

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

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 ~

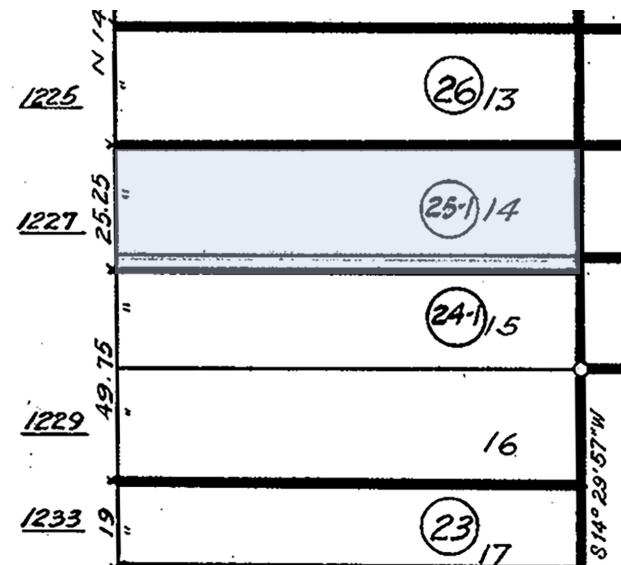
CURRENTLY DIVIDED INTO 2 STOREFRONTS – CAN BE RECOMBINED

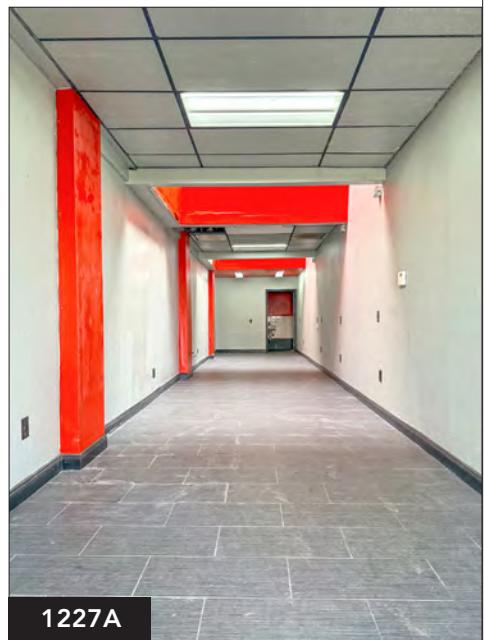
- 1227 is ±1,700 rsf with an open floor plan in front, private office, kitchenette, restroom, back storage area, 3 skylights, and ±200 SF of mezzanine space
- 1227A is ±650 rsf with an open floor plan, 2 skylights, and restroom
- High ceilings; up to 18' in some areas
- Each unit separately metered for 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

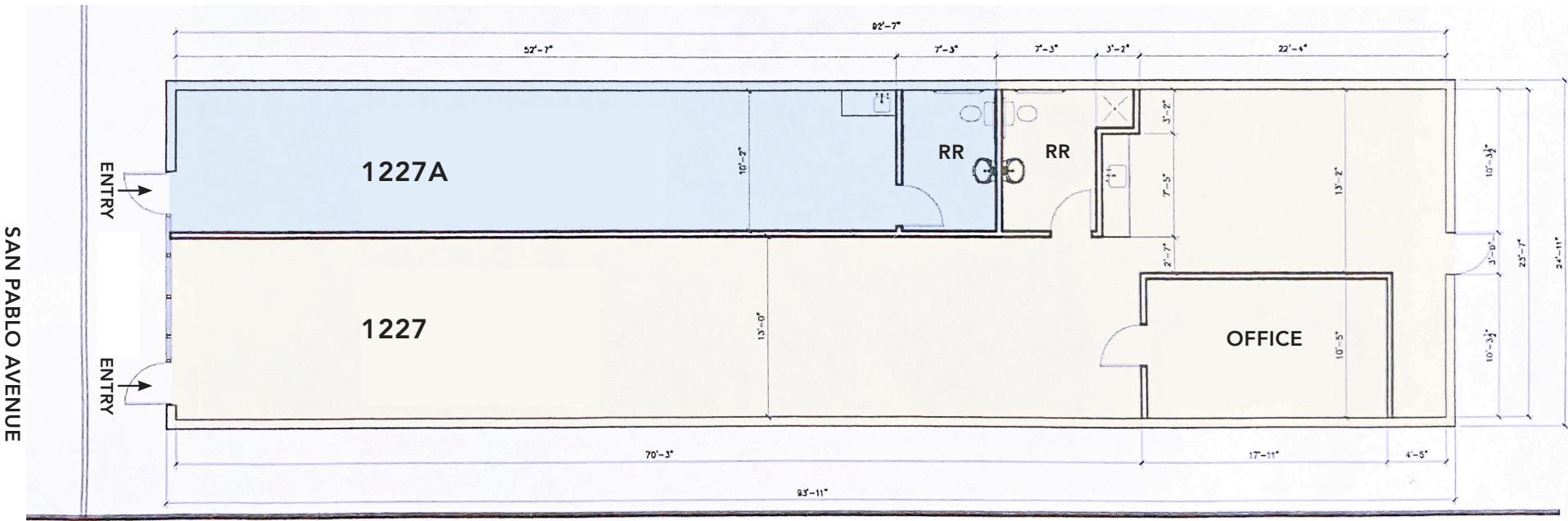
DEMOGRAPHICS	1 MILE	3 MILE
Population	31,836	196,305
Average HH Income:	\$128,147	\$131,321
Median Home Value:	\$1,001,873	\$995,870
Daytime Employees	17,158	140,061

