



FOR LEASE

WEST BERKELEY RETAIL & OFFICE

LOCATION

2551 San Pablo Ave.
at Blake St.

OFFERED AT

\$2.75 NNN

PROPERTY HIGHLIGHTS

- Huge corner lot, plentiful parking
- Charming, remodeled buildings
- Two large parking lots $\pm 9,230$ sq. ft.
- Commercial West Berkeley zoning (C-W)
- New 6-story/63 unit Grinnell apartments next door, 4-story Poet's Place residential hotel one block
- Nearby food: Caffè Chiave, Long Branch Saloon, Le Pho Vietnamese
- 92 Walk/Bike, close to Interstate 80 Ashby on ramp.

SIZE

$\pm 14,000$ sq. ft. Parcel

2551 San Pablo - $\pm 2,430$ sq.ft. corner bldg.

2555 San Pablo - ± 840 sq.ft. back bldg.

1108 Blake - $\pm 1,500$ sq.ft. rear bldg.

3 buildings = $\pm 4,770$ sq. ft.

**NORHEIM
& YOST**

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