

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE :: 2117 SAN PABLO AVENUE, BERKELEY, CA ::

SHOWROOM QUALITY RETAIL SPACE ON HIGH-TRAFFIC SAN PABLO AVENUE



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RETAIL SPACE ON BUSY COMMERCIAL STRETCH IN WEST BERKELEY WITH EASY FREEWAY ACCESS

SIZE: ±3,127 RSF including Mezzanine

LEASE RATE: \$2.50 psf/month NNN

ZONING: C-W (West Berkeley Commercial)

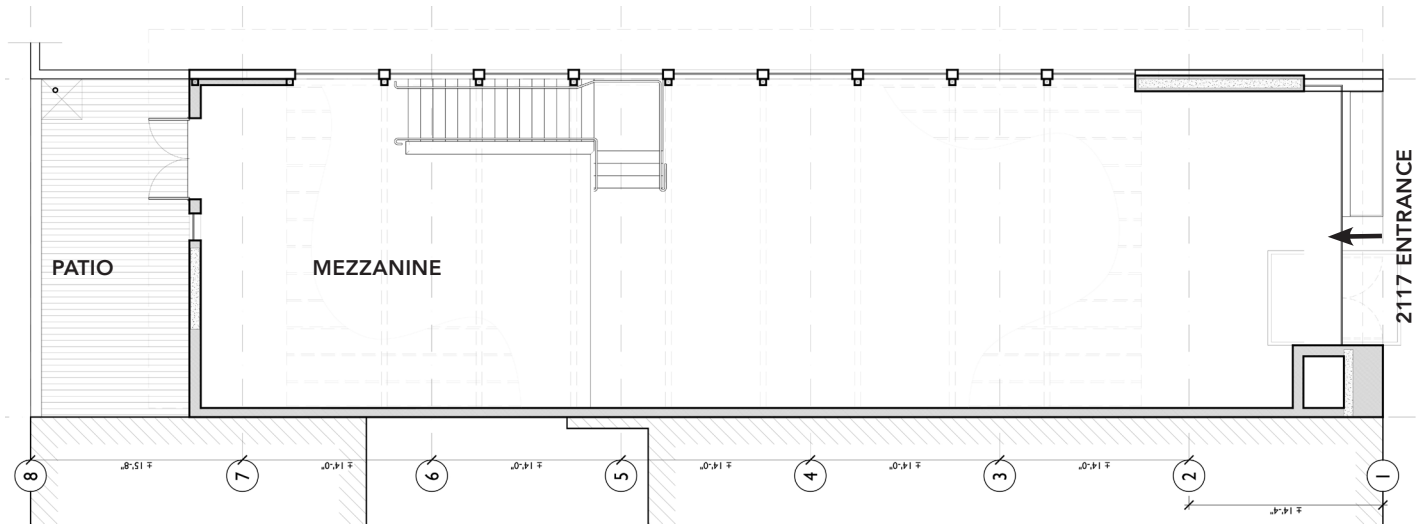
Average Daily Traffic
21,797 (CoStar)



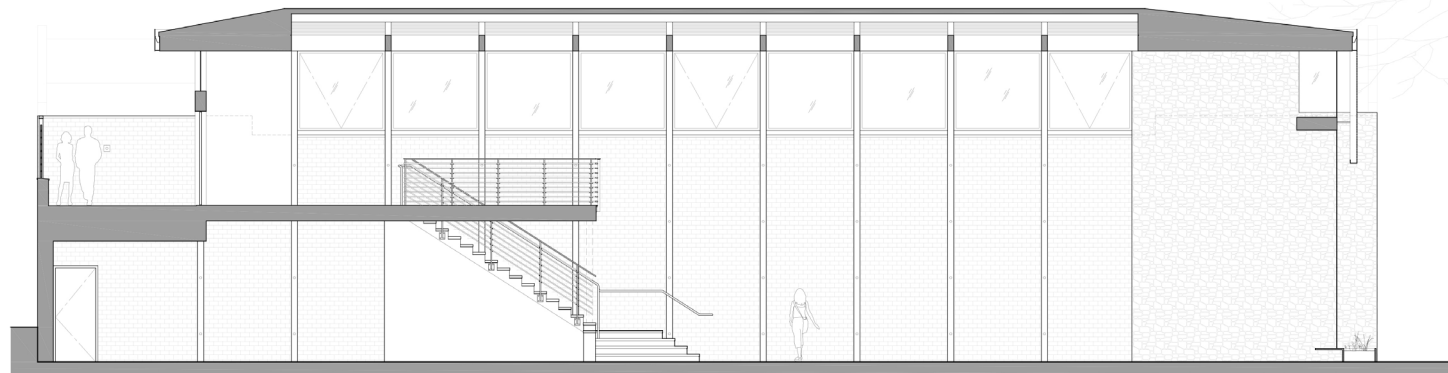
- Near University Avenue intersection, with large window frontage on San Pablo Avenue (CA State Route 123)
- 25' high main ceiling and 12' mezzanine ceiling with tremendous natural light
- Stunning combination of exposed brick and stone walls with natural wood-beams
- Polished concrete floors, and pendant and track lighting
- Back deck area not included in the RSF
- Adjacent to Umphred Furniture, Acme Bar & Company, Heads and Tails Barbecue
- Amid a well-rounded mix of retail, restaurants and commercial services
- Situated in Berkeley's International Food District – a growing collection of international markets and cuisine
- Near Lavender Bread & Cafe, Mi Tierra Foods, Highwire Coffee, La Marcha Tapas Bar, Luca Cucina Italiana, Babette, El Patio Grill, and Sweet Bites Bakery
- Dense food and home improvement corridor
- Part of the West Berkeley Design Loop, a 2-mile stretch of home furnishings, accessories, and improvement stores
- Near many residential developments, major employment, parks, and schools
- Both San Pablo and University Avenues have 4 lanes, heavily traveled, in this popular West Berkeley neighborhood





