

# AQUATIC ASHBY

3000 SAN PABLO AVENUE  
BERKELEY



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DRE Lic # 01942201

AQUATIC

CHROMATA  
RETAIL

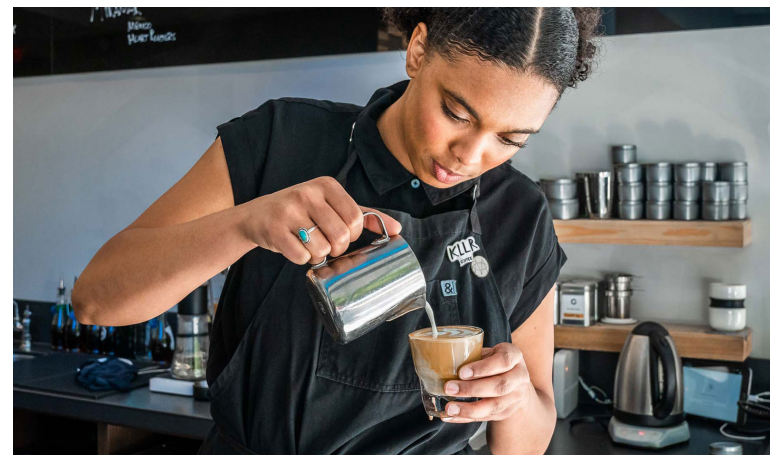
**ADDRESS** 3000 San Pablo Avenue

**AVAILABLE SPACE** 1,222 SF

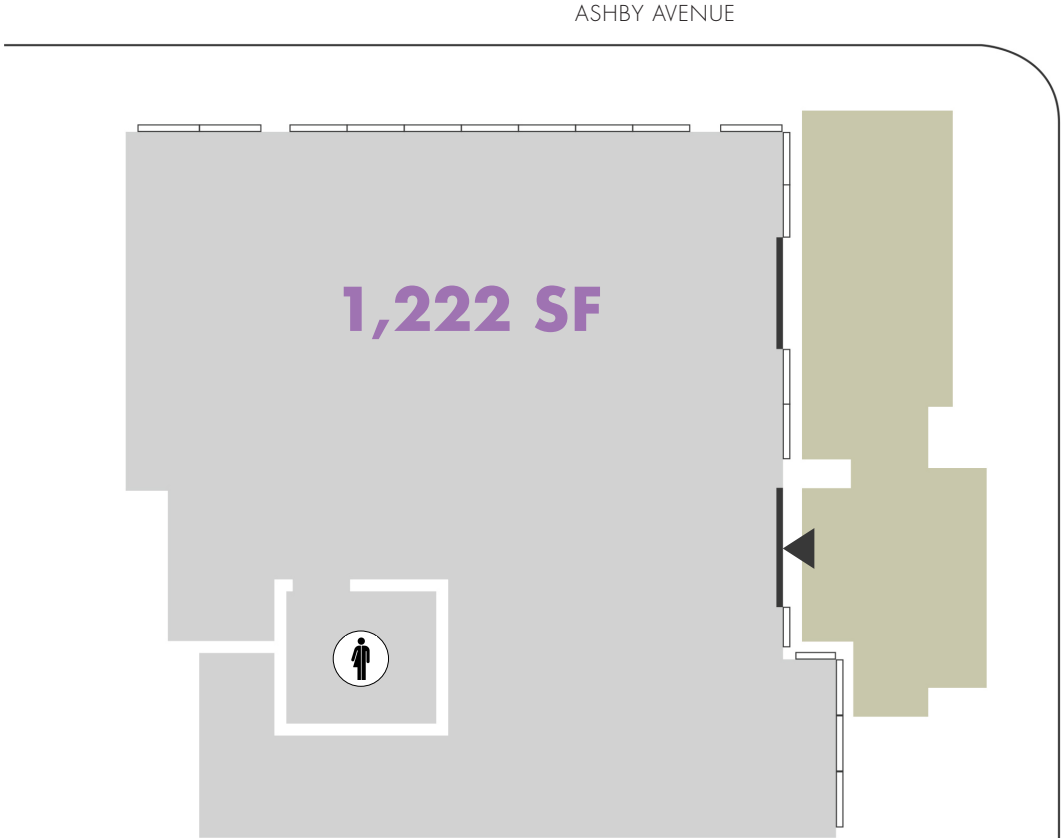
**RENTAL RATE** Negotiable

## NEIGHBORHOOD HIGHLIGHTS

- Aquatic Ashby is a new 6-story, 78 unit housing project on the corner of Ashby & San Pablo in Berkeley
- High visibility, high traffic Berkeley intersection: 22,877 cpd (Ashby Ave.), 23,287 cpd (San Pablo Ave.)  
Close to Ashby I-80 ramp
- Across from Chai Thai Noodles & Cooperative Center Federal Credit Union and close to 35,000 SF City Sports, Berkeley Bowl West, Urban Ore, Berkeley Ironworks & Outdoor Supply Hardware
- Close proximity to major employers such as Pixar, Bayer & University of California, Berkeley



PROPERTY SUMMARY



SAN PABLO AVENUE



SPECS

- Shell delivery condition with ADA restroom and HVAC unit included.
- Venting available for full kitchen / type 1 hood.
- Concrete slab

- Electrical: 400 amps
- Plumbing: 1'-1/2" water line, capped near bathroom
- Gas: 2" gas line, capped near bathroom
- Clear height is 16'-10"

- ▶ Entrance, Main
- ⊙ Restroom

## RETAIL & RESTAURANTS

- Prizefighter
- Berkeley Ironworks
- Berkeley Bowl West
- Spoon Korean Bistro
- Outdoor Supply Hardware
- Mancini's Sleepworld
- Walgreens
- Mid Century Mobler
- Chai Thai Noodles
- Cooperative Center Federal Credit Union
- City Sports Club
- Sherwin-Williams Paint Store
- Novel Brewing
- Mujiri
- Kitchen on Fire
- McDonald's
- Chile Jalapeño Taquería
- King of Kabab
- Flooring Alternatives
- Kala Art Gallery
- Rotten City Pizza
- Paradise Park Cafe
- Urban Ore
- Clif Bar & Company
- Tcho Chocolate
- John Muir Health/UCSF Health Berkeley Outpatient Center





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