

FOR LEASE: 1645 San Pablo Avenue, Berkeley, CA
RETAIL OR OFFICE SPACE ON BUSY SAN PABLO AVENUE



GORDON
COMMERCIAL REAL ESTATE BROKERAGE

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GROUND FLOOR SPACE WITH VERSATILE OPEN FLOOR PLAN

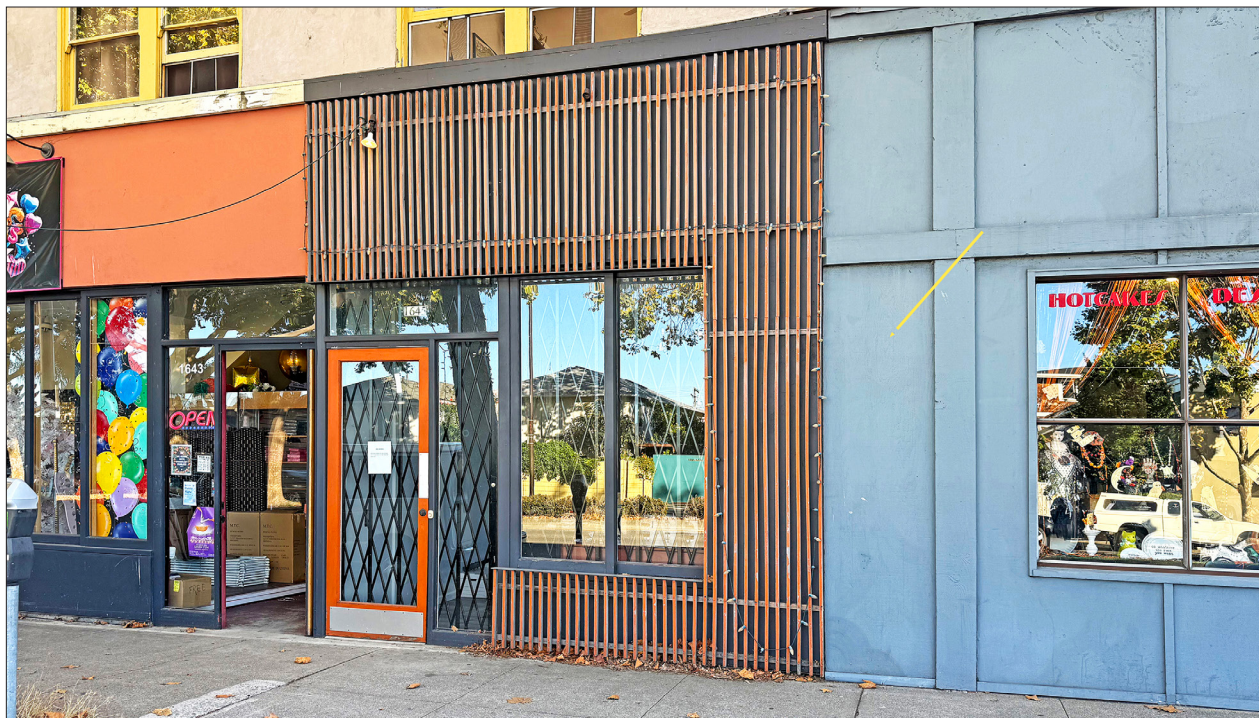
1641 SAN PABLO AVENUE

SIZE: ± 642 rsf

ASKING RENT: \$2.75 psf/month IG

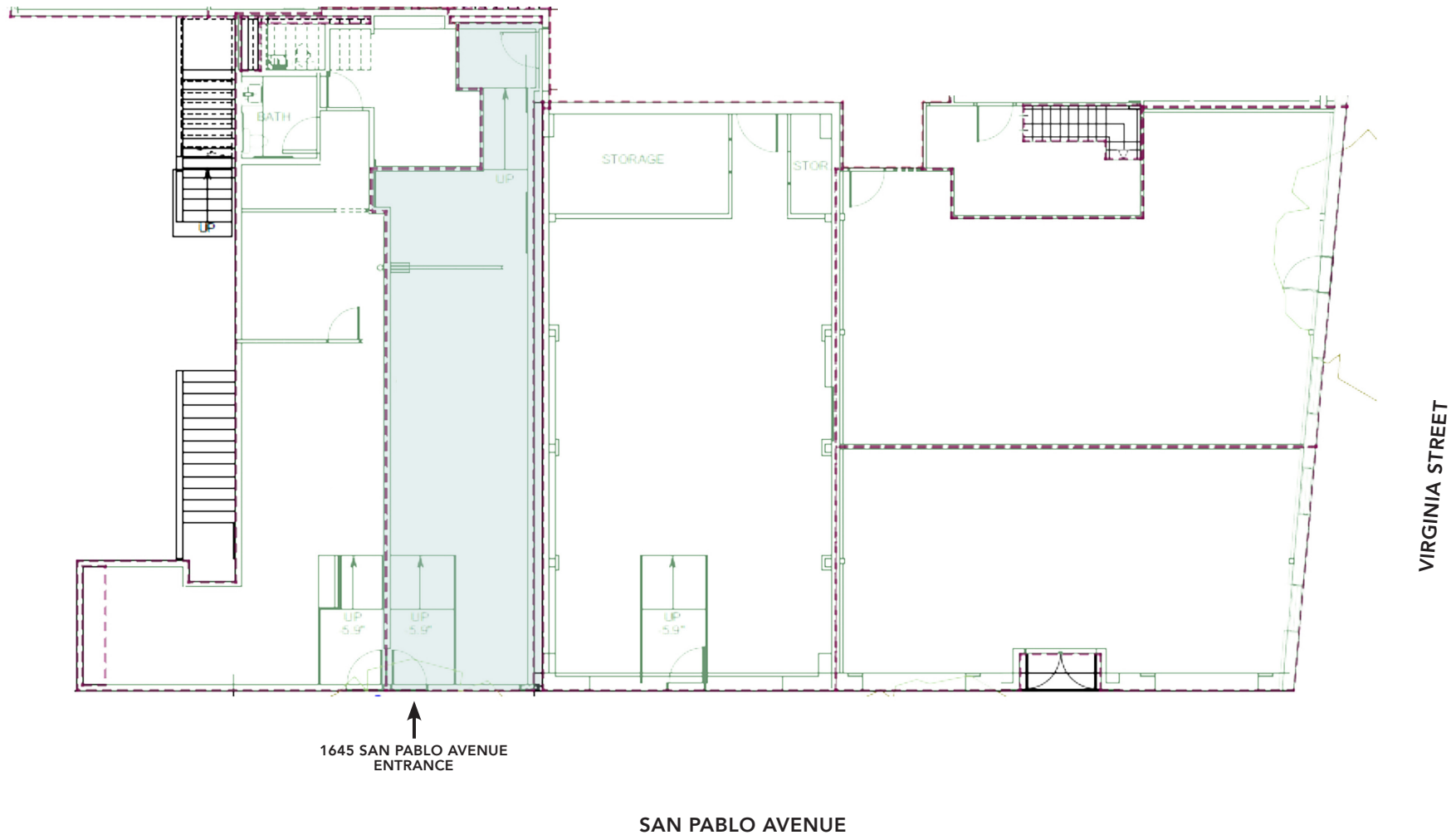


- Ground floor space with versatile open floor plan
 - High ceilings, track lighting, laminate flooring
 - Rear space for office or storage
 - Common area restrooms
 - Tenant pays its own separately metered gas/electric
- Easy street parking
- Adjacent to Favor, Tinsel, and Berkeley Balloons
- Neighborhood tenants include Whole Foods, REI, Office Depot, Road Runner Sports, Philz Coffee, many small retailers, and more!
- Close to numerous eateries, bars, retail shops, and fitness
- Berkeley is the SF Bay Area's academic, cultural haven, and foodie haven
- **Zoned:** C-W (West Berkeley Commercial)



LOCATED ON
CA STATE ROUTE 123
ACROSS FROM
LONGFELLOW
MIDDLE SCHOOL,
NEAR ACME BREAD





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.

FOOD AND DRINKS

Acme Bread	Picante Mexican Restaurant
Café Leila	Starbucks
