

RETAIL BUILDING IN CENTRAL BERKELEY

Owner-User Property with Mezzanine and Rear Patio



*RENDERING

FOR SALE

2009 San Pablo Blvd., Berkeley, CA
Offering Memorandum

LOCKEHOUSE
INVESTMENT SALES TEAM



CP PARTNERS
COMMERCIAL REAL ESTATE

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No legal commitment or obligation shall arise by reason of the Marketing Package or its contents. The Seller shall have no legal commitment or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer for the Property is approved by the Seller and any conditions to the Buyer's obligations thereunder have been satisfied or waived.





EXECUTIVE SUMMARY

Property Overview
Investment Highlights
Plat Map & Zoning

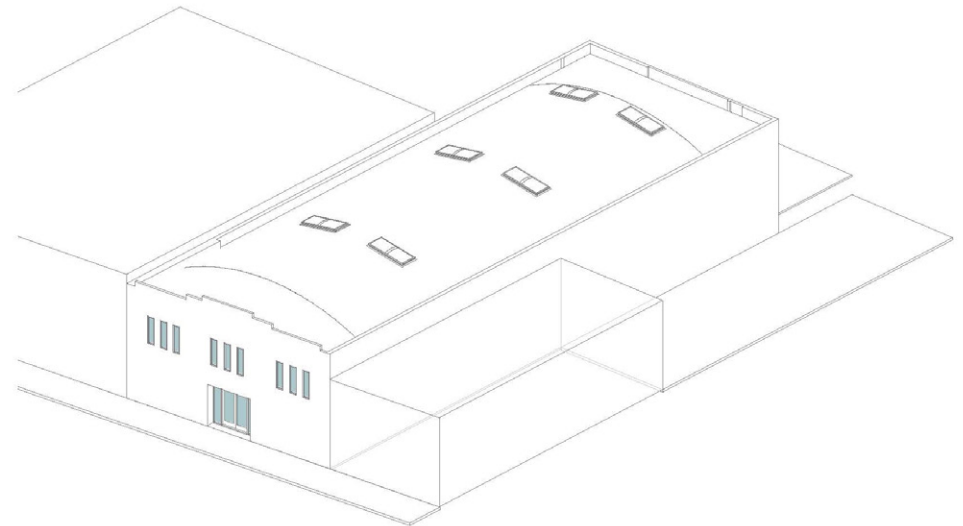
PROPERTY OVERVIEW

Located one building in from the corner of San Pablo Avenue. (CA-123) and University Avenue, this building is in a prime location in Central Berkeley. The property is surrounded by popular local businesses, restaurants, and coffee shops and new mixed-use, high-rise developments. It enjoys excellent access via CA-80 and BART, both under a mile from this location.

The space features an abundance of natural light from many skylights, as well as an open floor plan with high ceilings and a mezzanine. The yard space allows for flexibility.

This central location is close to UC Berkeley, and the versatile floor plan lends itself to a variety of uses. It was most recently a CrossFit gym and is a fantastic building for a dance or martial arts studio. This neighborhood would also be an ideal location for a brewery with outdoor seating in the sunny yard space, or a design showroom as part of the West Berkeley Design Loop.

OFFERING SUMMARY	
ADDRESS	2009 San Pablo Blvd., Berkeley, CA
APN	56-1979-19
COUNTY	Alameda County
ZONING	C-W West Berkeley Commercial
BUILDING GLA	Total: 6,048 SF Ground Floor: 5,246 SF Mezzanine: 802 SF
YEAR BUILT	1925
CURRENT OCCUPANCY	Vacant
LAND AREA	0.15 AC



INVESTMENT HIGHLIGHTS

EXCELLENT LOCATION

Central Berkeley on highly desirable, and high traffic, San Pablo Ave., close to the intersection of University Ave.

EASY ACCESS

Less than a mile from CA-80 and BART.

FLEXIBLE SPACE

Open floor plan with high ceilings, built-out mezzanine space, and a yard.

SURROUNDED BY NEW DEVELOPMENT

San Pablo Ave is enjoying a revitalization with many new housing developments and updated retail tenants nearby.

