

FOR SALE: SINGLE STORY BUILDING PERFECT FOR OWNER/USER

1227 SAN PABLO AVENUE, BERKELEY, CA



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BUILDING SIZE:

±2,350* SF (per public record)

PARCEL SIZE: ±2,525 SF

APN: 60-2405-25-1

SALE PRICE: \$800,000

ZONED:

C-W (West Berkeley Commercial)

*Buyer to verify measurements

WELL SUITED FOR OWNER/USER OR AS INVESTMENT PROPERTY ~ BUILDING IS PRESENTLY VACANT ~

CURRENTLY DIVIDED INTO 2 STOREFRONTS – CAN BE RECOMBINED

- 1227 is ±1,700 rsf with an open floor plan in front, private office, kitchenette, restroom, back storage area, 3 skylights, and ±200 SF of mezzanine space
- 1227A is ±650 rsf with an open floor plan, 2 skylights, and restroom
- High ceilings; up to 18' in some areas
- Each unit separately metered for PG&E with 100 Amp, 3-phase power. One water meter serves the building
- Each unit has a separate gas-operated heater and a 20-gallon hot water heater
- Major renovation done in 2005 with new heater, lighting, insulation, and roof
- Over 25' of street frontage on San Pablo Avenue
- 1/2 block from corner of San Pablo and Gilman
- Immediate neighbors include an auto body shop, Thai Restaurant Sistory, Phosho Dough, and the Tokyo Fish Market
- Close to national tenants Whole Foods Market, REI Coop, Philz Coffee, Chipotle, Office Depot, and more



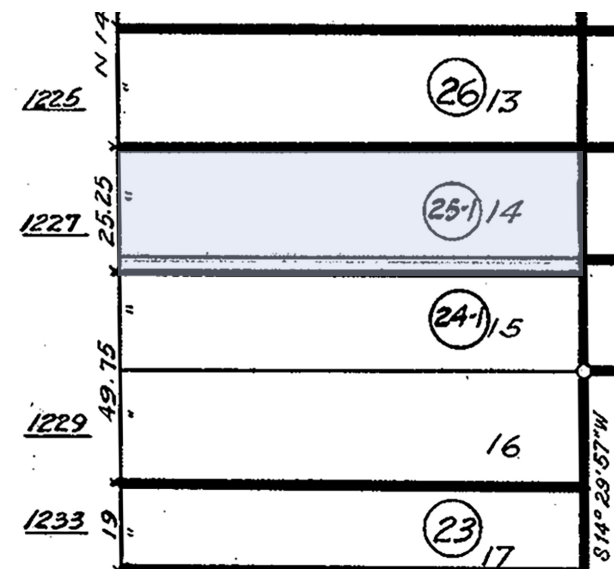
DEMOGRAPHICS

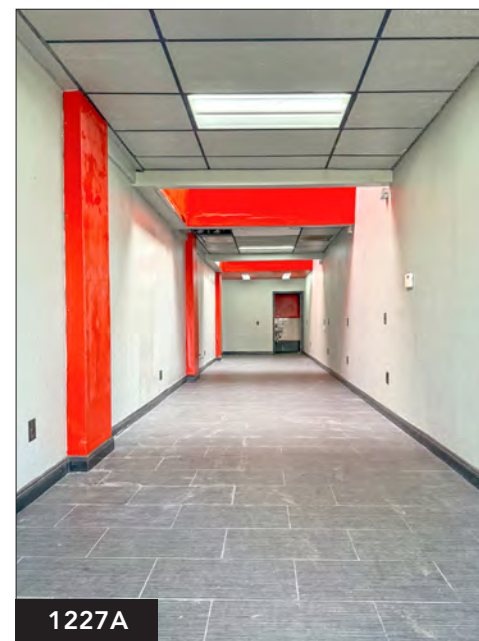
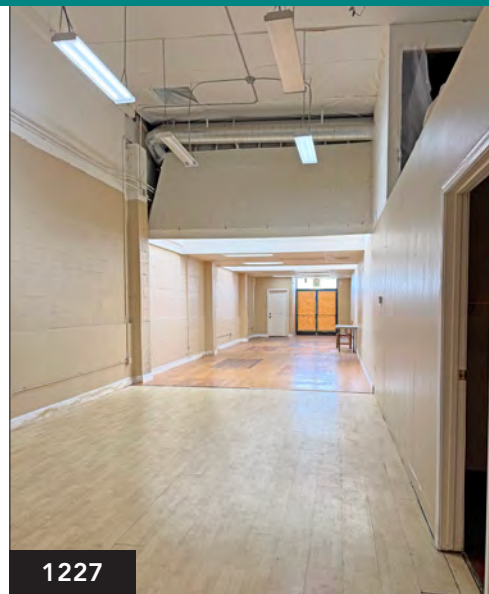
	1 MILE	3 MILE
Population	31,836	196,305
Average HH Income:	\$128,147	\$131,321
Median Home Value:	\$1,001,873	\$995,870
Daytime Employees	17,158	140,061

