

FOR SALE :: 1051, 1053 + 1053½, SAN PABLO AVENUE, ALBANY CA

Mixed-Use Opportunity – 2 Commercial Storefronts + Residential



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2 Storefronts and Detached Residence (2 BD/1BA) with Parking. Located on San Pablo Avenue in Albany – Across from Sprouts Anchored Shopping Center

TWO PARCELS TO BE SOLD TOGETHER

1051 SAN PABLO AVENUE – RETAIL STOREFRONT

APN: 65-2662-39

- Customer area, food ordering counter
- Open kitchen space with prep tables, refrigeration, sinks, 8' Type 1 hood, shelving units
- Rear area with prep tables, 3-compartment sink, restroom
- 150 AMP, single-phase electrical service
- Outdoor storage area
- Leased to Bakery: m-to-m term

1053 SAN PABLO AVENUE – RETAIL STOREFRONT

APN: 65-2662-38

- Open floor plan in front
- Office area in rear
- Restroom
- Separately metered with 60 AMP single-phase service
- Currently vacant

1053½ SAN PABLO AVENUE – RESIDENCE

APN: 65-2662-38

- 2BR/1BA
- Front entryway/mud room, rear sunroom
- Living room, kitchen
- Cedar floors
- Lots of potential
- Bonus storage space
- Separately metered with 40 AMP single-phase service
- Currently vacant