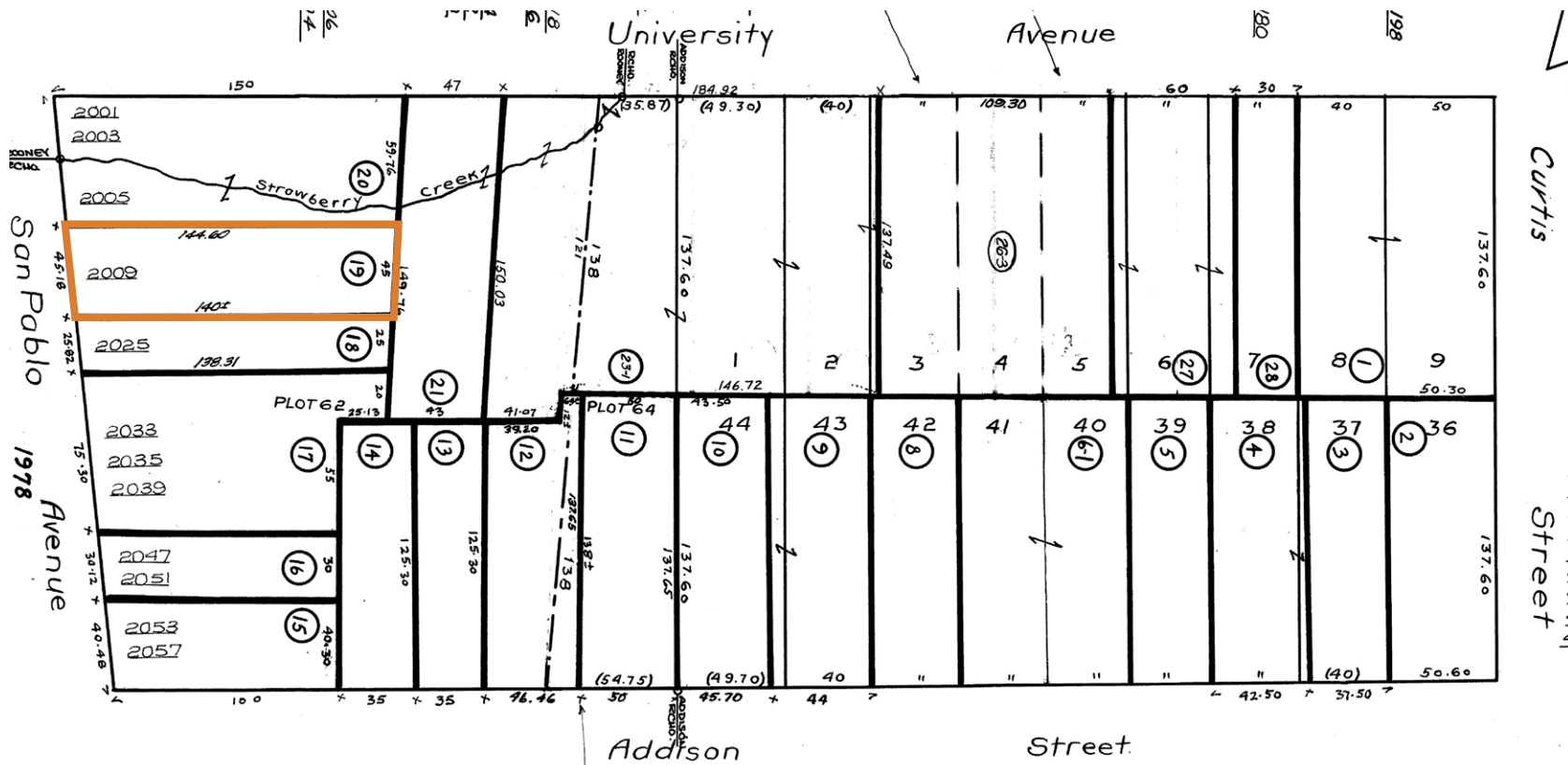
COMMERCIAL ZONING

The current zoning allows for a multitude of uses including fitness, restaurant/brewery, design showroom and more.

University Ave - 31,919 VPD

San Pablo Ave - 19,951 VPD

PLAT MAP & ZONING



ZONING

APN	56-1979-19
ACRES	0.15 AC
ZONING	C-W West Berkeley Commercial
PERMITTED USES	Brewery/Brew-Pub, Restaurant, Cannabis, Dance/ Arts Center, Gym/Fitness, Health Clubs, Retail Sales
	Full Zoning Details



