

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE :: 801 CAMELIA STREET, SUITE A, BERKELEY, CA
WEST BERKELEY OFFICE OR LIGHT INDUSTRIAL SPACE!

**PERFECT
FOR WAREHOUSE,
LIGHT MANUFACTURING, R+D,
MEDIA PRODUCTION USES,
AND OFFICE USE**

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TWO FLOORS OF HIGHLY USABLE SPACE – IN BERKELEY’S GILMAN DISTRICT

- **Size:** ±1,298 rsf
- **Asking Rent: \$2,500 /month**
 - Separately metered for electrical and gas
 - Shared water and garbage
- **Zoned MULI:** Mixed-Use Light Industrial

MODERN 5-TENANT BUILDING WITH GATED ENTRANCE – END UNIT WITH GREAT NATURAL LIGHT

Ground floor: ±803 rsf

- Open floor plan
- High ceilings in front; standard office ceilings in rear
- Kitchenette
- Restroom and small storage area in rear
- Roll-up door
- Staircase to mezzanine located near front door
- Mezzanine is located above the rear portion of the Premises
- Ideally suited for collaboration, or distribution/fulfillment

Mezzanine: ±495 rsf

- Open work space
- Operable windows on 2 sides of the building
- Carpeted space



DEMOGRAPHICS

	1-MILE	3-MILE
Population	29,744	188,805
Average Household Income	\$136,401	\$134,593
Daytime Employees	14,473	96,255

TRAFFIC (Gilman @ 10th Street) 15,186

- Great West Berkeley location between busy San Pablo Avenue and I-80
- Amid residential, commercial and industrial uses
- Next door to Lusu Cellars and Whistler Vineyards – within a block of several other urban wineries
- Near Whole Foods Market, Philz Coffee, Chipotle, REI Coop, Picante Restaurant, Homeroom Restaurant, Fieldwork and Gilman Breweries, Office Depot, North Face Outlet, and more
- Easy freeway access
- Ample street parking





FOOD AND DRINKS

- | | |
|--------------------------------|-------------------------------------|
| Acme Bread | The Habit Burger Grill |
| Chipotle Mexican Grill | Starbucks |
| Gilman Brewing Company | Blue Willow Teaspot |
| Philz Coffee | Broc Cellars |
| Boichik Bagels | Whistler Vineyards |
| Funky Elephant Thai Restaurant | Lusu Cellars |
| Homeroom Berkeley | Hammerling Wines |
| Pâtisserie Rotha | Vinca Minor Winery |
| Headlands-Berkeley Beer Garden | Donkey & Goat Winery & Tasting Room |
| Gioia Pizzeria | Lama Beans Mediterranean Restaurant |
| Asaka Sushi & Bar | Sam's Log Cabin |
| Espresso Roma Café | Yo Sushi |
| Coffee Conscious | Mountain Mike's Pizza |
| Berkeley Bagels | Café Leila |
| Kiku Sushi | Casa Latina Bakery |
| Picante Mexican Restaurant | La Marcha Tapas Bar |
| Fieldwork Brewing Company | Everett & Jones Barbeque |

RETAIL

- | | |
|----------------------------|---|
| REI-Coop | Target |
| Whole Foods Market | Fenton MacLaren Home Furnishings |
| Blick Art Materials | Lark in the Morning Musical Instruments |
| Emerald City Gowns | Berkeley Natural Grocery |
| Sprouts Farmers Market | Monterey Market |
| Kermit Lynch Wine Merchant | Berkeley Horticultural Nursery |
| The North Face Outlet | Westbrae Nursery |
| Pet Food Express | Blue Heron Bikes |
| Office Depot | Oak Barrel Winecraft |
| Road Runner Sports | Dave's Record Shop |
| California Ski Company | Green Leaf Market |
| Berkeley Cycle Works | Berkeley Lighting Co |
| Walgreens | Safeway |



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
- The Sink Factory
- Truitt and White Lumber
- SHOH Gallery
- Serena & Lily Outlet



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801 CAMELIA STREET, SUITE A, 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.