CALIFORNIA

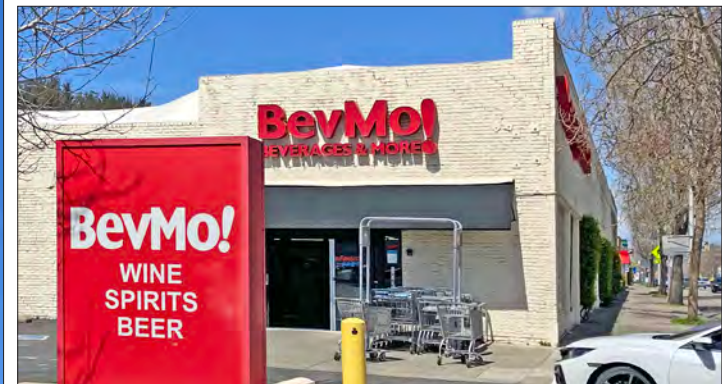
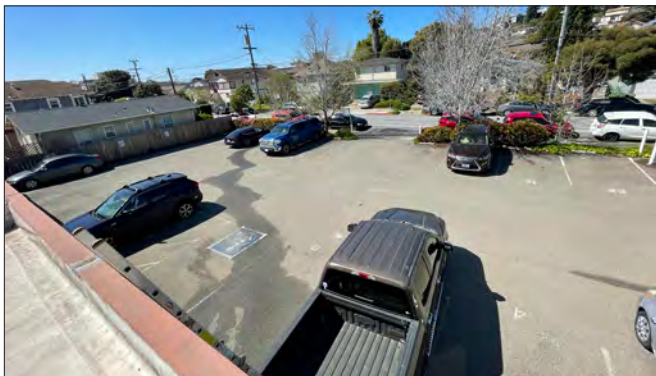
NEIGHBORHOOD DESCRIPTION

ON CA STATE ROUTE 123 (SAN PABLO AVENUE) NEXT TO BEVMO

IN VICINITY OF NUMEROUS RESTAURANTS, RETAIL SHOPS, AND BANKING

LOCATION

- Albany is one of the most desirable places to live in the East Bay – an urban village by the bay
- Nearby popular eateries include: Juanita & Maude, Bowl'd Korean Rice Bar, Gordo Taqueria, Fonda, Zaytoon Mediterranean Restaurant, Mr. Dewie's Cashew Creamery, 310 Eatery-LA Style Street Food, Picnic, Match Point Brewing, Sam's Log Cabin, Oori Triangles, Suzette Crepe Cafe, Hot Shop, Zarri's Deli, Little Star Pizza, Boss Hamburgers, 5 Tacos and Beers, Souvenir Coffee, and Kim's Café & Sandwiches
- Close to retail such as Oaktown Spice Shop, Five Little Monkeys, Flowerland Nursery, CVS, Safeway, Bikes on Solano, Nielsen Arts Gallery and Custom Framing, Avenue Yarns, and Yaza Women's Clothing
- 1/2 mile to to University Village shopping with Sprouts Farmers Market, Habit Burger, Petfood Express, Starbucks, Pâtisserie Rotha, Bua Thai Kitchen, and StretchLab fitness
- Less than a mile to West Berkeley's Gilman District with local breweries, wineries, delicious foods, live music, and shopping – including Target, Whole Foods, REI, Blinks, and North Face Outlet
- Short distance to North Berkeley and El Cerrito BART, providing access to entire SF Bay Area
- Within 2 miles of Berkeley's Fourth Street with trendy shops and eateries
- 3 miles to Downtown Berkeley cultural and culinary amenities
- AC Transit stops all along San Pablo Avenue
- Easy access to I-80/I-580



IN THE VICINITY



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.