PROPERTY IMAGES

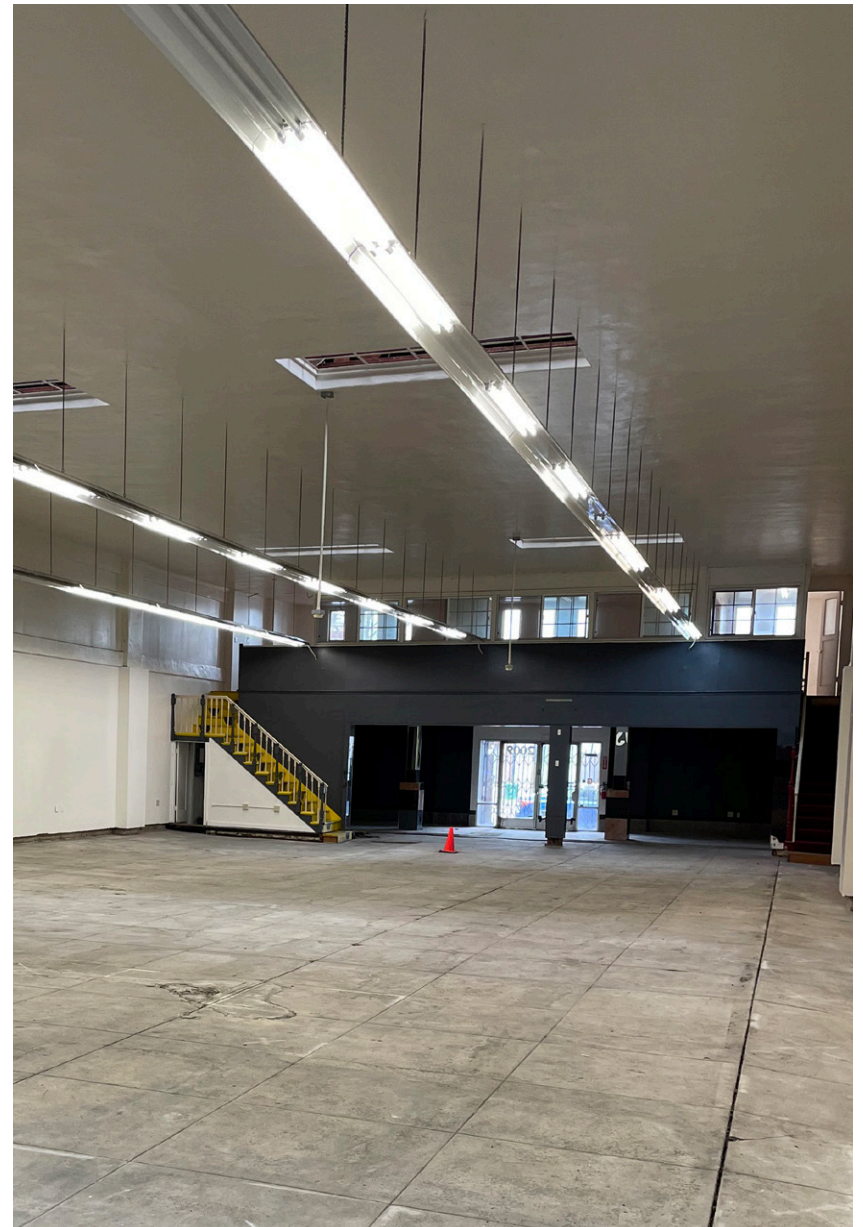
Exterior
Floor plan
Interior
Yard

EXTERIOR



2009 San Pablo Avenue | Berkeley

INTERIOR & MEZZANINE



YARD

