

BERKELEY, CA

1931-41 & 1955

SAN PABLO AVENUE

PROPERTY FOR SALE

+/- 704-28,235 SF

1931-41

1955

maven
INVESTMENT SALE

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1931-41 & 1955

SAN PABLO AVENUE

1931-1941 San Pablo Avenue offers $\pm 18,235$ square feet of retail space, a $\pm 4,500$ square foot mezzanine, and eight second floor studio apartments.

1955 San Pablo Avenue features a fully leased restaurant space, currently occupied by Everett & Jones Barbeque, a beloved local institution.

Together, the properties benefit from access to over 100 shared parking spaces, a rare amenity in this downtown core. Ideally situated between University Avenue and Hearst Avenue, they sit in the heart of Berkeley's vibrant culinary corridor.

Located adjacent to one of Berkeley's most prominent intersections, San Pablo Avenue and University Avenue, the properties offer exceptional signage and visibility.

INVESTMENT HIGHLIGHTS

1931-41 & 1955
SAN PABLO AVENUE

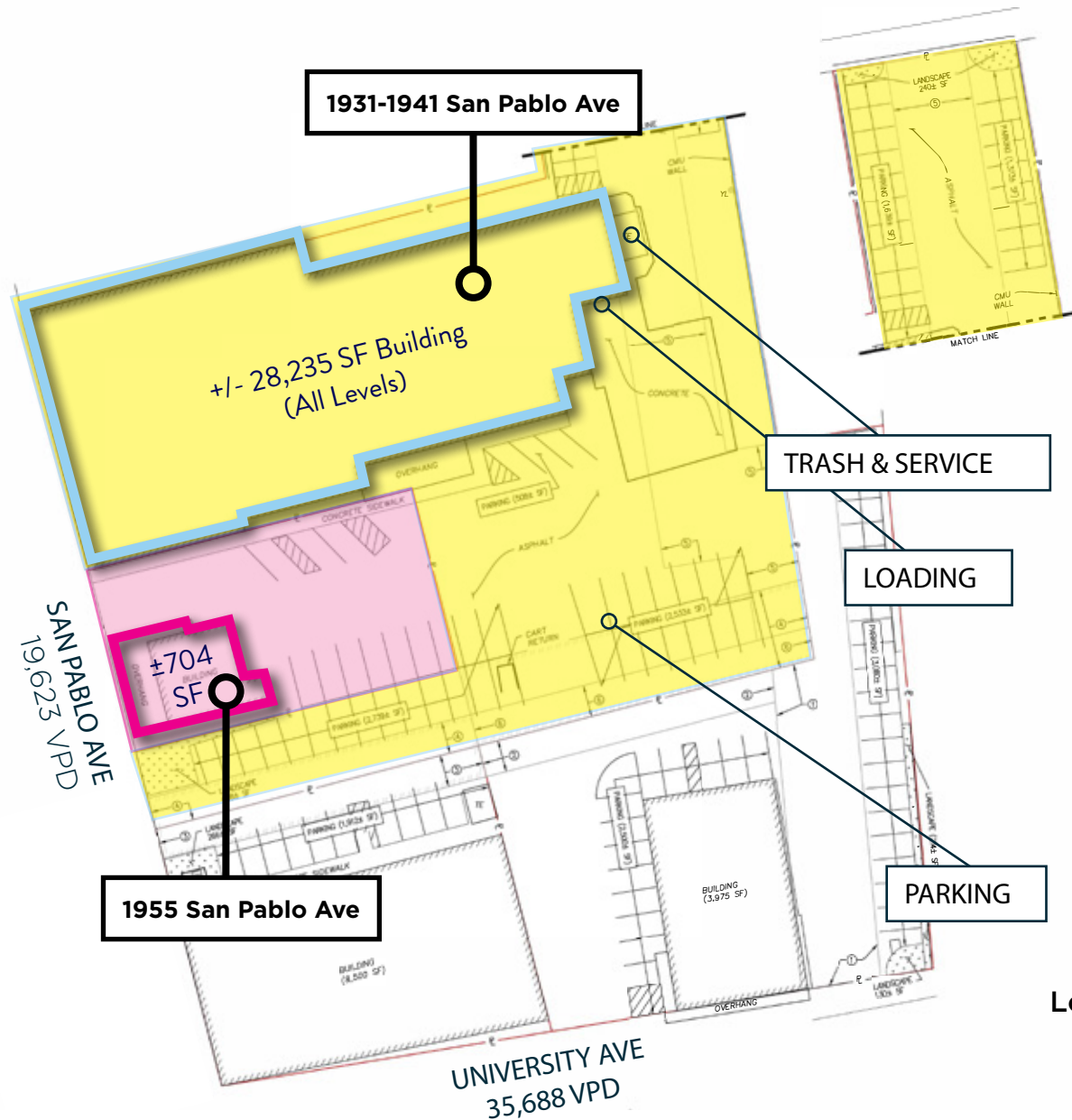
ADDRESS	1931-1941 SAN PABLO AVE
TENANT	Vacant Retail & 8 Residential Units
SIZE	18,235 SF Ground Floor ±4500 SF Mezz & ±5500 SF Resi
FLOOR	Ground Second
OCCUPANCY	Retail Vacant Residential 100%
CONDITION	Former CVS before 99cents Residential
ZONING	C-W: West Berkeley Commercial District
LOT	1.15 acres / 50,277 SF
PARKING	100 spaces (A parking, egress, & signage reciprocal agreement), 8 spaces dedicated to residential units

