

FOR LEASE

1734
SOLANO
AVENUE

Berkeley, CA 94707



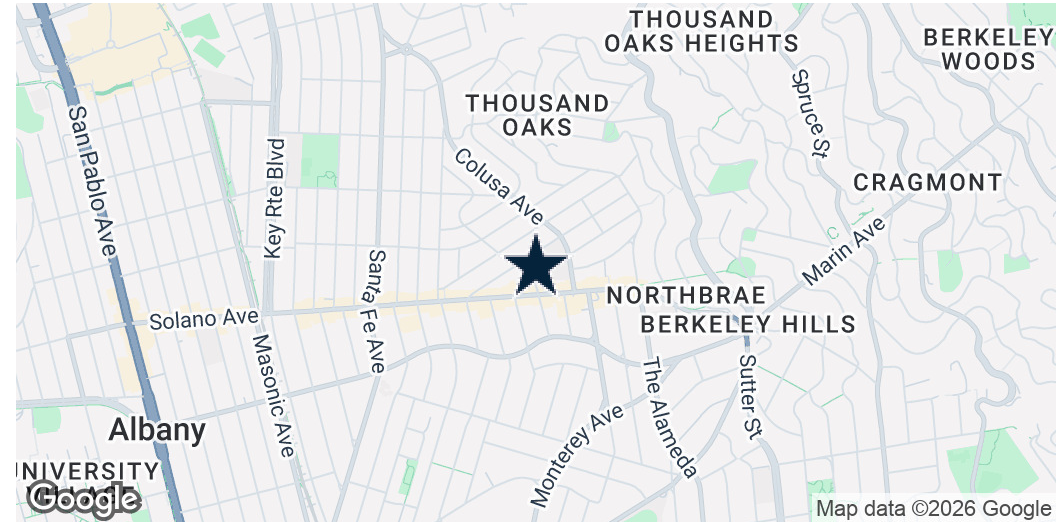
Exclusively Listed by

Brad Banker

510.763.7090 x215

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1734 Solano Avenue Berkeley, CA 94707



OFFERING SUMMARY

Lease Rate:	Suite B: \$700 - Suite A: \$1,300 per month (MG)
Building Size:	5,000 SF
Available SF:	Suite B: 165 SF Suite A: 300 SF

PROPERTY OVERVIEW

Rare small office space on Solano Avenue in Berkeley. Space is zoned C-SO, which allows for office use or personal service use. Sorry, no medical or therapy uses. Two small office spaces for lease separately or together. 2nd floor walk-up with a shared restroom. Suites feature high ceilings, laminate flooring, and private entry.

PROPERTY HIGHLIGHTS

- High Ceilings
- Great Natural Light
- 2nd Floor Walk-up (no elevator)
- Rare Small Office Space



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Suite A



Suite B

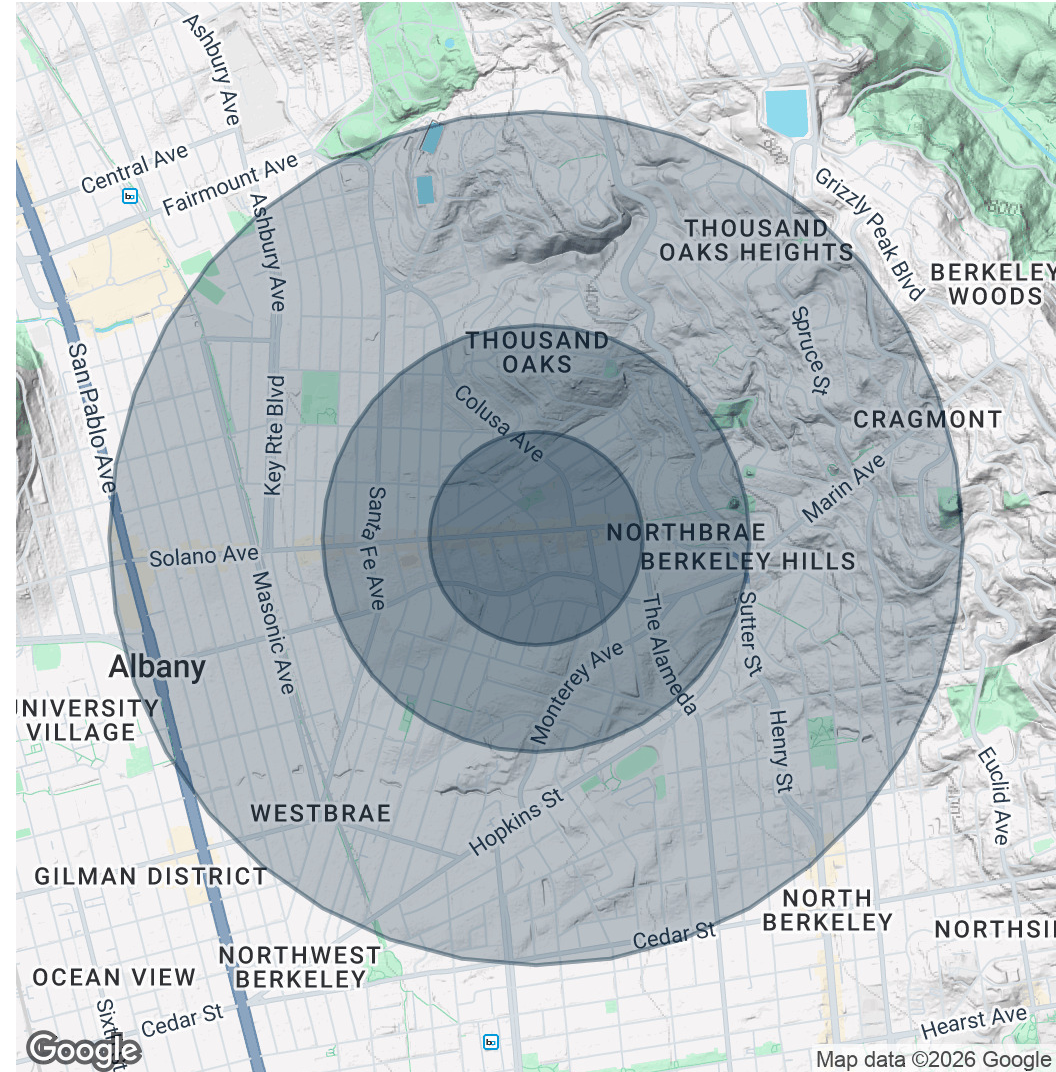
LCB
ASSOCIATES

1734 Solano Avenue Berkeley, CA 94707

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,887	7,667	32,094
Average Age	52.9	50.0	46.5
Average Age (Male)	46.4	46.6	44.5
Average Age (Female)	54.7	51.0	47.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	849	3,190	13,024
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$203,132	\$230,283	\$227,641
Average House Value	\$1,552,057	\$1,628,210	\$1,528,100

2023 American Community Survey (ACS)



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