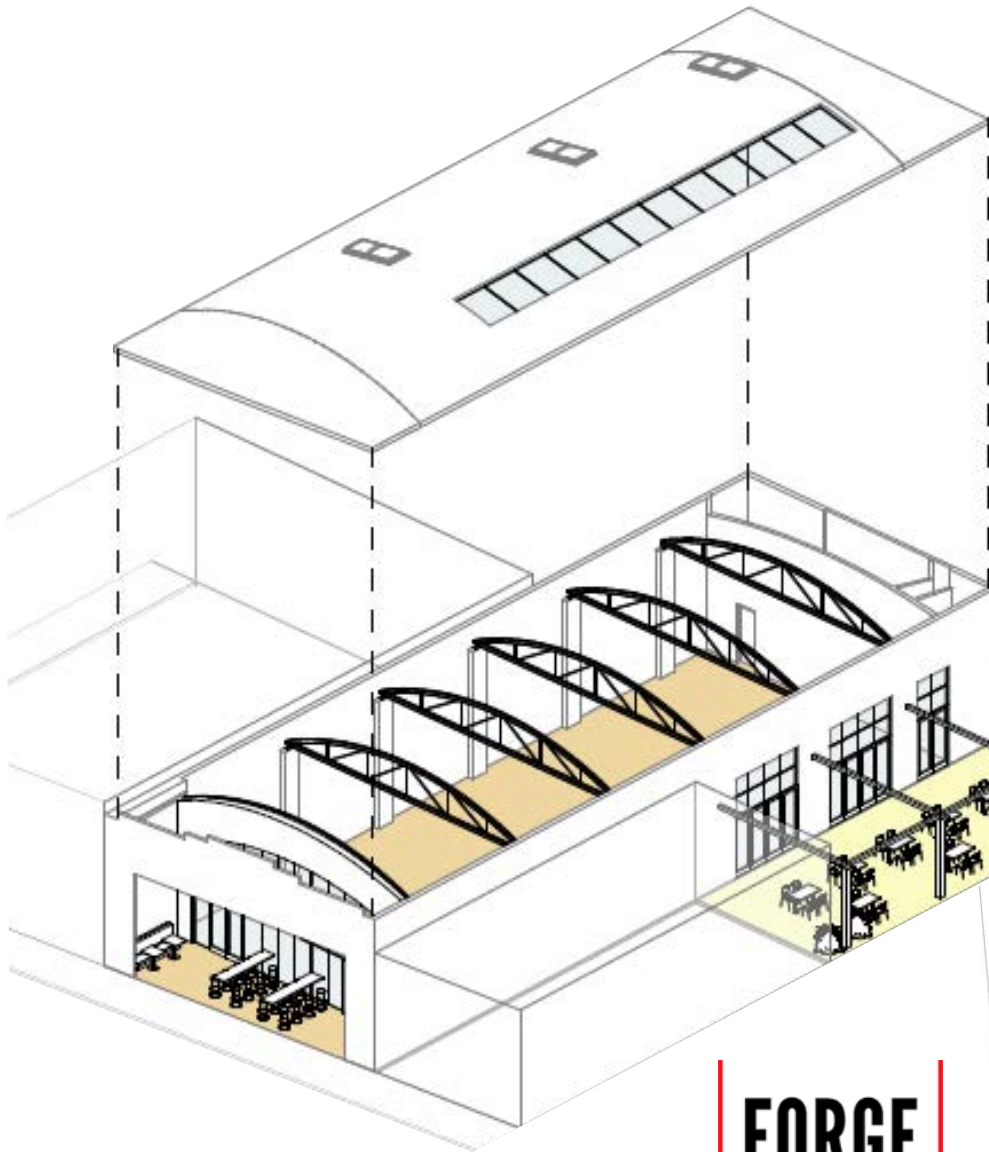




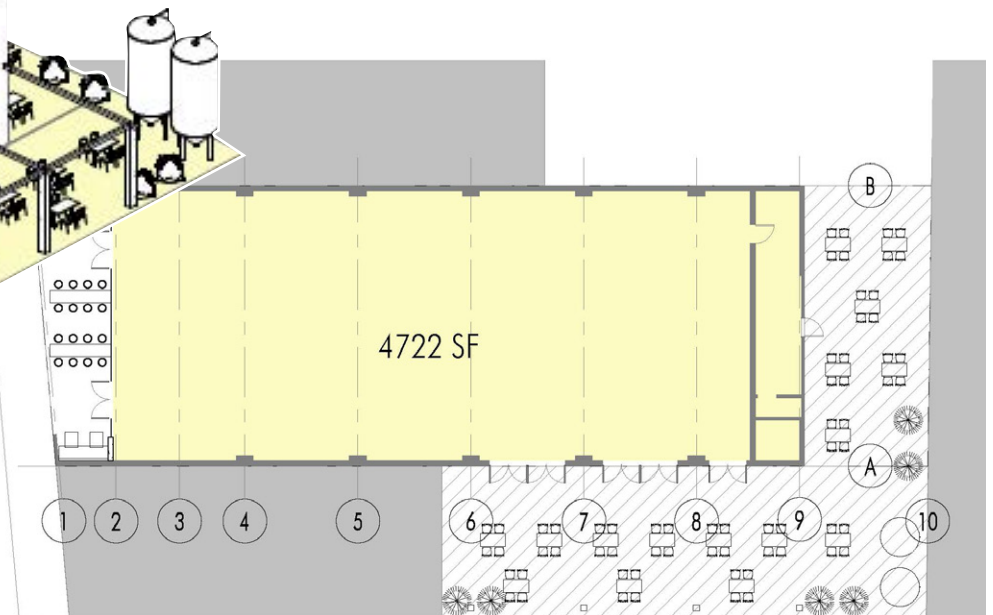
DESIGN STUDIES

Café | Brewery Concept
Fitness | Healthclub Design
Retail Design Showroom
Additional Facade Options

