

**FOR LEASE: 1649 San Pablo Avenue, Berkeley, CA**  
**RETAIL OR OFFICE SPACE ON BUSY SAN PABLO AVENUE**



**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

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## GROUND FLOOR SPACE WITH VERSATILE OPEN FLOOR PLAN



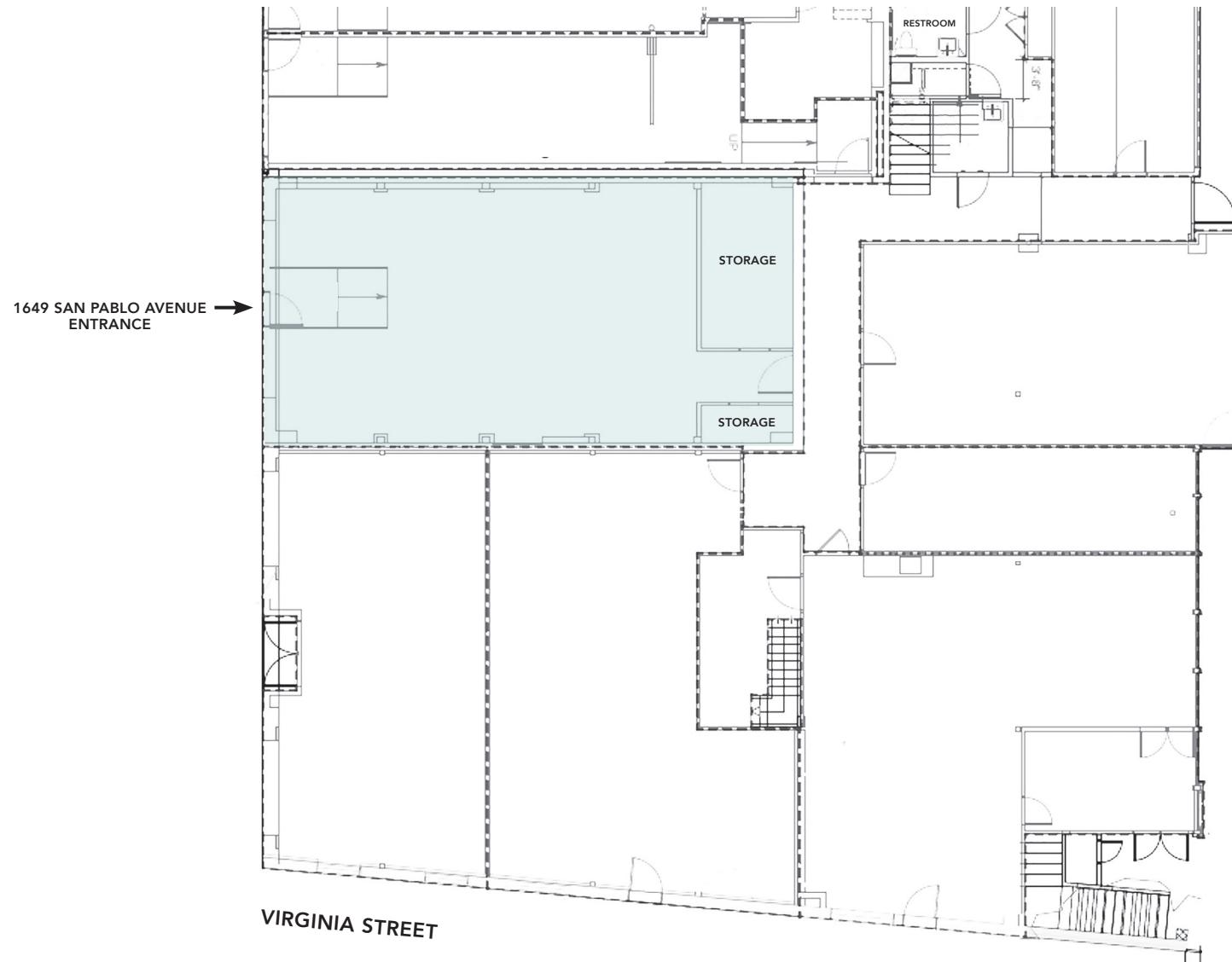
SIZE: ±1,247 rsf

ASKING RENT: \$2.75 psf/month NNN

- Ground floor space with versatile open floor plan
- Nice display windows to the street
- High ceilings, track lighting, concrete floor
- Rear office/storage area, kitchenette
- Common area restrooms
- Tenant pays its own separately metered gas/electric
- Easy street parking
- Adjacent to Tinsel and Berkeley Balloons
- Neighborhood tenants include Whole Foods, REI, Chipotle, Office Depot, Road Runner Sports, Blick Art Materials, Walgreens, Emerald City Gowns, Homeroom, Philz Coffee, many small retailers, and more!
- Close to numerous eateries, bars, retail shops, and fitness
- Berkeley is the SF Bay Area's academic, cultural and foodie haven
- **Zoned:** C-W (West Berkeley Commercial)







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

## RETAIL

- Tinsel Trading Co
- Favor & Hotcakes Design
- Blick Art Materials
- 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
- Sprouts Farmers 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





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 leasing.