



**Flex Property with Large Showroom
at Prominent Berkeley Intersection**

735 Gilman Street

Berkeley, CA 94710 +/- 7,711 Sq. Ft.

List Price: \$2,200,000

VIRTUAL TOUR

<https://visithome.ai/CKx8CVCwDK5WuCvDJKHf5V>



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BUILDING SUMMARY

735 Gilman Street

Building Size +/- 7,711 Sq. Ft

Zoning MULI

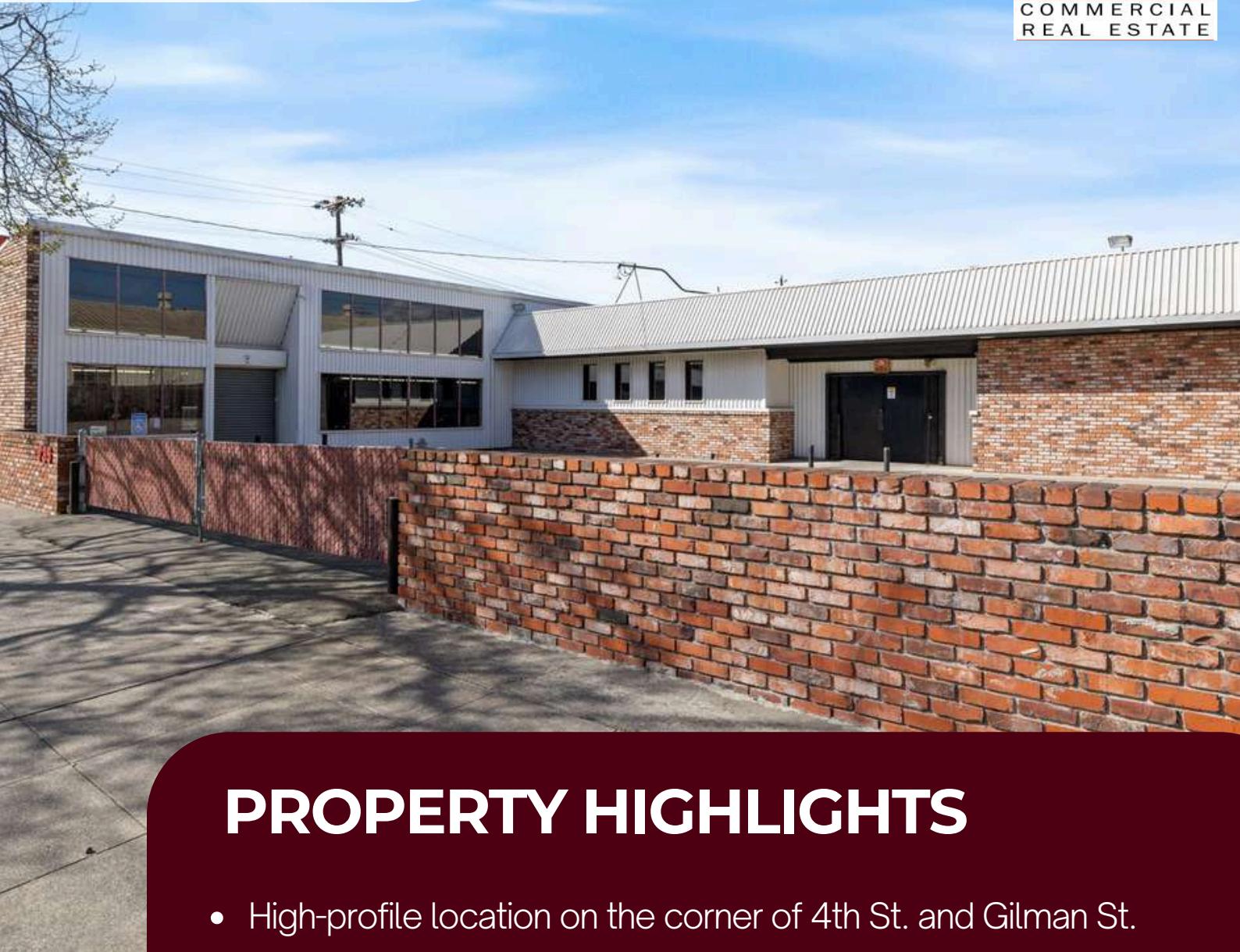
APN 60-2360-19-1

Lot Size +/- 11,500 SF

Existing furnishing digitally removed



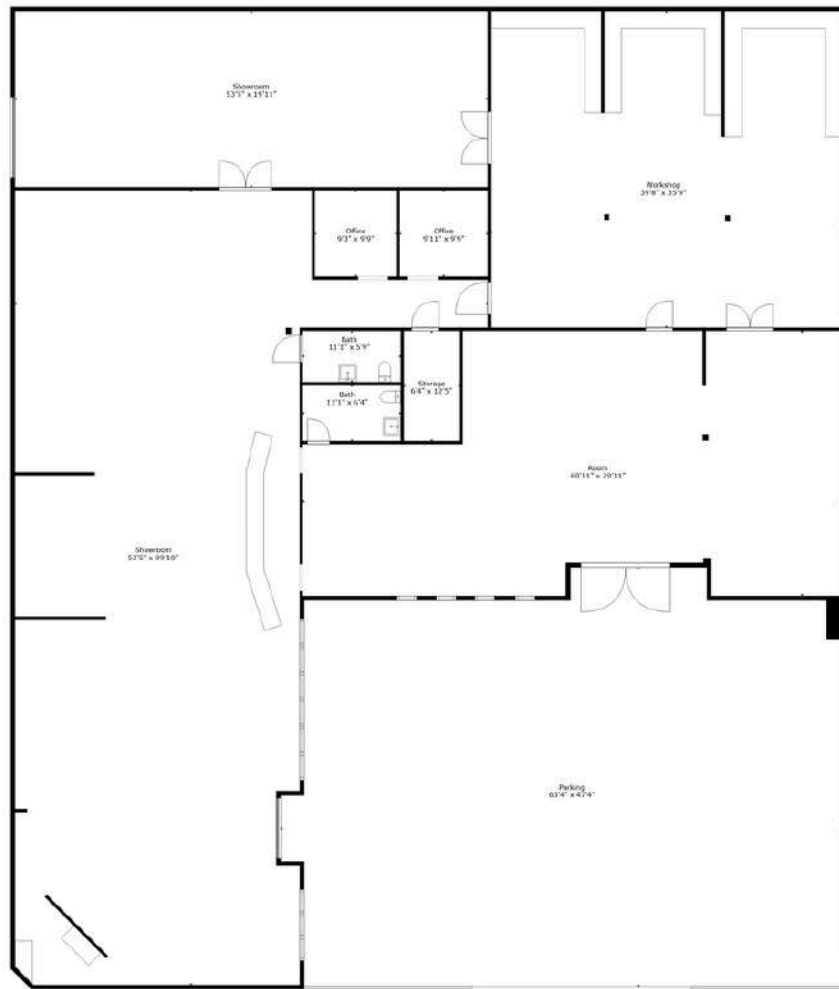
735 Gilman Street



PROPERTY HIGHLIGHTS

- High-profile location on the corner of 4th St. and Gilman St.
