



REAL ESTATE

Retail Space For Lease

2371 San Pablo Ave., Berkeley



PROPERTY DESCRIPTION

Introducing a highly-desirable commercial space at 2371 San Pablo Ave. in Berkeley, CA, offering an array of sought-after features. Boasting a light and airy interior and a spacious open floor plan with a convenient kitchenette, a conference/private room and ADA restroom. this property with approximately +/-1,200 SF is ideal for a small retail business or commercial services.

The impressive window frontage provides ample natural light and an excellent signage opportunity in a high foot/car traffic area. It situated in a dense food and home improvement corridor and near multiple residential developments. The location offers outstanding visibility with easy street parking, I-80 freeway access, and exceptional public transportation connectivity. 2371 San Pablo Avenue presents an exceptional opportunity for a thriving business venture.

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=XYofFBgXpwW>

OFFERING SUMMARY

Property Type:	Retail / Office /Service Commercial
Lease Rate:	\$3.35 SF/Mo (Gross)
Lease Term:	Minimum of 3 Years or more
Space Size:	+/- 1,200 SF
Building Size:	+/- 2,233 SF

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SG Real Estate | Regional Real Estate Experts

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BUILDING HIGHLIGHTS

- Ideal use for small retail business or commercial services
- Exceptional signage opportunities
- Inviting window frontage
- Light-filled, airy interior
- High foot/car traffic location
- Situated in a dense food and home improvement corridor
- Proximity to residential developments
- Convenient, easy street parking
- Quick freeway access for accessibility
- Outstanding public transportation connectivity

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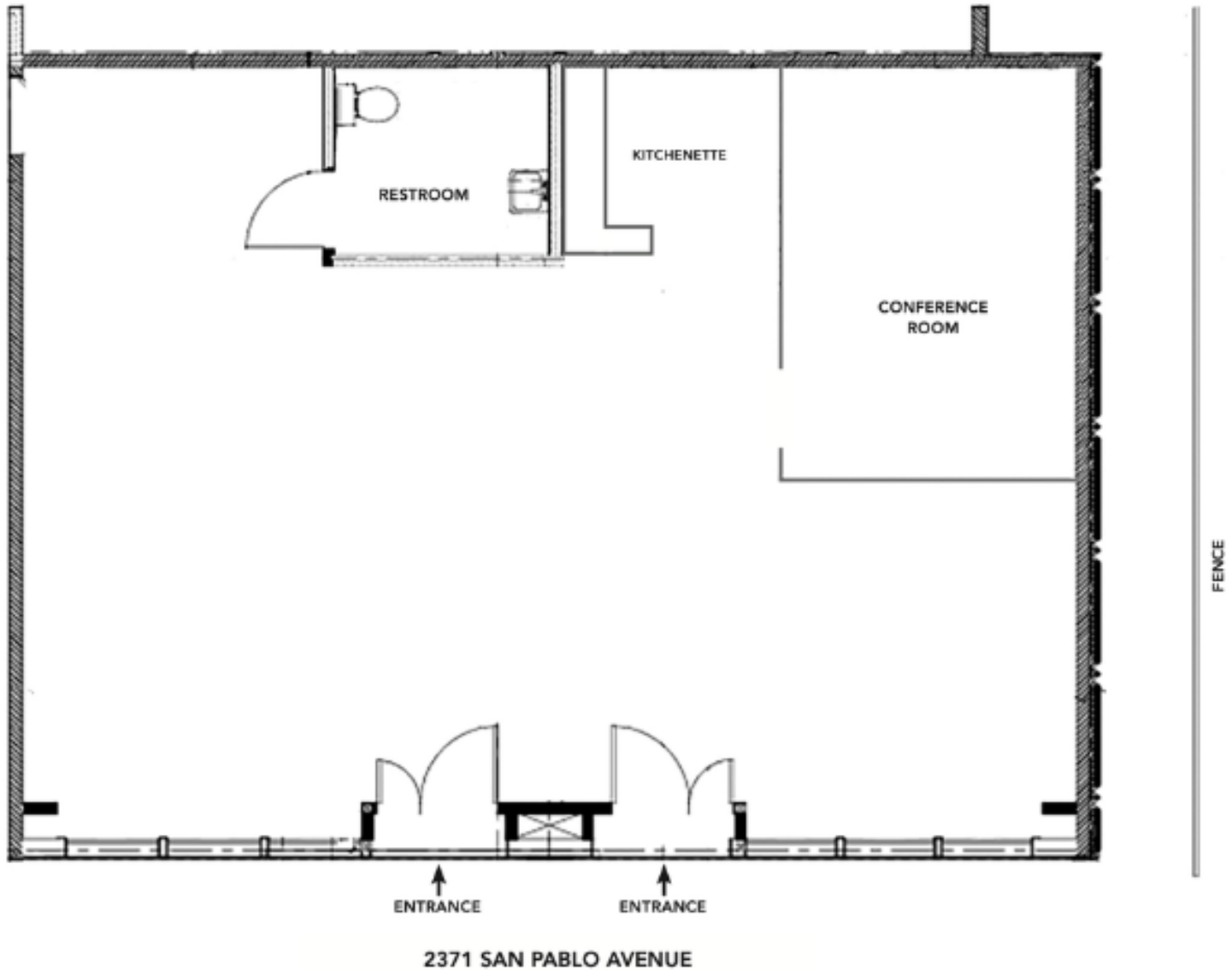


UNIT HIGHLIGHTS

- Spacious open floor plan
- Kitchenette
- ADA Restroom
- Wood Flooring
- Large Exposure Through the Windows
- One private Office
- Heating
- Great lighting
- En-suite restroom

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REAL ESTATE

Neighbourhood

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Google

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,690	9,461	31,116
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,548	4,051	13,335
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$133,192	\$136,254	\$152,379
Average House Value	\$1,400,562	\$1,353,283	\$1,322,806

Demographics data derived from AlphaMap

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