

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

:: 1820 SOLANO AVENUE, SUITE C-1, BERKELEY, CA ::

**GROUND FLOOR OFFICE OR RETAIL SPACE FOR LEASE**



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Prime upper Solano Avenue location. Pedestrian-oriented neighborhood alongside numerous restaurants, coffee shops, banks, service commercial offerings, and retail stores. Abundant foot traffic, car traffic, convenient parking. Highly visible space with excellent frontage and significant signage opportunity. Building neighbors include: Lavender Bakery & Café, Anytime Fitness, Kai Real Estate, Tutu School Berkeley, Old Republic Title Company, and New Day Pediatrics.

- Size: ±1,520 rsf
- \$3.50 psf/month NNN
- Zoned C-SO  
(Solano Avenue Commercial)

**AVAILABLE MAY 1, 2025**

**WALK SCORE 95**

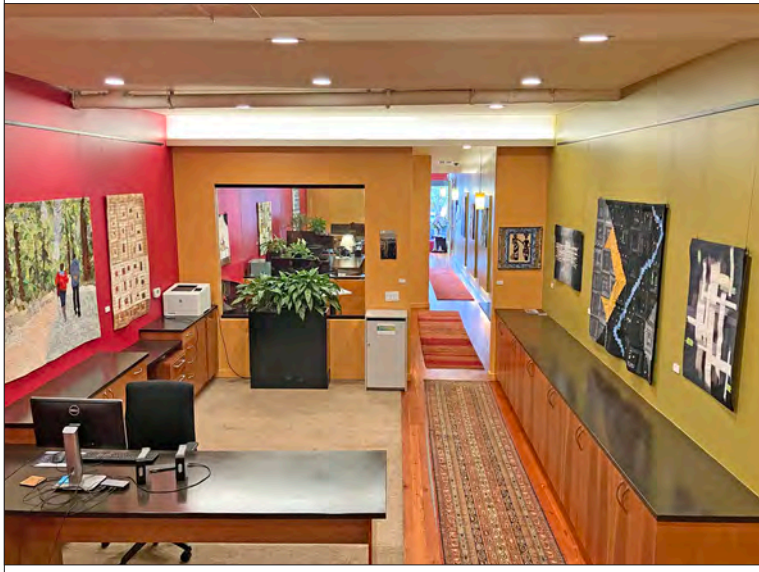
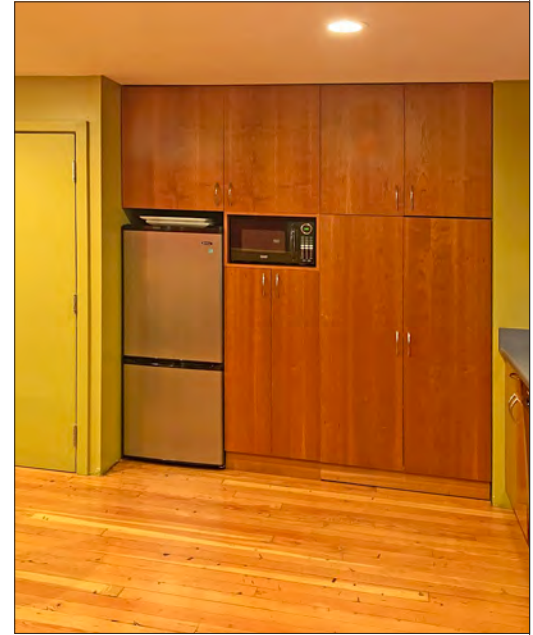
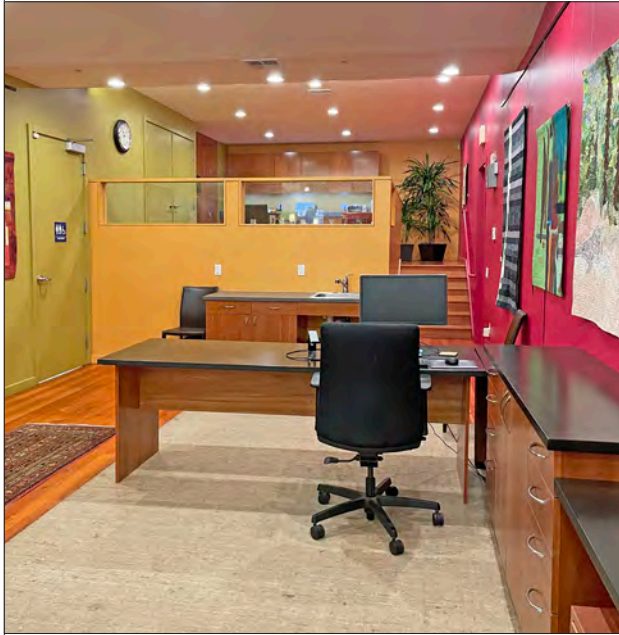
**BIKE SCORE 90**

