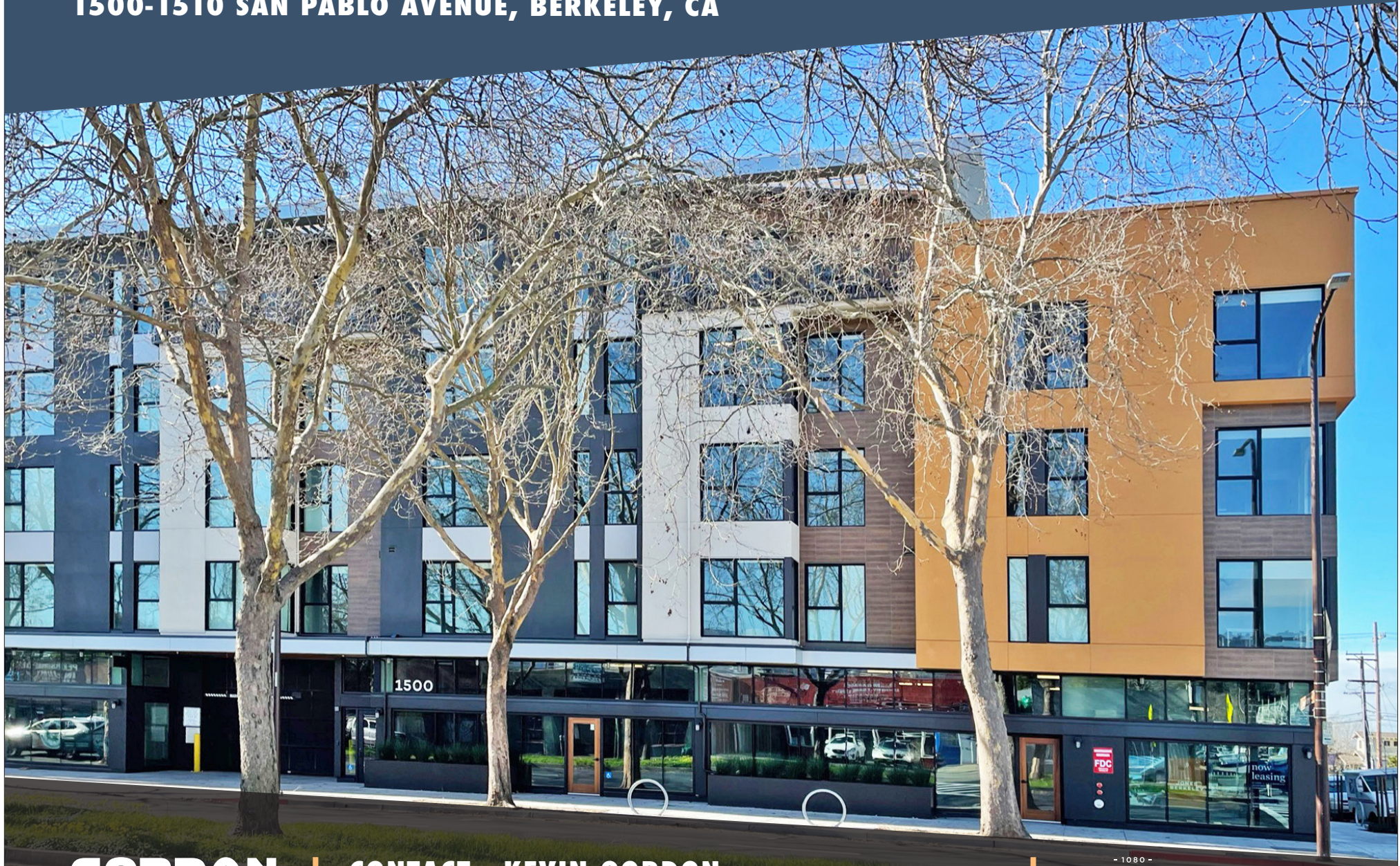


**NEW CONSTRUCTION, HIGH-TRAFFIC RETAIL SPACE FOR LEASE!**  
**1500-1510 SAN PABLO AVENUE, BERKELEY, CA**



**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

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- 1080 -  
**JONES  
BERKELEY**  
- JONES STREET -