DISCLAIMER: BUYER TO VERIFY CONDITION, SIZE, HABITABILITY AND USES

• **BUILDING SIZE:** ±2,544 SF*

• **PARCEL SIZE:** ±5,000 SF

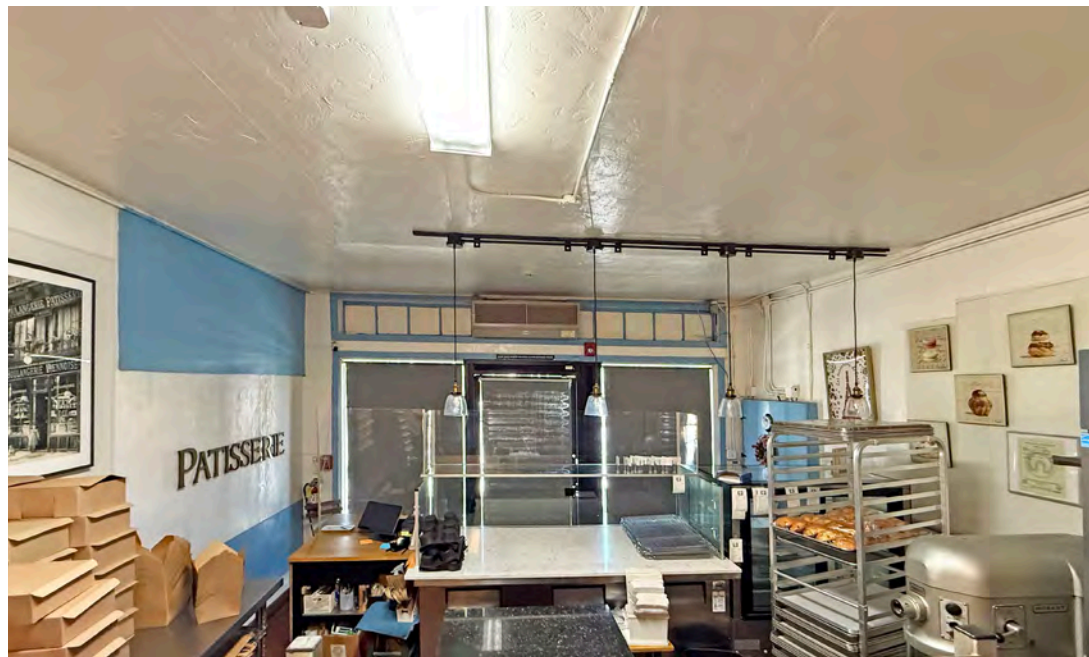
• **ASKING PRICE:** \$895,000

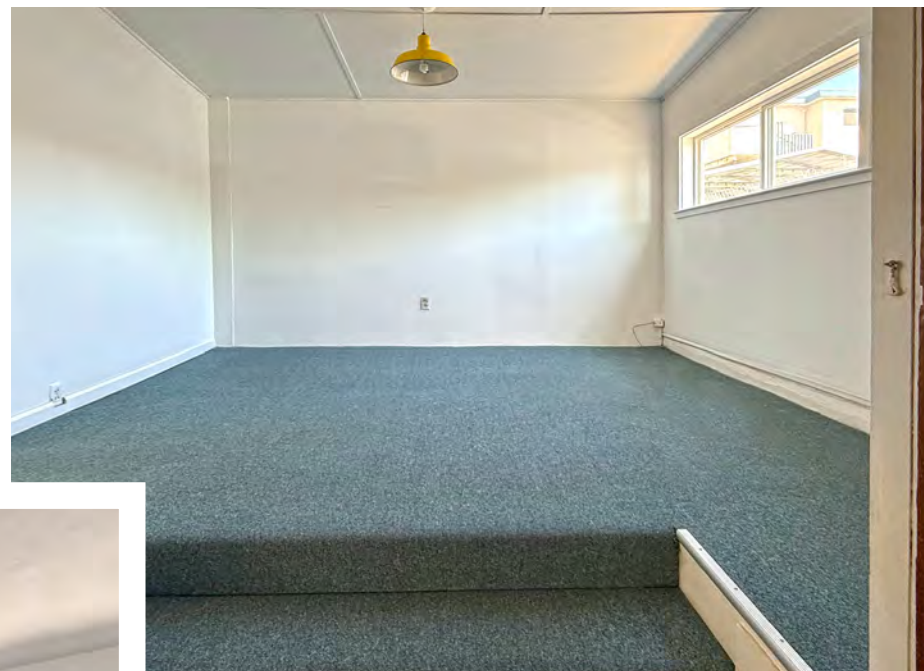
• **ZONED:**
SPC (San Pablo Corridor)