**GOOD PUBLIC  
TRANSIT**

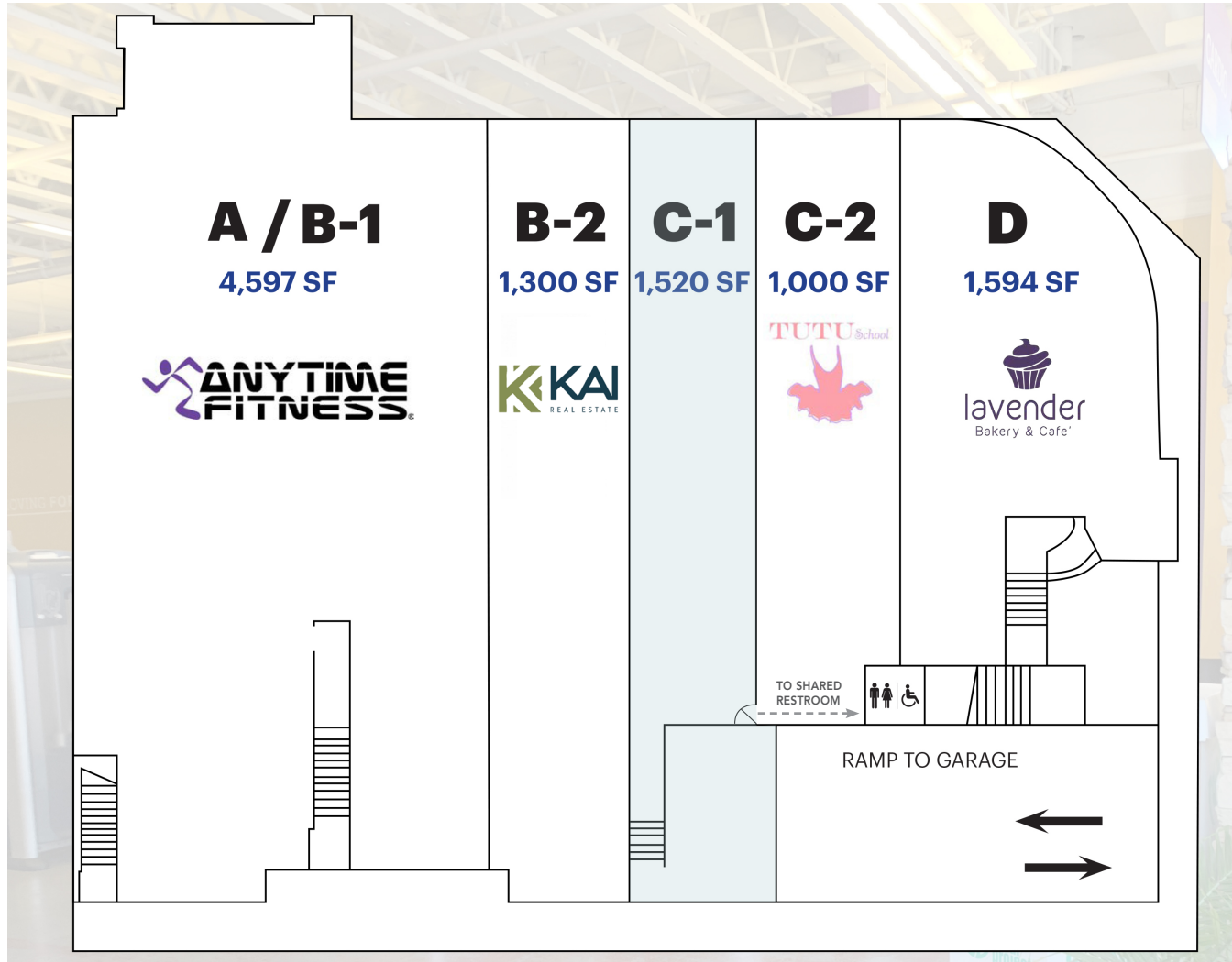
(walkscore.com)