### RETAIL & RESTAURANT SPACE IN MIXED-USE DEVELOPMENT WITH 170 RESIDENTIAL UNITS

#### AVAILABLE SIZES

**1500** - ±2,292 rsf

**1510** - ±1,144 rsf

#### 1500-1510

Can be combined for total of ±3,436 rsf

#### PRICING

Call Broker

#### PROPERTY FEATURES

- 27 parking spaces dedicated to retail
- High-traffic shopping corridor
- Almost entire block of retail co-tenancy – professionally managed
- Southern spaces are setup for venting and a pre-installed grease interceptor capable of a smaller or larger restaurant use
- Dense food and home improvement corridor
- Neighborhood co-tenants include Tesla, Whole Foods, Office Depot, Road Runner Sports, Blick Art, and more!
- Close to numerous eateries, bars, retail shops, and fitness
- Berkeley is the SF Bay Area's academic, cultural haven, and foodie haven
- Street frontage on high-visibility San Pablo Avenue (CA State Route 123), Berkeley's largest commercial corridor



**ZONED:** C-W (West Berkeley Commercial)

### OPPOSITE CORNER OF KERMIT LYNCH WINES, GREEN LEAF MARKET & ACME BREAD



#### DEMOGRAPHICS

|                    | 1 MILE      | 3 MILE    |
|--------------------|-------------|-----------|
| Population         | 31,836      | 196,305   |
| Average HH Income: | \$128,147   | \$131,321 |
| Median Home Value: | \$1,001,873 | \$995,870 |
| Daytime Employees  | 17,158      | 140,061   |

#### HIGH TAFFIC COUNTS

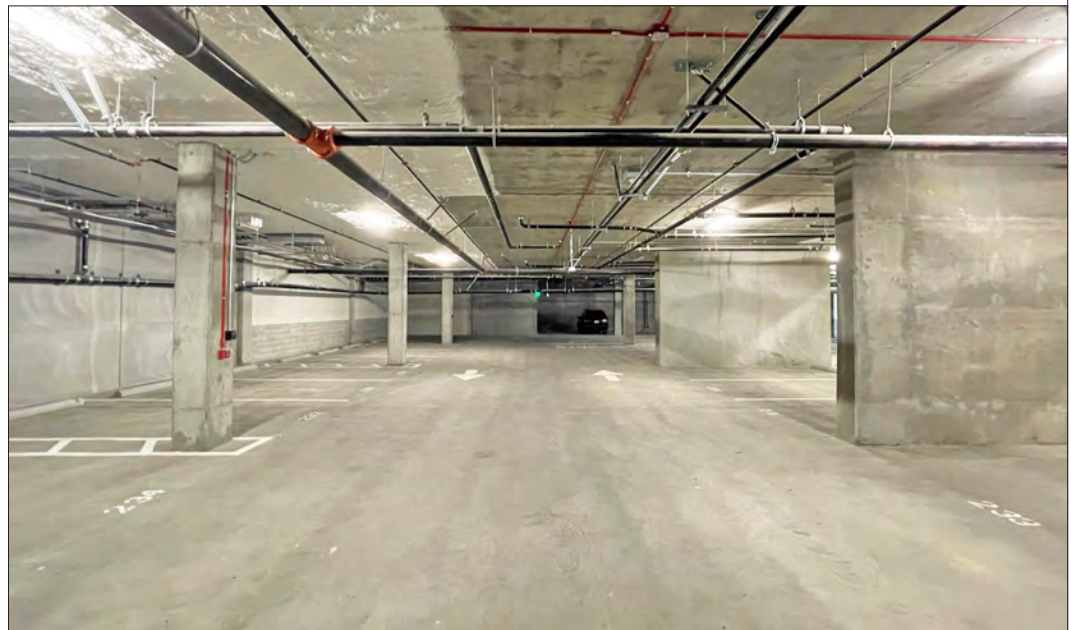
| COLLECTION STREET | CROSS STREET   | TRAFFIC VOLUME | DISTANCE |
|-------------------|----------------|----------------|----------|
| San Pablo Avenue  | Camelia Street | 26,836         | 0.16 mi  |
| San Pablo Avenue  | Gilman Street  | 22,105         | 0.29 mi  |

