

GROUND FLOOR OFFICE OR RETAIL SPACE FOR LEASE



Prime upper Solano Avenue location. Pedestrian-oriented neighborhood alongside numerous restaurants, coffee shops, banks, service commercial offerings, and retail stores. Abundant foot traffic, car traffic, convenient parking. Highly visible space with excellent frontage and significant signage opportunity. Building neighbors include: Lavender Bakery & Café, Anytime Fitness, Kai Real Estate, Tutu School Berkeley, Old Republic Title Company, and New Day Pediatrics.

- Size: ±1,520 rsf
- \$3.50 psf/month NNN
- Zoned C-SO
(Solano Avenue Commercial)

WALK SCORE 95

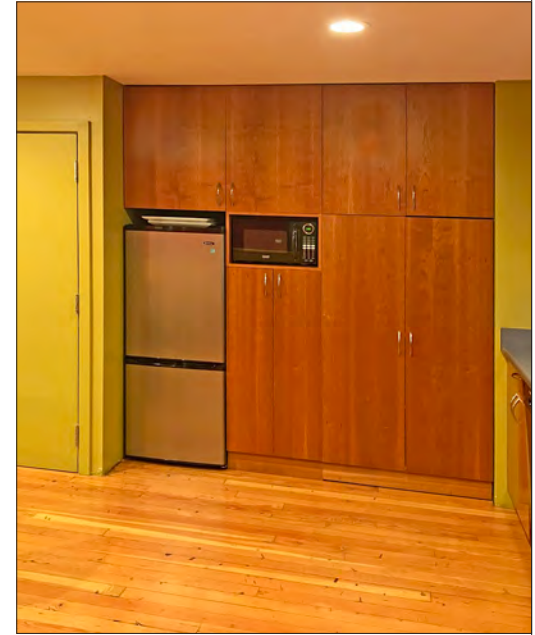
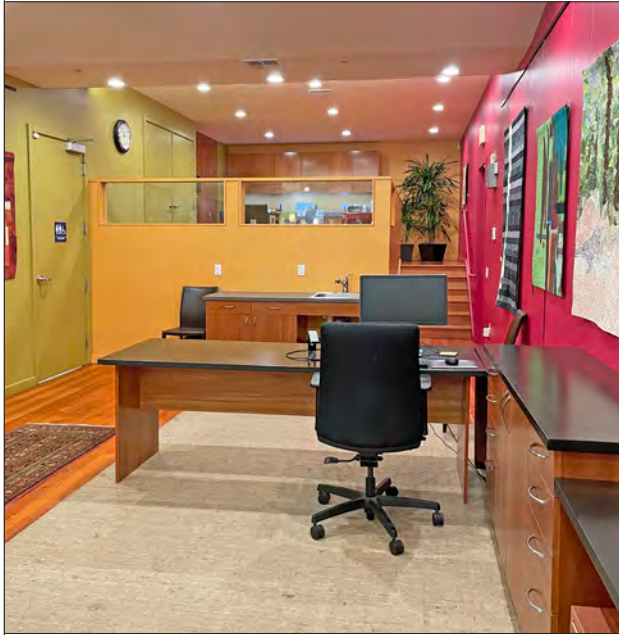
BIKE SCORE 90