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

RETAIL

- Blick Art Materials
- Sprouts Farmers Market
- Whole Foods Market
- Kermit Lynch Wine Merchant
- REI-Coop
- The North Face Outlet
- Pet Food Express
- Office Depot
- Soccer Pro
- Road Runner Sports
- Berkeley Lighting Co
- Berkeley Cycle Works
- Emerald City Gowns
- Walgreens
- Target
- Green Leaf Market
- Fenton MacLaren Home Furnishings
- Berkeley Natural Grocery
- Monterey Market
- Westbrae Nursery
- Flowerland Nursery
- Berkeley Horticultural Nursery
- Magnanis Poultry
- Blue Heron Bikes
- California Ski Company
- Dave's Record Shop
- Brushstrokes Studio Inc
- Safeway
- TARGET**
- PET FOOD EXPRESS**
- FIELDWORK BREWING**
- THE NORTH FACE**
- THE NATURAL GROCERY COMPANY**
- MONTEREY MARKET**
- CHIPOotle MEXICAN GRILL**
- REI CO-OP**
- PHILZ COFFEE**
- GILMAN BREWING COMPANY**
- PICANTE**
- APPLE STORE**



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:

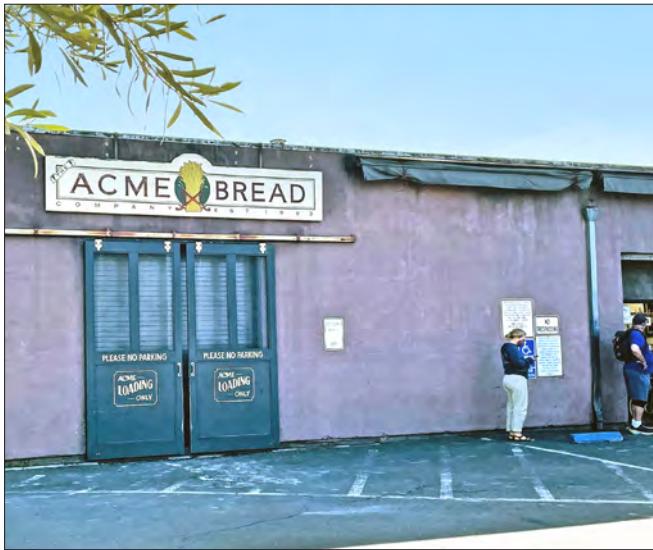
- Antique and Salvage
- Bed and Bedding
- Books and Educational Resources
- Cabinets and Countertops
- Flooring and Tile
- Furniture
- Glass and Stained Glass
- Hardware Store
- Home and Garden
- Home Décor
- Lighting
- Lumber and Decking
- Plumbing Fixtures and Hardware

[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





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.