Chipotle Mexican Grill	The Habit Burger Grill
Gilman Brewing Company	Broc Cellars
Philz Coffee	Lusu Cellars
Funky Elephant Thai Restaurant	Hammerling Wines
Boichik Bagels Factory	Donkey & Goat Winery & Tasting Room
Gioia Pizzeria	Lama Beans Mediterranean Restaurant
Espresso Roma Café	Potala Organic Café
Berkeley Bagels	Yo Sushi
Kiku Sushi	Mountain Mike's Pizza
Coffee Conscious	Casa Latina Bakery
Sam's Log Cabin	Evergreen Cafe Berkeley
Pâtisserie Rotha	La Marcha Tapas Bar
Fieldwork Brewing Company	Everett & Jones Barbeque

RETAIL

Tinsel Trading Co	Target
Favor & Hotcakes Design	Sprouts Farmers Market
Blick Art Materials	Fenton MacLaren Home Furnishings
Whole Foods Market	Berkeley Natural Grocery
Kermit Lynch Wine Merchant	Monterey Market
REI-Coop	Westbrae Nursery
The North Face Outlet	Flowerland Nursery
Pet Food Express	Berkeley Horticultural Nursery
Office Depot	Magnanis Poultry
Soccer Pro	Blue Heron Bikes
Road Runner Sports	California Ski Company
Berkeley Lighting Co	Dave's Record Shop
Berkeley Cycle Works	Brushstrokes Studio Inc
Emerald City Gowns	Safeway
Walgreens	



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1645 SAN PABLO AVENUE, BERKELEY, 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 leasing.