- Signalized intersection at the meeting point of two popular retail hubs.
- In the heart of Berkeley's wine tasting scene and within three blocks of Trumer, Fieldworks, and Gilman St. Brewing.
- Recently completed onramp project allows for quick and easy access to I-80 and I-580

Floor Plan 735 Gilman Street



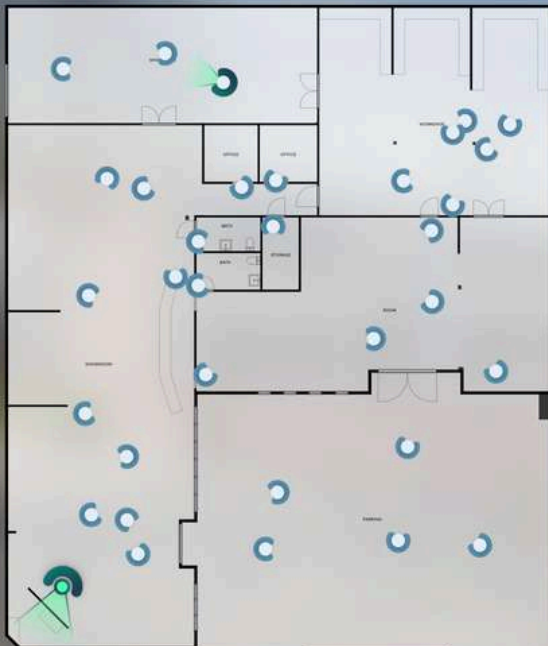
VIRTUAL TOUR:



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735 Gilman Street
Berkeley, California 94710

Showroom
Approximately 53'5" x 89'10"



1 of 34

All information herein is offered in good faith and deemed accurate, but not guaranteed. Measurements are approximate and must be verified by prospective purchasers

