



1619 SAN PABLO AVE.
BERKELEY, CA

RETAIL SPACE FOR LEASE

Tom Southern
510.220.6336
tom@chromataRE.com
DRE 01808807

CHROMATA
RETAIL

ADDRESS 1619 San Pablo Avenue

AVAILABLE SPACE +/- 2,425 Square Foot Retail Space

RENTAL RATE \$6,000 per month IG

NEIGHBORHOOD HIGHLIGHTS

- Adjacent to: Kermit Lynch Wine Merchants, Acme Bread, Bartavelle Café, Berkeley Lighting Co.
- Near major laboratory and corporate employers.
- Close to the Shops on Fourth Street.
- Serving the single family residences of North Berkeley as well as the newer Apartment communities along San Pablo Ave and University Ave.

DEMOGRAPHICS

	2 miles	5 miles	10 miles
2024 POPULATION	111,506	361,874	1,145,342
2024 HOUSEHOLDS	44,536	148,092	469,562
OWNER OCCUPIED HOUSEHOLDS	16,832	57,371	174,213
RENTER OCCUPIED HOUSEHOLDS	26,468	87,268	278,188
2024 AVG. HOUSEHOLD INCOME	\$131,760	\$136,885	\$137,870

Average daily traffic count (2022) On San Pablo Ave @ Cedar: 48,370 vehicles per day.

Source: (CoStar)



SPACE HIGHLIGHTS

STREET LEVEL:

- Spacious Showroom
- +/- 44 feet of frontage on San Pablo Ave.
- Work Area
- Private Office
- Dressing Room
- Storage Room
- One Common Area Restroom

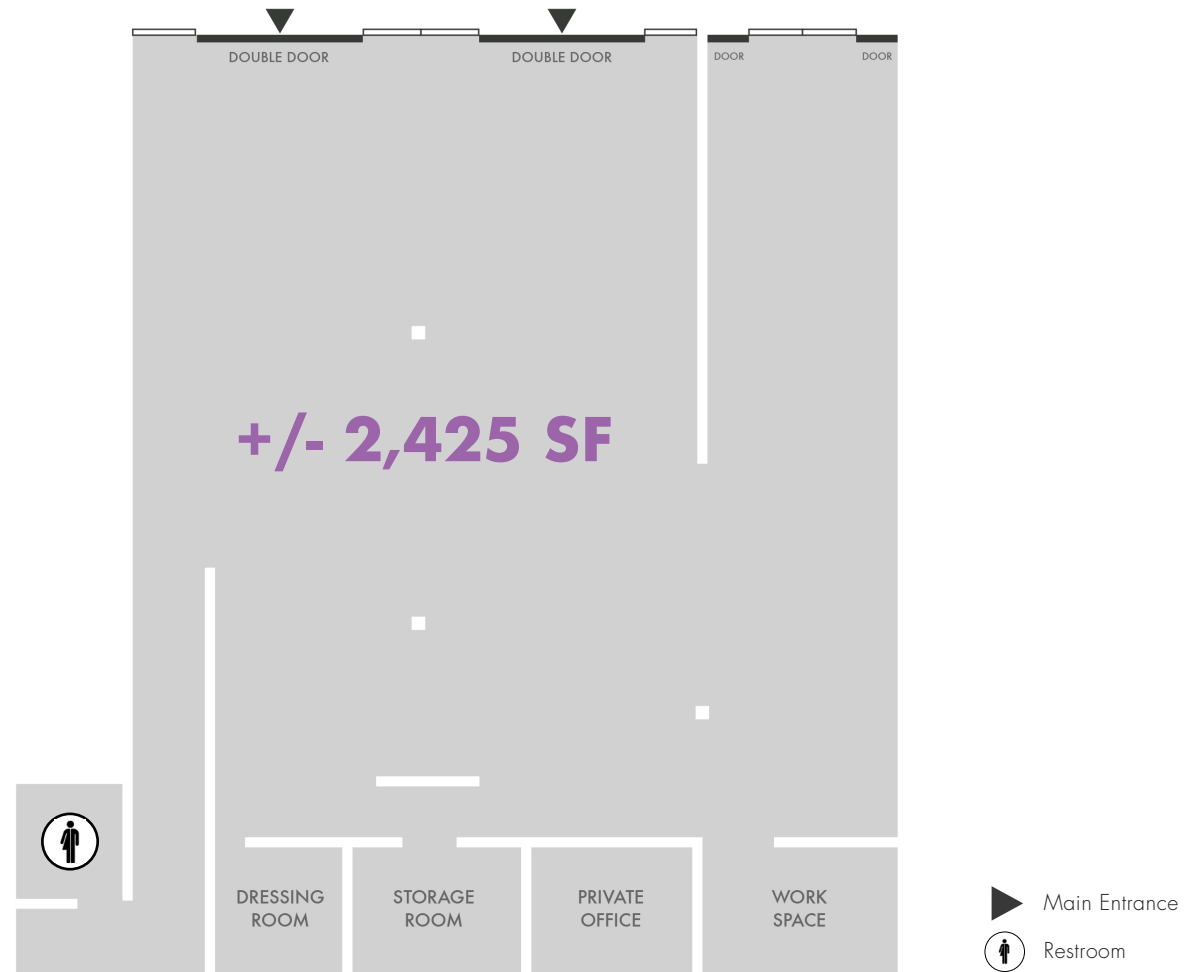
PARKING

- Small parking lot in front of entrance
- Available metered parking along San Pablo Ave.



FLOOR PLAN

SAN PABLO AVE.



RETAIL & RESTAURANTS

Acme Bakery
 Kermit Lynch Wine Merchant
 Bartavelle Café
 Berkeley Lighting Company
 Fenton MacLaren Home Furnishings
 The Spanish Table
 Café Leila
 REI
 Blick's Art Supply
 Whole Foods
 Jones Berkeley Apartments
 Tokyo Fish Market
 Emerald City Gowns
 Casa Latina Bakery





Tom Southern
510.220.6336
tom@chromataRE.com
DRE 01808807

CHROMATA
RETAIL