* Estimated measurements of existing structures – Buyer to verify

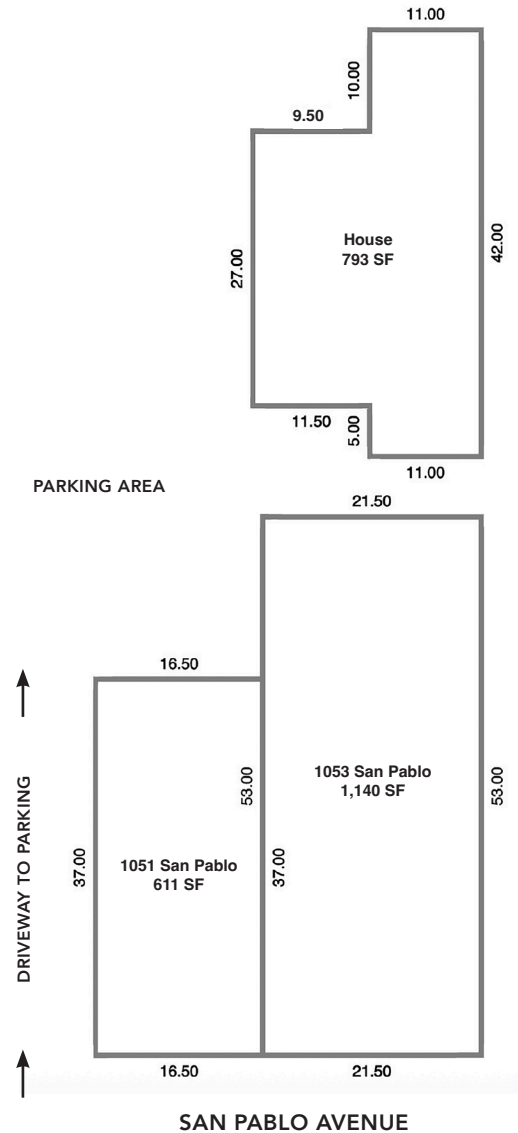
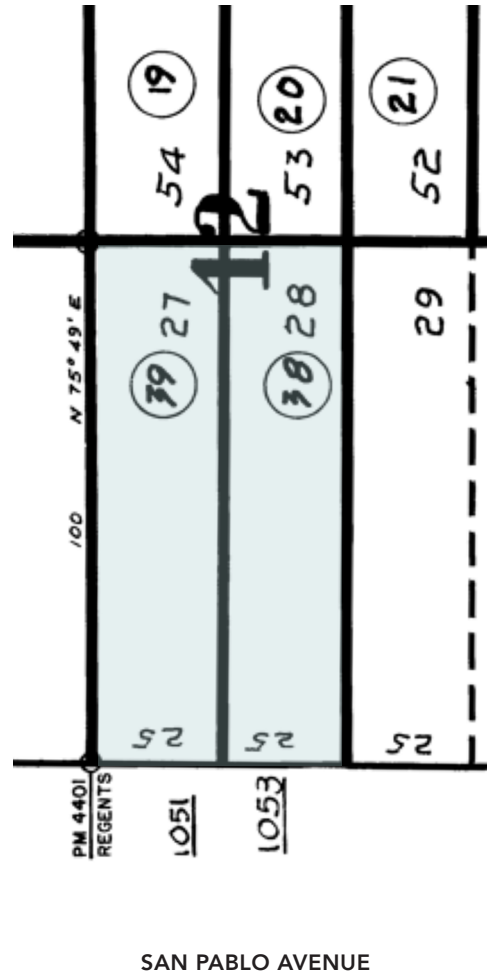
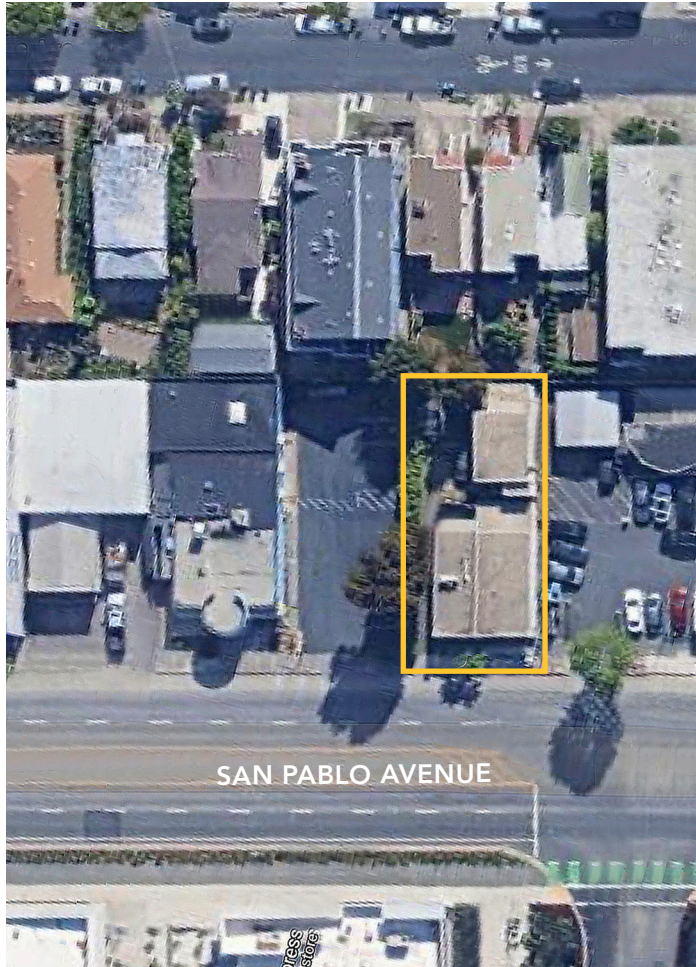
- Easy freeway access and street parking in front
- Across from University Village housing for UC Grad Students with families, and Belmont Village Senior Living Albany. Also across from Sprouts Farmers Market, Pet Food Express, Habit Burger & Grill, Starbucks, and StretchLab Fitness
- 1 block to Solano Avenue with Zaytoon Mediterranean, Highwire Coffee, Oaktown Spice Shop, Five Little Monkeys
- 4 blocks to Gilman District with Whole Foods, REI, Chipotle, Office Depot, Sprouts Market, Philz Coffee, and more
- Potential for residential development











These drawings are intended to be used as an aid for planning. Though care was taken, accuracy is not guaranteed.

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1051-1053½ SAN PABLO AVENUE, ALBANY, CA
IN THE VICINITY



Downtown
Berkeley

UNIVERSITY
OF CALIFORNIA
BERKELEY

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1051-1053½ SAN PABLO AVENUE, ALBANY, CA
NEIGHBORHOOD



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.