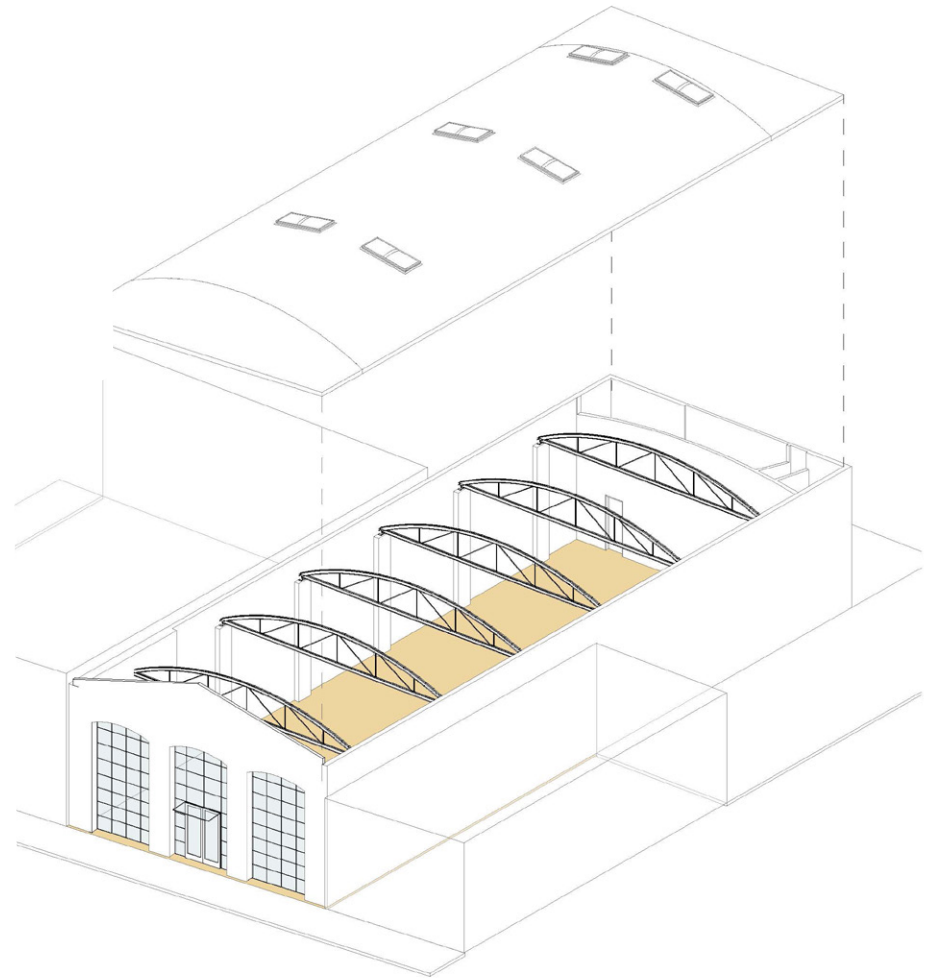
CAFÉ | BREWERY CONCEPT



FORGE

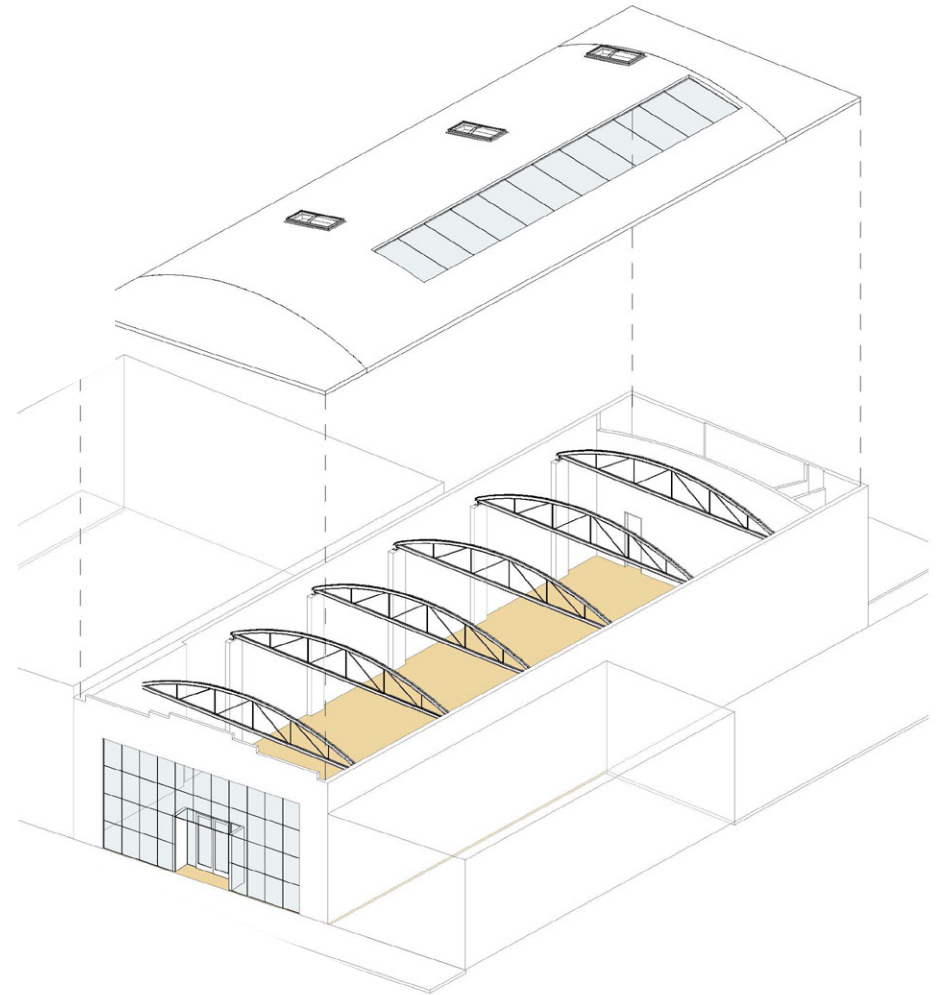


FITNESS | HEALTHCLUB DESIGN



FORGE

RETAIL DESIGN SHOWROOM



FORGE

ADDITIONAL FACADE OPTIONS



FORGE



Source: www.visitberkeley.com

GEOGRAPHICAL OVERVIEW

Greater Bay Area
Discover Vibrant Berkeley
Easy Accessibility

DISCOVER VIBRANT BERKELEY



Set between a pacific ridge and sparkling San Francisco Bay, Berkeley is a spirited Northern California city that has grown from counterculture roots to become a hub of intellectual and cultural diversity, with a thriving arts scene and outsized culinary influence.

Free speech and flower power are forever in the city's "DNA," but Berkeley has evolved into a celebrated place to dine, listen to live music, take in a play, and enjoy an authentic, off-beat college town vibe.

