



# FOR LEASE AND FOR SALE: STANDALONE ±4,293-SF SINGLE-STORY CENTRAL BERKELEY RETAIL BUILDING WITH PARKING – 2ND GENERATION BAKERY



**2575 San Pablo Avenue**  
Berkeley California 94702

Represented by:

**Colby Katz**  
510 450 1420  
[ckatz@mrecommercial.com](mailto:ckatz@mrecommercial.com)  
LIC# 01949015

**LEASE RATE:**  
**\$2.75 PSF NNN**

**SALE PRICE:**  
**\$1,950,000**

## Property Highlights:

- Built-out as a retail bakery with Type 2 hood, large walk-in refrigerator, ADA bathrooms, etc.
- Gated parking lot and driveway provide ample outdoor use opportunities
- Roll-up door for rear loading
- Large windows, high ceilings and skylights with plenty of natural light
- 34 ft. of storefront on a vibrant block nearby many retail stores and restaurants
- Across from a multi-tenant office building and one block down from large Kaiser Berkeley development.
- Fee simple, standalone building, prime for future redevelopment

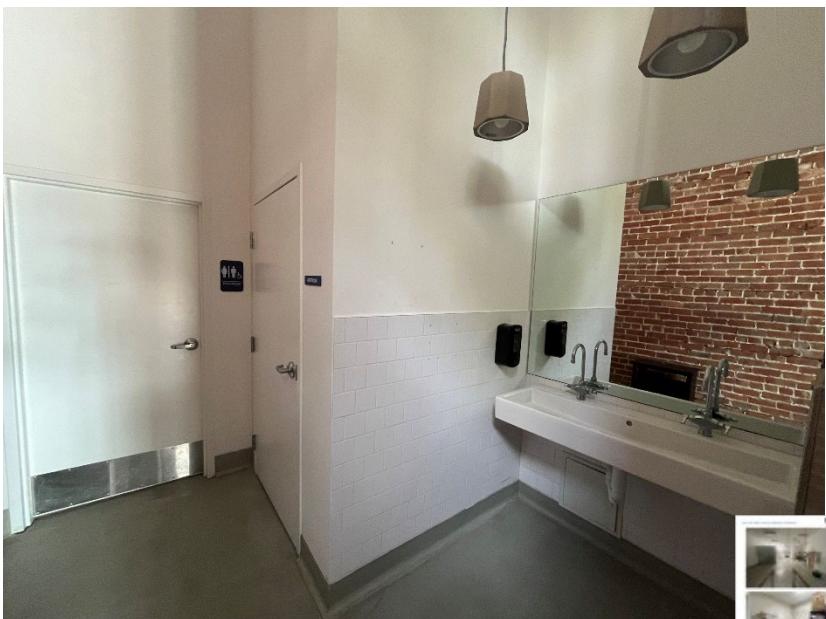


2575 San Pablo Avenue Berkeley California

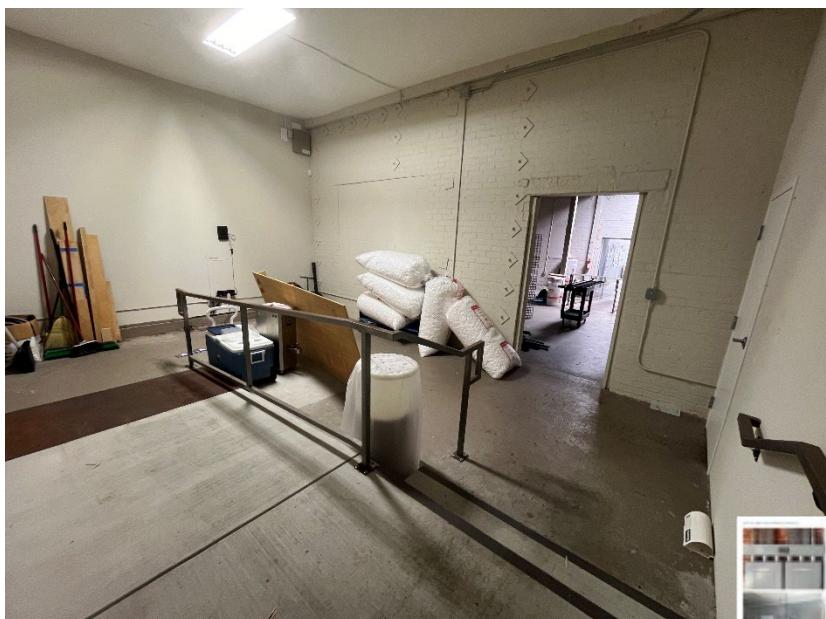
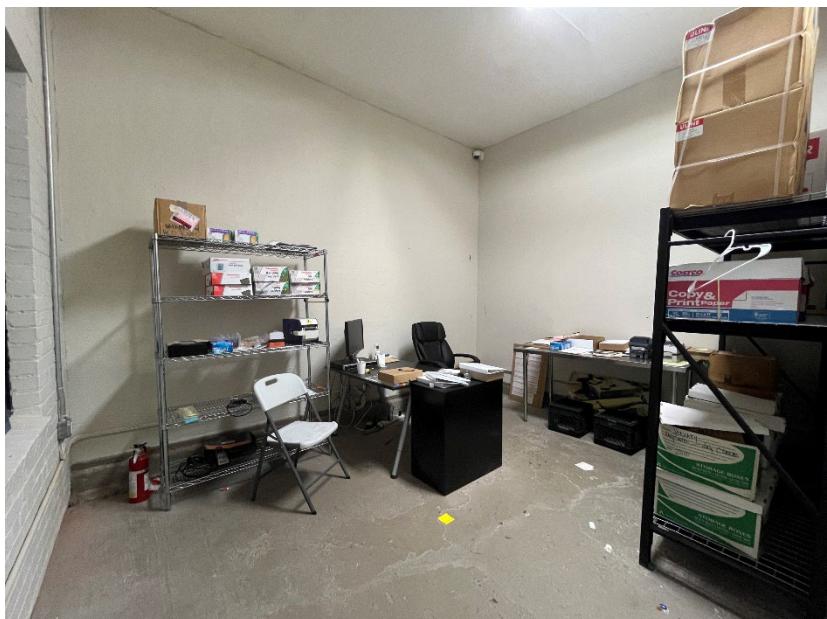


All information herein is offered in good faith and deemed accurate, but not guaranteed.

2575 San Pablo Avenue Berkeley California

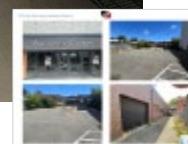
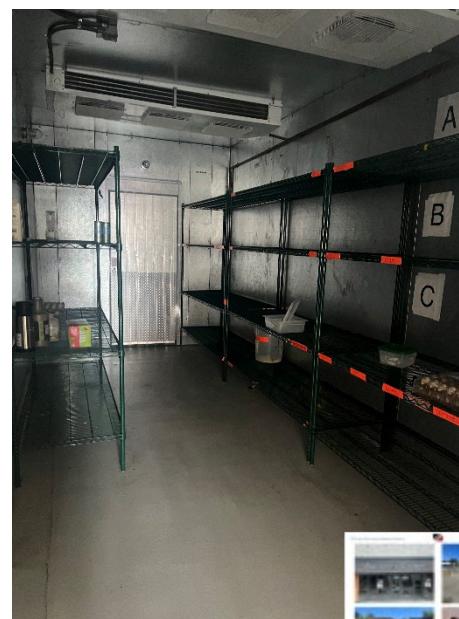
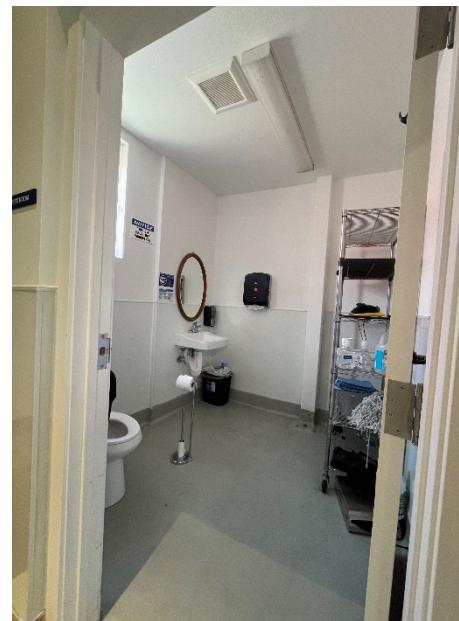


All information herein is offered in good faith and deemed accurate, but not guaranteed.



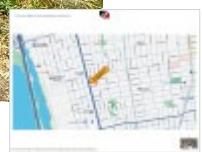
# 2575 San Pablo Avenue Berkeley California

MRE



All information herein is offered in good faith and deemed accurate, but not guaranteed.

2575 San Pablo Avenue Berkeley California



All information herein is offered in good faith and deemed accurate, but not guaranteed.