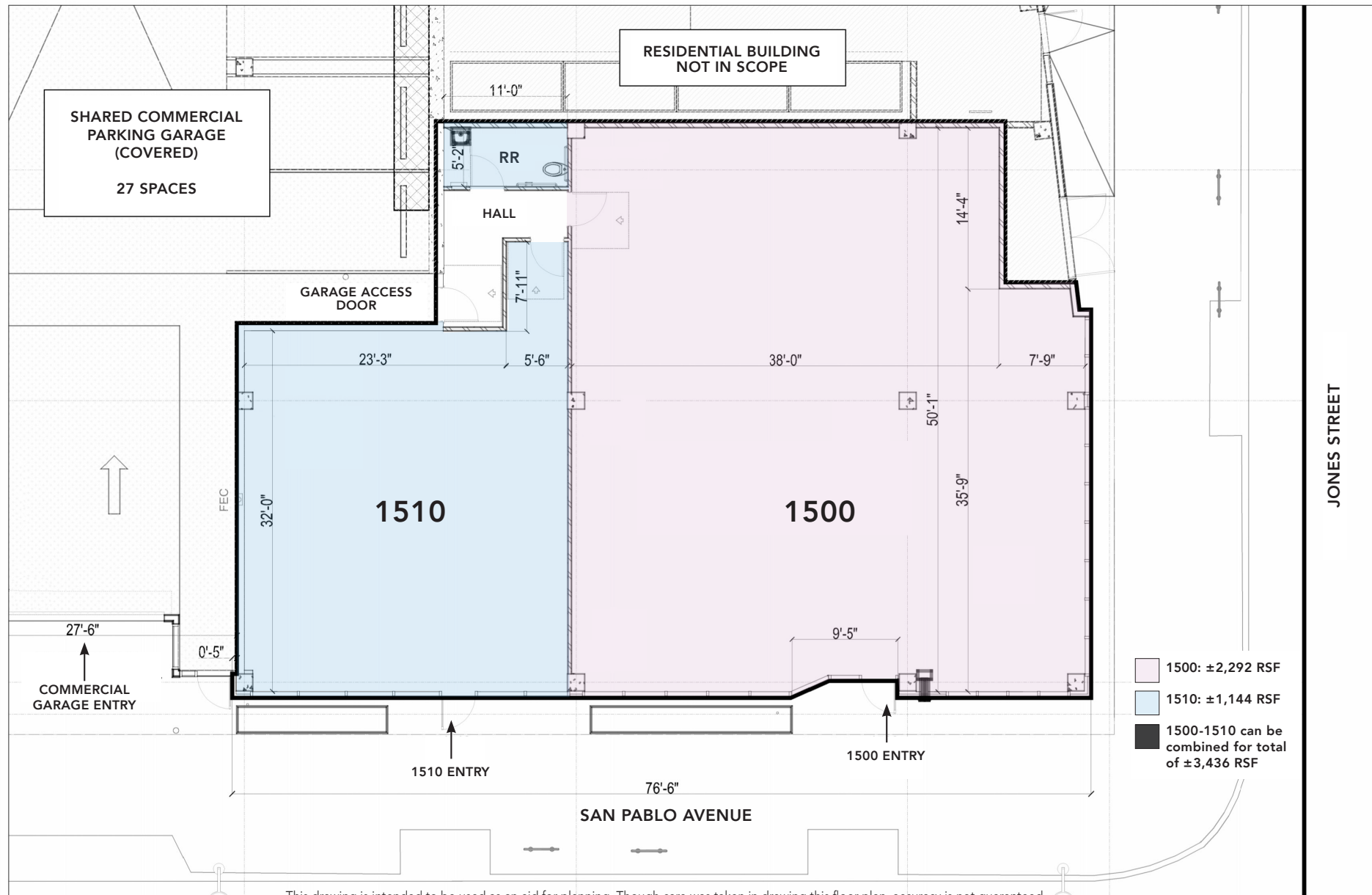
Source: CoStar/Loopnet







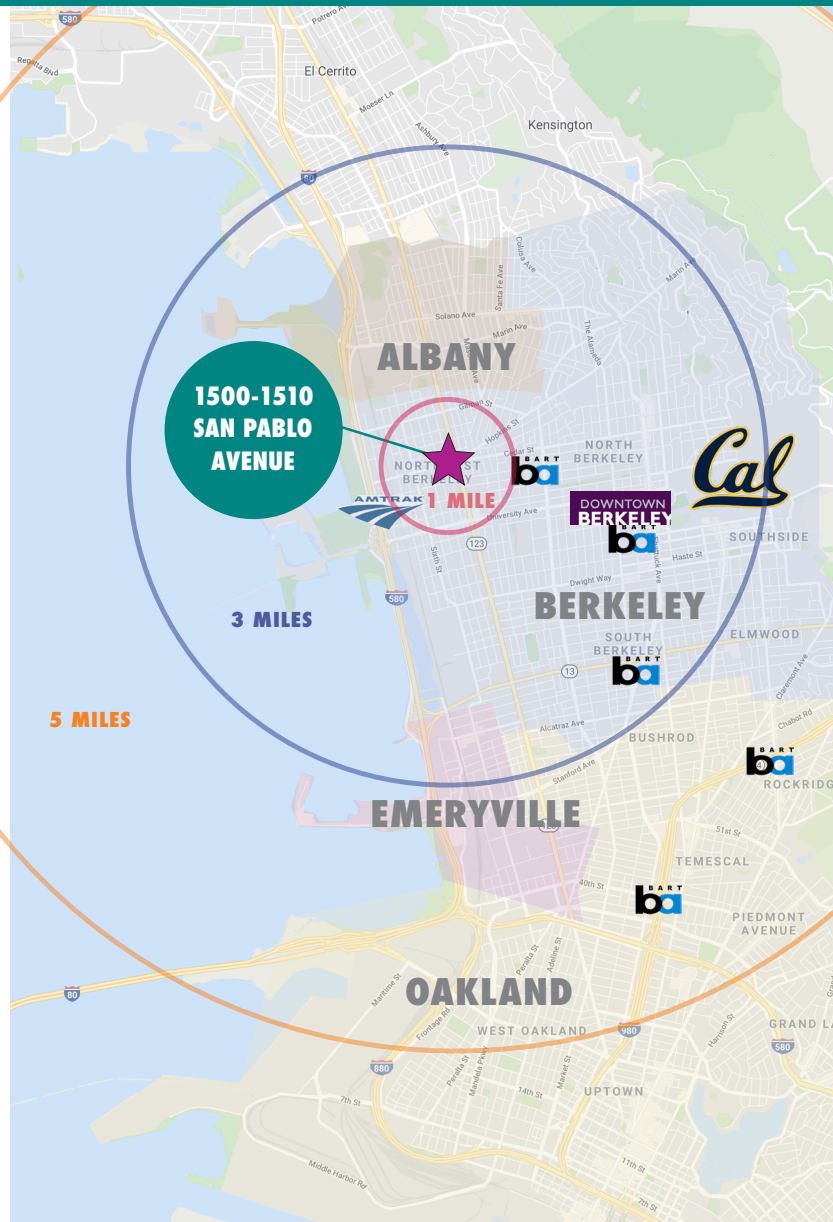




This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



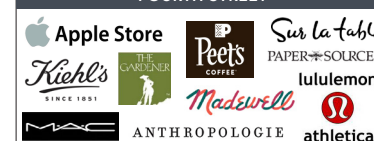
- Quick walk to Whole Foods Market, REI, Philz Coffee, Chipotle, Walgreen's, Road Runner Sports, North Berkeley BART, Acme Bread, and many other local eateries and businesses
- 9 blocks to Fourth Street Shopping District
- 2.5 miles to Emeryville Public Market
- 2 miles to Downtown and UC Berkeley
- 3 miles to Powell Street Plaza and Shops
- Easy freeway accessibility and SF Bay Bridge access
- Near hundreds of new housing units approved or under construction. Currently  $\pm 1,400$  units (across 20 projects) have been submitted and are pending review
- Nearby companies include Clif Bar, Pixar, LeapFrog, Meyer Sound, Title Nine Sportswear, City Sports Gym, Acme Bread, Climax Foods, Whole Foods Market (Regional), Metropolis Baking, TCHO Chocolate, F'real Foods, Bolt Threads, GU Energy Labs, Ripple Foods, La Tourangelle Oils, Perfect Day Foods, Wild Earth Dog Food, Peet's Coffee Corp HQ, Twelve, and Prime Roots
- Bioscience companies in the vicinity include Bayer, Xoma, Aduro Biotech, Newomics, Dynavax Technologies, Caribou Biosciences, and Lygos



