



**1619 SAN PABLO AVE.  
BERKELEY, CA**

**RETAIL SPACE FOR LEASE**

Tom Southern  
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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.

## DOUBLE DOOR

## DOUBLE DOO

DOOR

1

**+/- 2,425 SF**



► Main Entrance



## Restroom

## 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





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