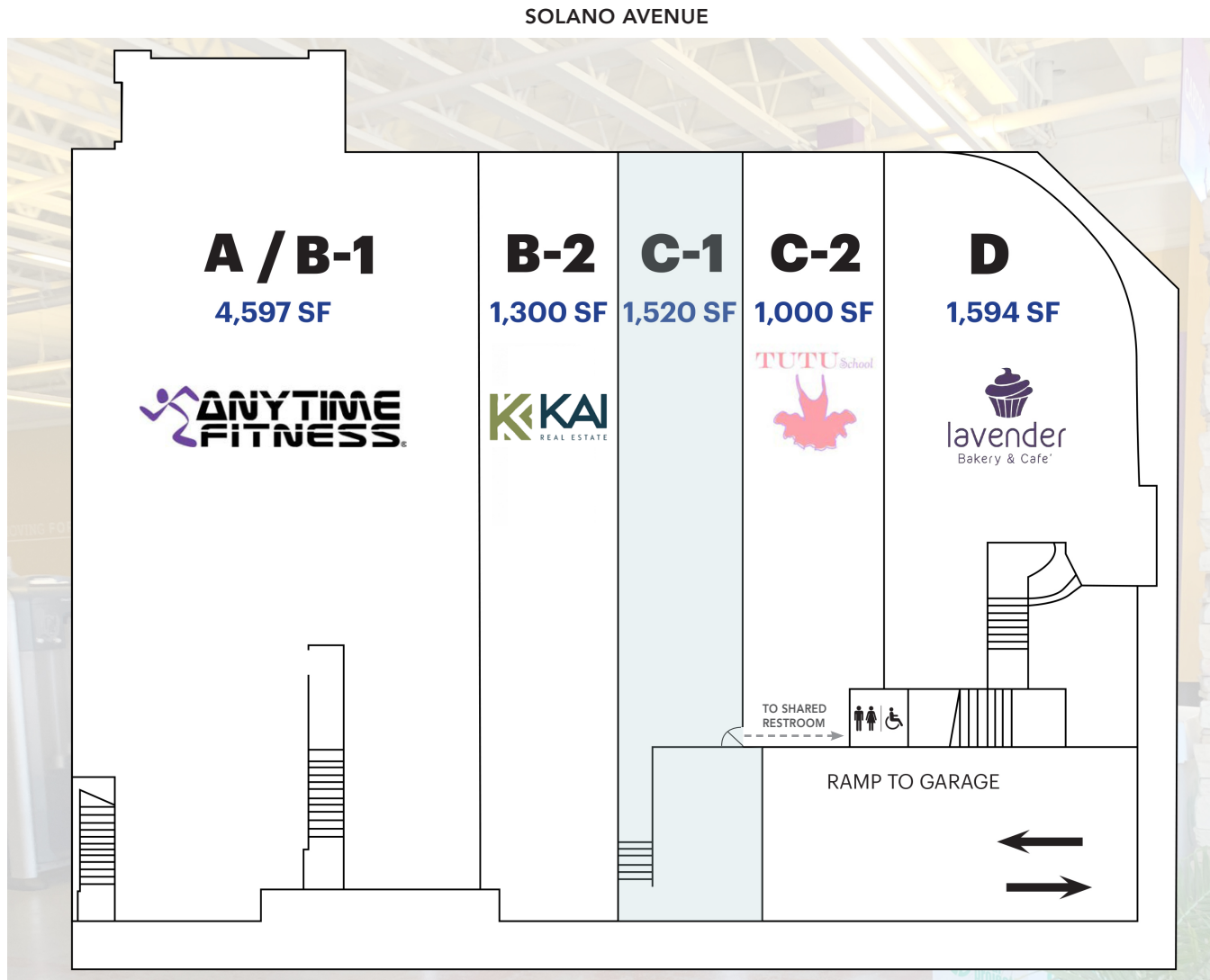
**GOOD PUBLIC
TRANSIT**

(walkscore.com)

- Hardwood floors, high ceilings, great light throughout
- Current build out includes: reception area, 3 private offices, open work spaces
- Large kitchen/break room
- Shared restroom, built in storage, HVAC
- Parking available in underground garage
- Easy freeway access and ample street parking
- Pedestrian-friendly North Berkeley shopping district
- High car counts and pedestrian traffic
- Across from Andronico's Market, and steps to Peet's, Starbucks, Touchstone Climbing Gym, many restaurants, and a wide variety of shops selling food, clothing, books, rugs, and unique items
- Solano Avenue is one of Berkeley's most walkable and diverse districts





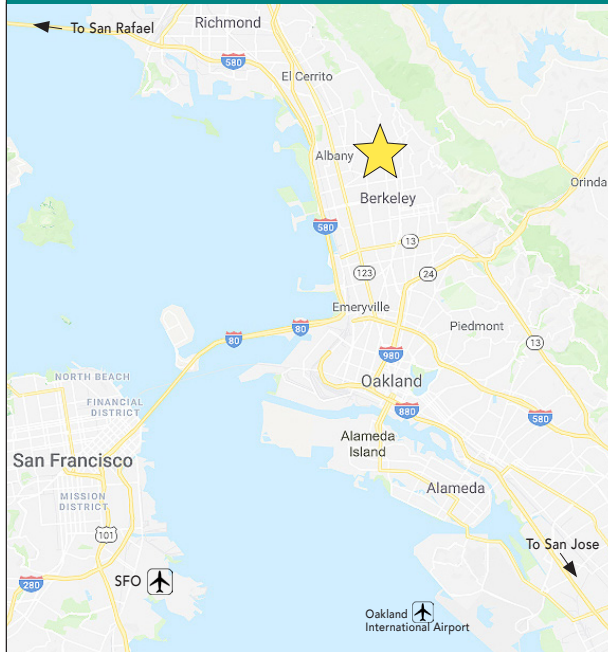


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1820 SOLANO AVENUE, BERKELEY, CA
IN THE VICINITY



RESTAURANTS, CAFÉS AND BARS

Lavender Bakery & Café	Noah's NY Bagels
Peet's Coffee Roasters	Zachary's Chicago Pizza
Ajanta Indian Restaurant	iScream
Fonda Tapas Restaurant	Cactus Taqueria
Sweet Basil Thai	Troy Greek Restaurant
Starbucks	Khana Peena
Zachary's Pizza	Barney's Gourmet Hamburgers
House of Curries	Suzette Crêpe Café
Bowl'd Korean Rice Bar	Little Star Pizza
Solano Yogurt & Ice Cream	Boss Burger
Taqueria Talavera	Zaytoon Mediterranean
Cugini Italian Restaurant	Mr. Dewie's Cashew Creamery
Gordo Taqueria	Kirin Chinese Restaurant
Kim's Café & Sandwiches	Café Raj Asian Restaurant
Oori Rice Triangles	Highwire Coffee
Schmidt's Pub	Bua Luang Thai Cuisine
Solano Cellars Wine Bar	AKEMI Japanese Restaurant

RETAIL

Safeway	Sottovoce Women's Clothing
Sole Terra Shoes	Solano Florist
Pegasus Books	Of All Places
CVS Pharmacy	Lava9 Handbags & Clothing
Sue Johnson Custom Lamps	Fillgood Home Goods
Morningtide Curated Gifts	Oaktown Spice Shop
Matsu Fine Natural Bedding	
Neilson Arts Gallery	
Andronico's	
Avenue Yarns	
Five Little Monkeys Toy Store	
YAZA Women's Clothing	
Oaks Jewelers	
Plaza Tennis & Sports	
Bikes on Solano	
Flowerland Nursery	
Ensler Lighting	

FITNESS

Anytime Fitness
Orangetheory Fitness
Happy Hour Fitness Studio
Oaks Climbing Gym



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1820 SOLANO AVENUE, BERKELEY, CA
NEIGHBORHOOD



PEDESTRIAN-ORIENTED NEIGHBORHOOD, FILLED WITH POPULAR EATERIES, RETAIL SHOPS, FITNESS + SERVICES



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.