735 Gilman Street



Great signage on free-standing structure



Convenient private customer parking lot in front providing very easy access



Corner Lot Opportunity



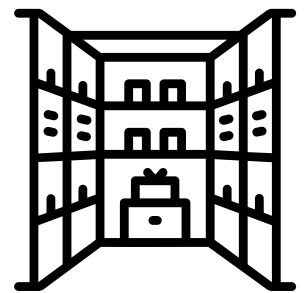
735 Gilman Street



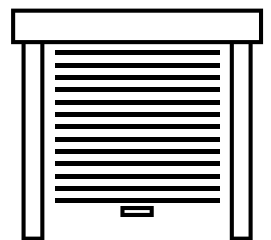
Building Features



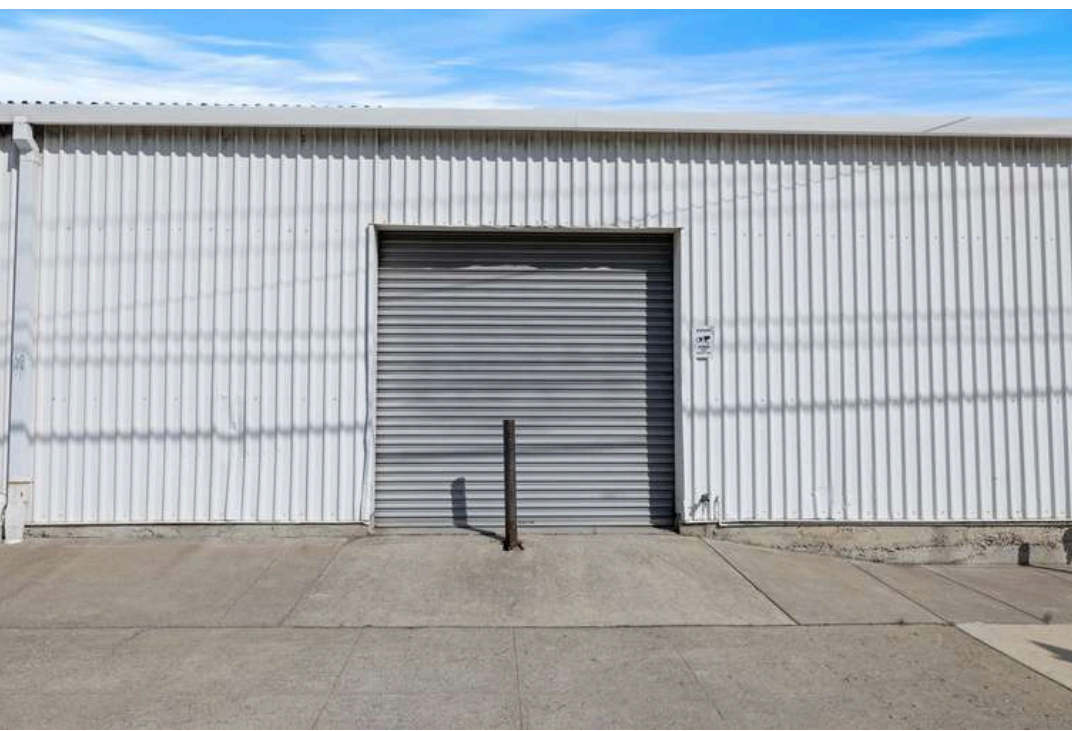
Large
Showroom



Additional
office/storage/
shop space



Small roll-up
door for loading
on the 4th Street
side of the
building





Neighborhood





Transportation



SUBWAY

North Berkeley Station	5 min drive	1.7 mi
El Cerrito Plaza Station	5 min drive	2.6 mi
Downtown Berkeley Station	8 min drive	2.7 mi
Ashby Station	9 min drive	4.3 mi
El Cerrito Del Norte Station	6 min drive	3.9 mi