RETAIL WITHIN  
3 MILES



FOURTH STREET



DOWNTOWN BERKELEY



POWELL STREET PLAZA



EAST BAY BRIDGE



BAY STREET



### FOOD AND DRINKS

|                                |                                     |
|--------------------------------|-------------------------------------|
| Acme Bread                     | The Habit Burger Grill              |
| Chipotle Mexican Grill         | Broc Cellars                        |
| Gilman Brewing Company         | Lusu Cellars                        |
| Philz Coffee                   | Blue Ox Wine Company                |
| Funky Elephant Thai Restaurant | Donkey & Goat Winery & Tasting Room |
| Boichik Bagels Factory         | Lama Beans Mediterranean Restaurant |
| Gioia Pizzeria                 | Pâtisserie Rotha                    |
| Espresso Roma Café             | Potala Organic Café                 |
| Berkeley Bagels                | Yo Sushi                            |
| Kiku Sushi                     | Mountain Mike's Pizza               |
| Donut Farm Berkeley            | Café Leila                          |
| Coffee Conscious               | Casa Latina Bakery                  |
| Picante Mexican Restaurant     | La Marcha Tapas Bar                 |
| Fieldwork Brewing Company      | Everett & Jones Barbeque            |
| Starbucks                      |                                     |

### RETAIL

|                            |                                  |
|----------------------------|----------------------------------|
| Blick Art Materials        | Target                           |
| Sprouts Farmers Market     | Green Leaf Market                |
| Whole Foods Market         | Fenton MacLaren Home Furnishings |
| Kermit Lynch Wine Merchant | Berkeley Natural Grocery         |
| REI-Coop                   | Monterey Market                  |
| The North Face Outlet      | Westbrae Nursery                 |
| Pet Food Express           | Flowerland Nursery               |
| Office Depot               | Berkeley Horticultural Nursery   |
| Soccer Pro                 | Magnanis Poultry                 |
| Road Runner Sports         | Blue Heron Bikes                 |
| Berkeley Lighting Co       | California Ski Company           |
| Berkeley Cycle Works       | Dave's Record Shop               |
| Emerald City Gowns         | Brushstrokes Studio Inc          |
| Walgreens                  | Safeway                          |





### OVERVIEW OF DESIGN LOOP OFFERINGS

The West Berkeley Design Loop is a group of local merchants, teamed up to provide an unparalleled home improvement shopping experience.

Located along a convenient path of travel – from I-80 via Ashby Avenue, University Avenue, or Gilman Street exits – West Berkeley Design Loop merchants work together in the spirit of “co-opetition”.

- Home goods
- Home improvement
- Design Loop area

### CATEGORIES OF MERCHANTS INCLUDE:

- Antique and Salvage
- Bed and Bedding
- Books and Educational Resources
- Cabinets and Countertops
- Flooring and Tile
- Furniture
- Glass and Stained Glass
- Hardware Store
- Home and Garden
- Home Décor
- Lighting
- Lumber and Decking
- Plumbing Fixtures and Hardware

[CLICK FOR WEST BERKELEY DESIGN LOOP WEBSITE](#)

### RETAIL/HOME IMPROVEMENT STORES IN VICINITY:

- Metro Lighting
- Ohmega Salvage
- The Gardener
- Keetsa Mattress
- Fenton MacLaren
- Sunrise Specialty
- Truitt and White Lumber
- EcoHome Improvement
- Serena & Lily Outlet





# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

JONES BERKELEY 1500-1510 SAN PABLO AVENUE, BERKELEY, CA  
NEIGHBORHOOD



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.