ECONOMIC FACTORS

125,000 Students

15,292 Companies

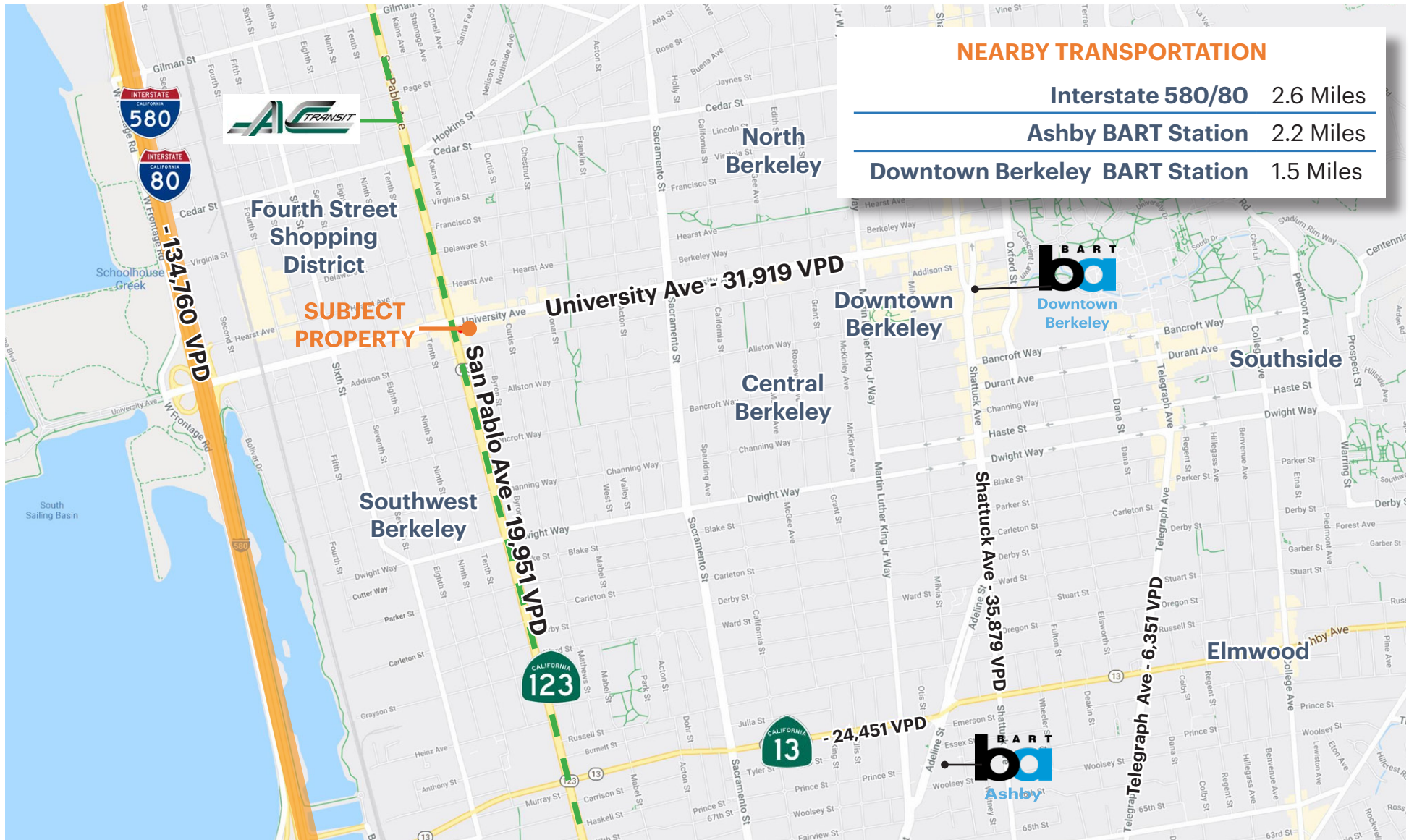
1.65 Million Visitors per year

\$4.04 Billion Total spending power

Top 25% Most active tech startup hubs on Crunchbase

Source: Downtown Berkeley Association; California Employment Development Department

EASY ACCESSIBILITY



Nearly 11,450 riders pass through the Downtown Berkeley BART station per weekday, making it one of the busiest stations in the entire BART system outside of San Francisco.