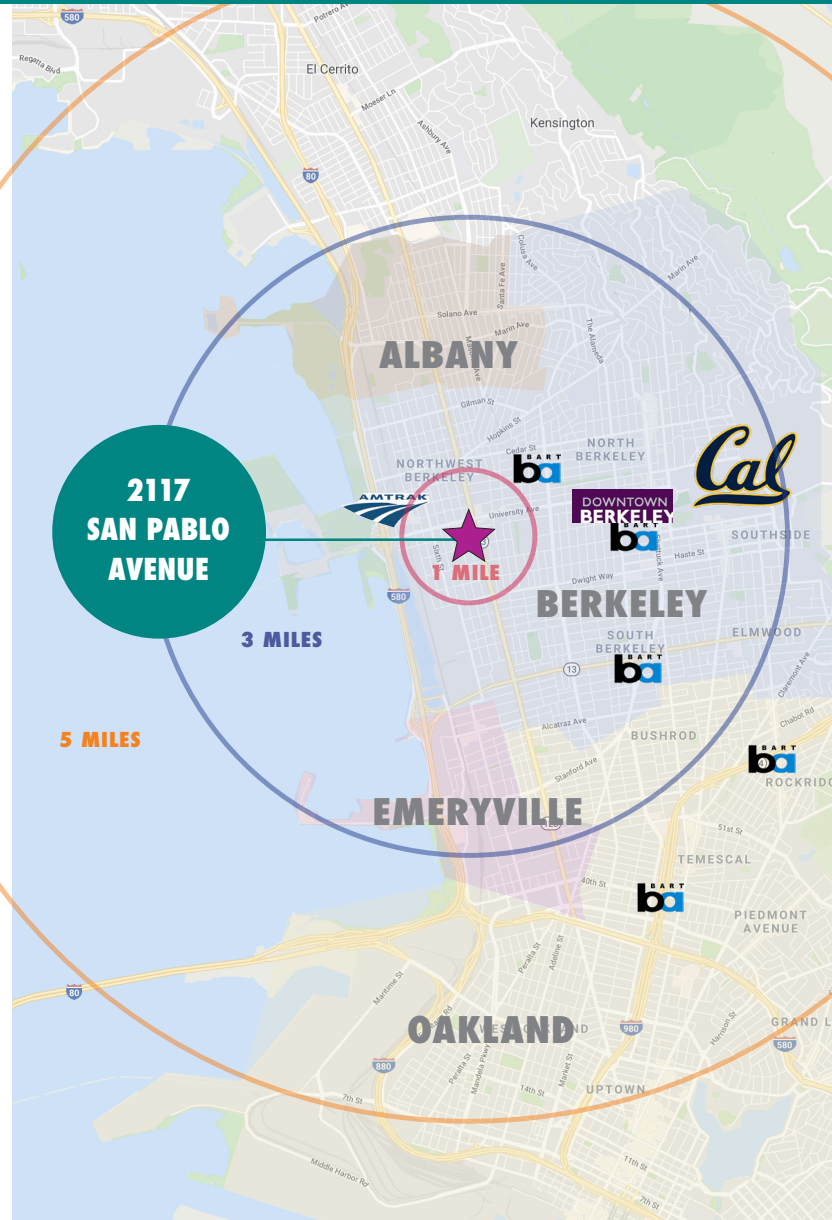


FLOOR PLAN



SECTION

- Prominent corner site located between UC Berkeley and Fourth Street Shopping District (8 blocks away) with the Apple Store, Anthropologie, Lululemon, Bette's Diner, Peet's Coffee, Sur La Table, Madewell, Sephora, Builders Booksource, The Gardener, and more!
- Short walk to North Berkeley BART
- 1.5 miles to Downtown and UC Berkeley
- 2.7 miles to Emeryville Public Market
- 3.1 miles to Powell Street Plaza and Shops
- Easy freeway accessibility and SF Bay Bridge access via I-80 corridor
- Near hundreds of new housing units approved or under construction. Currently $\pm 1,400$ units (across 20 projects) have been submitted and are pending review
- Nearby companies include Clif Bar, Pixar, Modern-twist Inc, LeapFrog, Meyer Sound, City Sports Gym, Title Nine Sportswear, Acme Bread, Whole Foods Market (Regional), Metropolis Baking, TCHO Chocolate, F'real Foods, Prime Roots, GU Energy Labs, Ripple Foods, La Tourangelle Artisan Oils, Perfect Day Foods, Wild Earth Dog Food, Inc., Siemens Healthcare, Peet's Coffee Corp HQ, and Mighty Leaf Tea Company



RETAIL WITHIN 3 MILES



FOURTH STREET



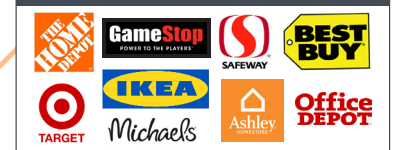
DOWNTOWN BERKELEY



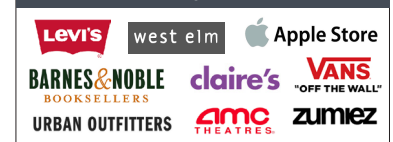
POWELL STREET PLAZA



EAST BAY BRIDGE



BAY STREET



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
- Fenton MacLaren
- Sunrise Specialty
- Truitt and White Lumber
- EcoHome Improvement
- Serena & Lily Outlet



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2117 SAN PABLO AVENUE, BERKELEY, CA
NEIGHBORHOOD DESTINATIONS



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.