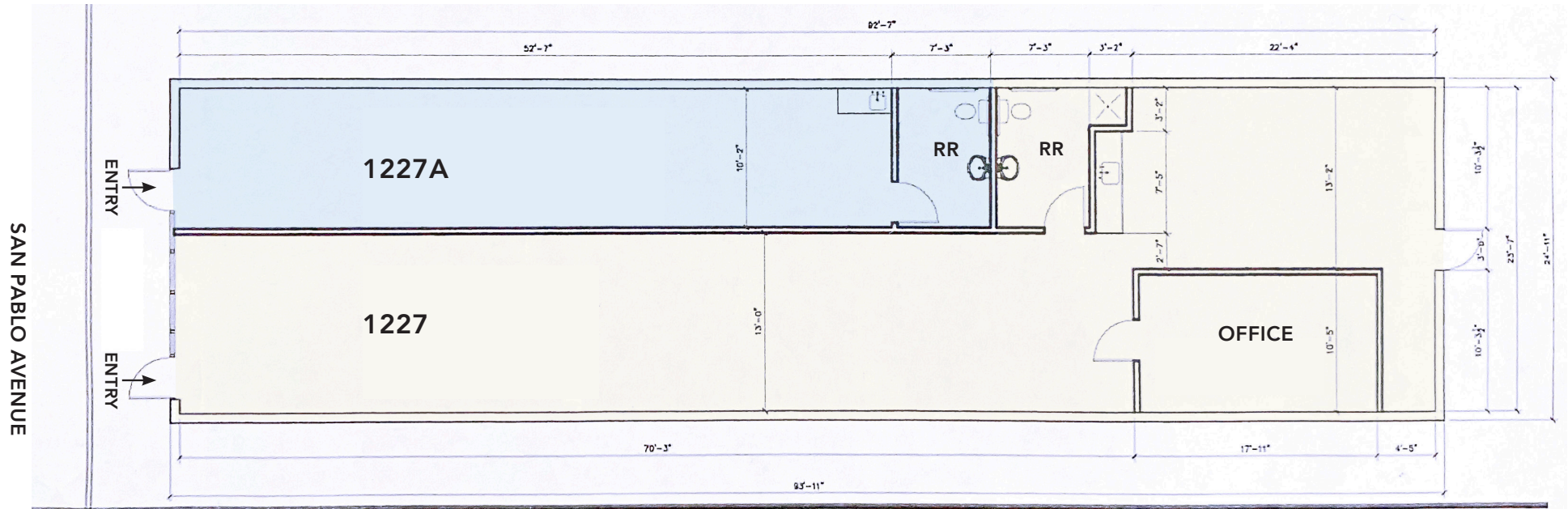
HIGH TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
San Pablo Avenue	Camelia Street	26,836	0.16 mi
San Pablo Avenue	Gilman Street	22,105	0.29 mi

Source: CoStar/Loopnet







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

RETAIL

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

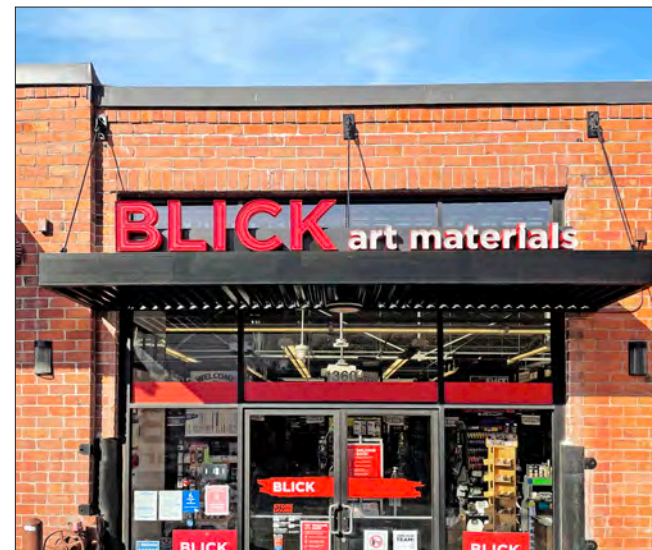
- Metro Lighting
- Ohmega Salvage
- The Gardener
- MOD Cabinetry
- Fenton MacLaren
- KCC Modern Living
- Truitt and White Lumber
- All Natural Stone
- Serena & Lily Outlet



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1227 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 sale.