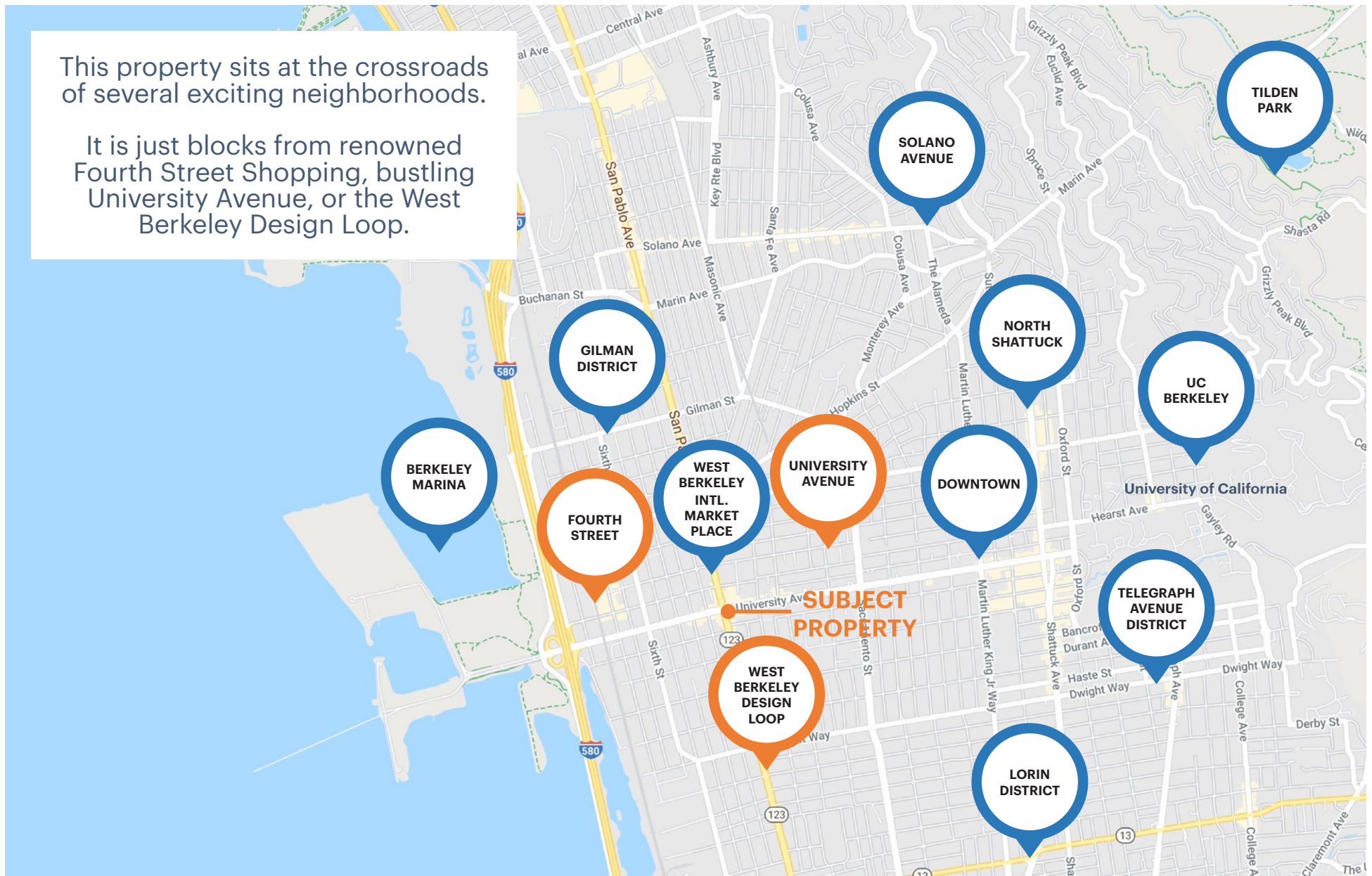
LOCATION HIGHLIGHTS

Berkeley Neighborhoods
Neighborhood Overview
Demographics
Nearby Retailers
Nearby Developments

BERKELEY NEIGHBORHOODS

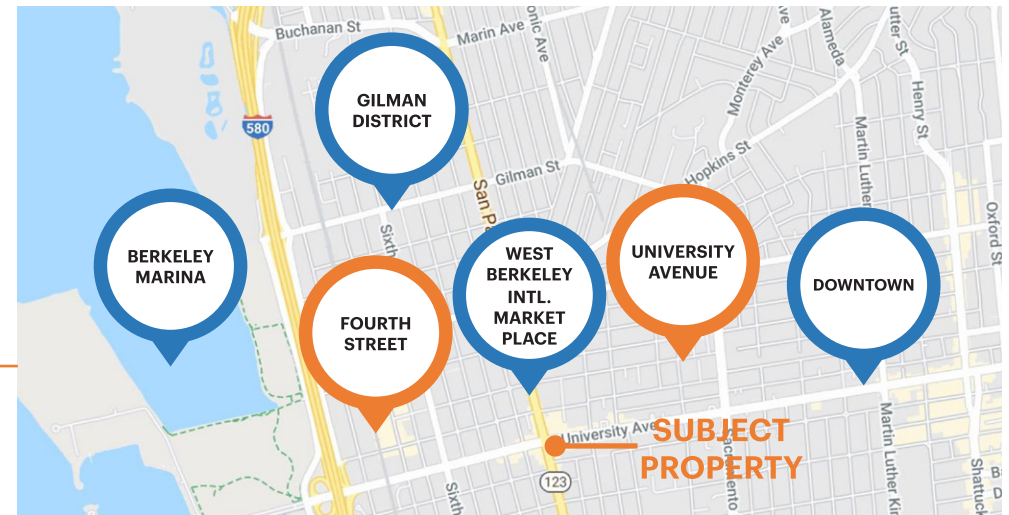
This property sits at the crossroads of several exciting neighborhoods.

It is just blocks from renowned Fourth Street Shopping, bustling University Avenue, or the West Berkeley Design Loop.



Source: www.visitberkeley.com

NEIGHBORHOOD OVERVIEW



University Avenue

University Avenue is Berkeley's main East/West artery, spanning from the Bay to the entrance to UC Berkeley's campus. More than 200 merchants line this vibrant corridor, and each block has a unique personality. The International Marketplace district where University Avenue crosses San Pablo provides a concentration of cultural and ethnic businesses, rich with Indian and South Asian flavors, fine fabrics and regional foods from around the world.



Fourth Street Shopping District

This shopping destination features world-class restaurants, retailers and art galleries, all offering creative merchandise of high quality and contemporary design. Retailers include Apple, Lululemon, Madewell and more. [Visit www.fourthstreet.com](http://www.fourthstreet.com).



West Berkeley Design Loop

This area features innovative merchants and shops where one may find unique furniture, books, building materials, lighting, antiques, and custom decor. Visit www.westberkeleydesignloop.org.

DEMOGRAPHICS

3 Mile Radius



**2022
Population**
206,380



**Avg. Household
Income**
\$152,160



**Median Home
Sales Price**
\$1.13 M



**Annual Retail
Spending**
\$8 B



Top Employers



NEARBY RETAILERS



SAN PABLO AVENUE DEVELOPMENTS

- **2,185 new housing units in Downtown Berkeley**
Currently slated for development
- **More than \$400 million in construction investment**
Supported by investments in public infrastructure that improve safety, walkability, automobile access and parking.
- **700 new residential units on San Pablo Ave**
Planned or under construction within 3/4 mile of the subject property.
- **45,000 new households and 33,000 new jobs**
Forecast to be coming to the San Pablo corridor area by 2040.



CONTACT FOR MORE DETAILS

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