Walk Score: 73



Bike Score: 98

AIRPORT



23 min drive 16.3 mi



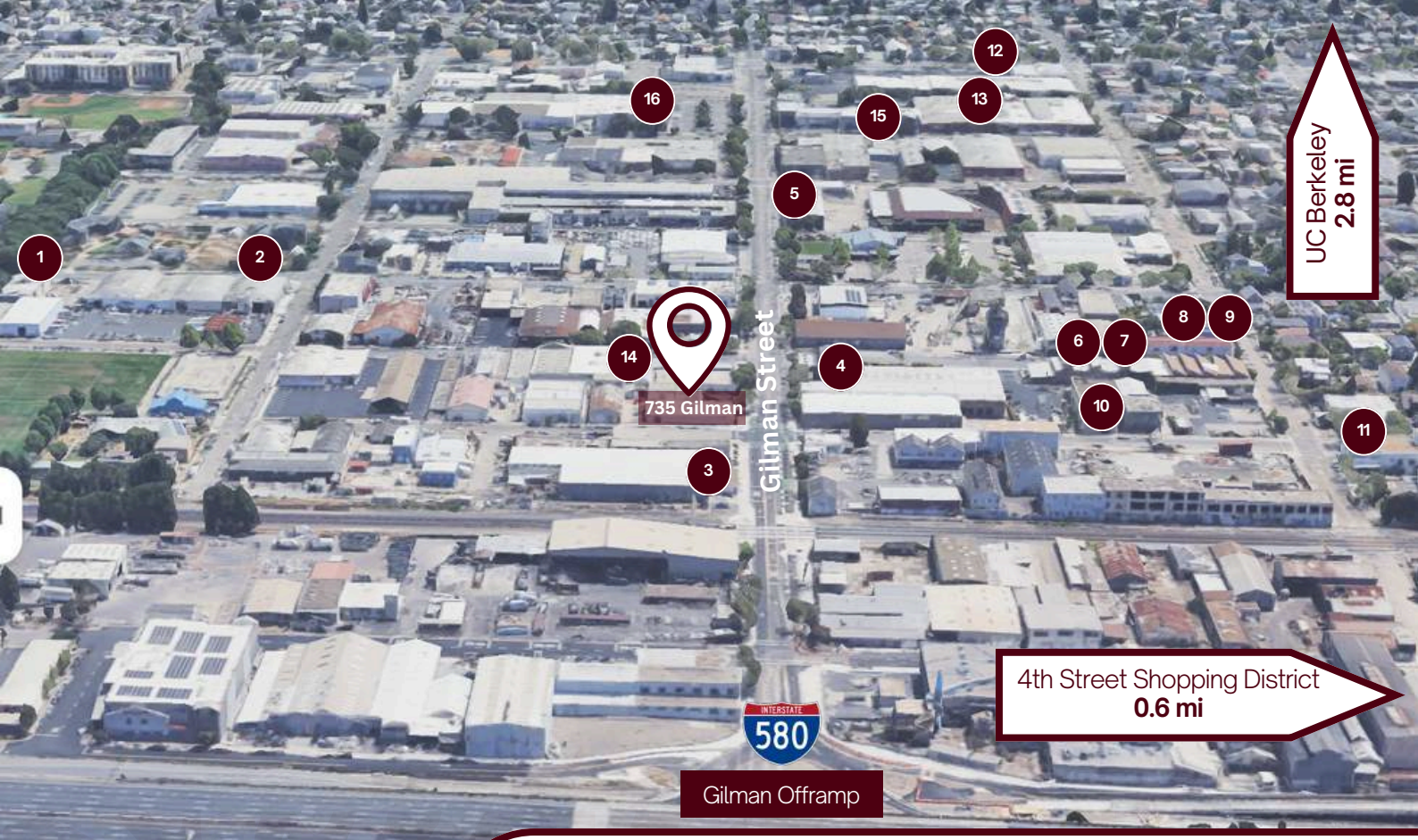
36 min drive 23.9 mi

SAN FRANCISCO INTERNATIONAL AIRPORT



COMMUTER RAIL

Emeryville	6 min drive	3.7 mi
Berkeley	17 min walk	1.1 mi
Oakland	12 min drive	7.9 mi
San Francisco 4th & King	17 min drive	11.5 mi
22nd Street	19 min drive	12.7 mi



Surrounding Amenities

Gilman Wine and Beer Hub

The Gilman District is home to **eight world class wineries** and **three of the East Bay's favorite breweries**, each with their own unique personality and flavor

- | | | |
|-----------------------------|------------------------------------|--------------------------------|
| 1. Covenant Wines | 5. Gilman Brewing Co. | 9. Whistler Vineyards |
| 2. Fieldwork Brewing | 6. Donkey & Goat Winery | 10. Tessier Winery |
| 3. Noria Winery | 7. Hammerling Wines | 11. Trumer Pils Taproom |
| 4. Broc Cellars | 8. Lusu Cellars | |

Gilman District Retailers

- | | | | | |
|---|---|---|---|---|
| 12.  | 13.  | 14.  | 15.  | 16.  |
|---|---|---|---|---|

For more, visit gilmandistrict.org

4th Street Shopping District

- | | | | | | |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
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For more, visit fourthstreetberkeley.org

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