ADDRESS	1955 SAN PABLO AVE
TENANT	Everett & Jones Barbeque
SIZE	704 SF
FLOOR	Ground
OCCUPANCY	100%
CONDITION	Restaurant - 2nd gen
ZONING	C-W: West Berkeley Commercial District
LOT	0.2 acres / 8,750 SF
PARKING	100 spaces (A parking, egress, & signage reciprocal agreement), 8 spaces dedicated to residential units

SITE PLAN

1931-41 & 1955

SAN PABLO AVENUE





1931-41

SAN PABLO AVENUE

- +/- 4,500 SF mezzanine and eight residential units (5,500 SF)
- 36 ft ceiling height, loading dock in rear with freight elevator
- 3 vehicular access points - San Pablo Ave, University Ave, & Hearst Ave
- Zoned C-W (West Berkeley Commercial)
- Lot Size: 1.15 acres / 50,277 SF
- 8 residential units



1931-41
SAN PABLO AVENUE



1955

SAN PABLO AVENUE

- 704 sf, existing restaurant space
- Outdoor seating
- Abundant parking
- Unrivaled visibility
- Zoning C-W: West Berkeley Commercial District
- Lot Size: 0.2 Acres / 8,750 SF



1955
SAN PABLO AVENUE



1731 ACTON

739 UNITS

MULTI-FAMILY

PROPOSED 2027



1598 UNIVERSITY

207 UNITS & RETAIL

MULTI-FAMILY

UNDER CONSTRUCTION



1835 SAN PABLO

101 UNITS

MULTI-FAMILY

PROPOSED 2026



2136 SAN PABLO

122 UNITS & PARKING

MULTI-FAMILY

TBD



2147 SAN PABLO

128 UNITS

MULTI-FAMILY

PROPOSED 2026



1367 UNIVERSITY

39 UNITS

MULTI-FAMILY

UNDER CONSTRUCTION

NEARBY DEVELOPMENTS

Over the past 5 years there have been approximately **1536 residential units** built within 2 miles of 1931-1941 & 1955 San Pablo Ave.

At **59,027 total square feet**, The two parcels offer a unique development opportunity.



1698 UNIVERSITY

37 UNITS

MULTI-FAMILY

BUILT IN 2025



1717 UNIVERSITY

17 UNITS

MULTI-FAMILY

BUILT IN 2023



1720 SAN PABLO

N/A

SPECIALTY

BUILT IN 2022

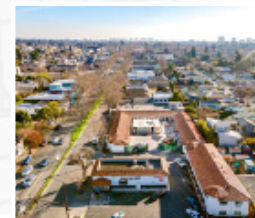


2100 SAN PABLO

N/A

HEALTH CARE

BUILT IN 2022



1620 SAN PABLO

N/A

SPECIALTY

BUILT IN 2022



1499 UNIVERSITY

39

HOTEL

BUILT IN 2021



30 VAN NESS

107 UNITS & RETAIL

MULTI-FAMILY

BUILT IN 2020

BERKELEY

CALIFORNIA

DISTANCE	1 MILE	3 MILE	5 MILE
POPULATION	32,182	205,943	369,460
EMPLOYEES	19,465	140,364	246,826
HOUSEHOLDS	14,572	87,952	162,949
MEDIAN AGE	38	36	38
AVG HH INCOME	118,175	136,635	135,364

1931-41 & 1955 SAN PABLO AVENUE IS LOCATED IN BERKELEY, CA, NEAR THE VIBRANT STREETS OF FOURTH STREET, SAN PABLO AND UNIVERSITY AVENUE.

The area surrounding the property is the heart of downtown Berkeley, which is a vibrant and walkable urban hub. This lively intersection blends the academic energy of the nearby UC Berkeley campus with a diverse commercial and cultural scene. Major landmarks include the Berkeley Art Museum and Pacific Film Archive (BAMPFA) and the Berkeley Repertory Theatre. The area is a culinary hotspot, offering everything from acclaimed restaurants like Chez Panisse and The Cheese Board Collective to a wide array of international cuisines. Retailers range from a multi-story Target to beloved local institutions like Moe's Books and Amoeba Music, creating a dynamic and eclectic atmosphere. such as Moe's Books and Amoeba Music, providing a dynamic mix of shopping opportunities that cater to both residents and visitors alike.

100
WALK SCORE

65
TRANSIT SCORE

100
BIKE SCORE



Contact



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