- Hardwood floors, high ceilings, great light throughout
- Current build out includes: reception area, 3 private offices, open work spaces
- Large kitchen/break room
- Shared restroom, built in storage, HVAC
- Parking available in underground garage
- Easy freeway access and ample street parking
- Pedestrian-friendly North Berkeley shopping district
- High car counts and pedestrian traffic
- Across from Andronico's Market, and steps to Peet's, Starbucks, Touchstone Climbing Gym, many restaurants, and a wide variety of shops selling food, clothing, books, rugs, and unique items
- Solano Avenue is one of Berkeley's most walkable and diverse districts





SOLANO AVENUE

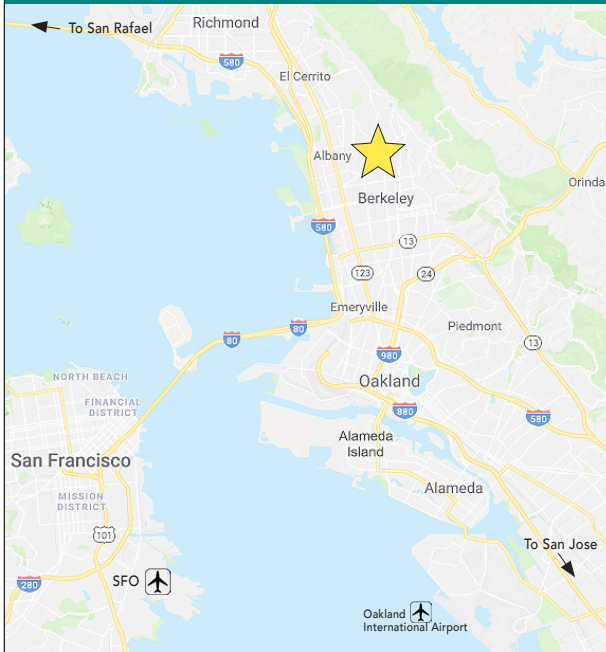


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

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1820 SOLANO AVENUE, BERKELEY, CA  
IN THE VICINITY



## RESTAURANTS, CAFÉS AND BARS

- Lavender Bakery & Café
- Peet's Coffee Roasters
- Ajanta Indian Restaurant
- Fonda Tapas Restaurant
- Sweet Basil Thai
- Starbucks
- Zachary's Pizza
- House of Curries
- Bowl'd Korean Rice Bar
- Solano Yogurt & Ice Cream
- Taqueria Talavera
- Cugini Italian Restaurant
- Gordo Taqueria
- Kim's Café & Sandwiches
- Oori Rice Triangles
- Schmidt's Pub
- Solano Cellars Wine Bar
- Noah's NY Bagels
- Zachary's Chicago Pizza
- iScream
- Cactus Taqueria
- Troy Greek Restaurant
- Khana Peena
- Barney's Gourmet Hamburgers
- Suzette Crêpe Café
- Little Star Pizza
- Boss Burger
- Zaytoon Mediterranean
- Mr. Dewie's Cashew Creamery
- Kirin Chinese Restaurant
- Café Raj Asian Restaurant
- Highwire Coffee
- Bua Luang Thai Cuisine
- AKEMI Japanese Restaurant

## RETAIL

- Safeway
- Sole Terra Shoes
- Pegasus Books
- CVS Pharmacy
- Sue Johnson Custom Lamps
- Morningtide Curated Gifts
- Matsu Fine Natural Bedding
- Neilson Arts Gallery
- Andronico's
- Avenue Yarns
- Five Little Monkeys Toy Store
- YAZA Women's Clothing
- Oaks Jewelers
- Plaza Tennis & Sports
- Bikes on Solano
- Flowerland Nursery
- Ensler Lighting
- Sottovoce Women's Clothing
- Solano Florist
- Of All Places
- Lava9 Handbags & Clothing
- Fillgood Home Goods
- Oaktown Spice Shop

## FITNESS

- Anytime Fitness
- Orangetheory Fitness
- Happy Hour Fitness Studio
- Oaks Climbing Gym





PEDESTRIAN-ORIENTED NEIGHBORHOOD, FILLED WITH POPULAR EATERIES, RETAIL SHOPS, FITNESS + SERVICES



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.