

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE :: 801 CAMELIA STREET, SUITE E, BERKELEY, CA**  
**WEST BERKELEY OFFICE OR LIGHT INDUSTRIAL SPACE – MOVE-IN READY!**

**PERFECT FOR**  
**light manufacturing,**  
**warehouse,**  
**media production,**  
**R&D, and office use**



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## BRIGHT AND AIRY OFFICE SPACE – IN BERKELEY’S GILMAN DISTRICT

- Size: ±1,630 rsf
- Asking Rent: \$2,900/month IG
  - Separately metered for electrical and gas
  - Shared water and garbage
- Zoned MULI: Mixed-Use Light Industrial

### MODERN 5-TENANT BUILDING WITH GATED ENTRANCE – END UNIT WITH GREAT NATURAL LIGHT

#### Ground floor: ±955 rsf

- Entry/reception area with stylish epoxy floor
- Open work space with high ceilings and nice light
- Spiral staircase to mezzanine
- Private office/conference room
- Breakroom/library/storage area
- Restroom

#### Mezzanine: ±675 rsf

- Open work space with pony walls to create private areas
- Windows on 3 sides of the building
- Modern lighting; ceiling fan
- Ideally suited for collaboration, or distribution/fulfillment

- Great West Berkeley location between bus San Pablo Avenue and I-80
- Amid residential, commercial and industrial uses
- Next door to Lusu Cellars and Whistler Vineyards – within a block of several other urban wineries
- Near Whole Foods Market, Philz Coffee, Chipotle, REI Coop, Picante Mexican Restaurant, Fieldwork and Gilman Breweries, Homeroom Restaurant, Office Depot, North Face Outlet, and more
- Easy freeway access, and ample street parking

#### DEMOGRAPHICS

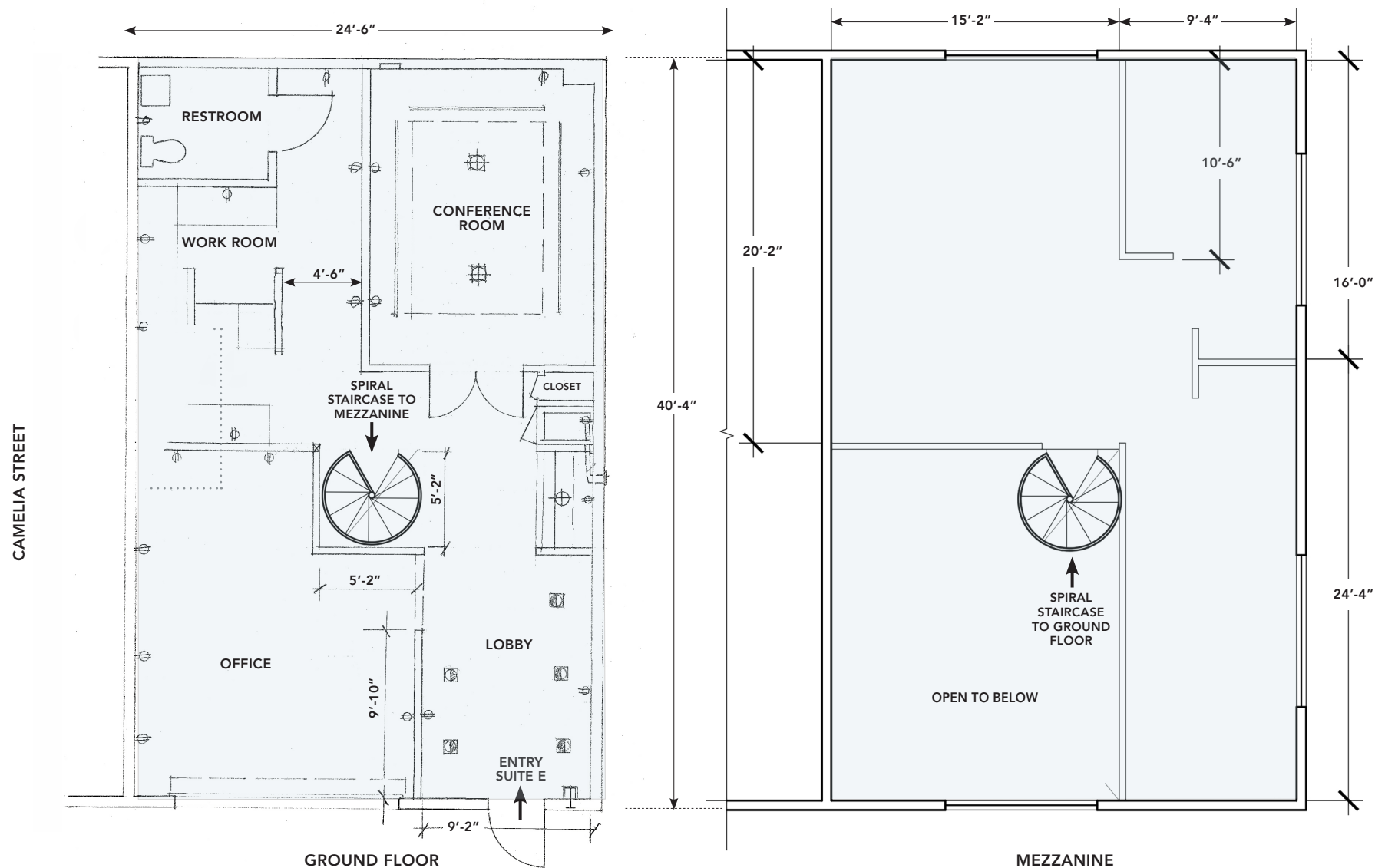
	1-MILE	3-MILE
Population	29,744	188,805
Average Household Income	\$136,401	\$134,593
Daytime Employees	14,473	96,255

**TRAFFIC** (Gilman @ 10th Street) 15,186









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.



## FOOD AND DRINKS

Acme Bread	The Habit Burger Grill
Chipotle Mexican Grill	Starbucks
Gilman Brewing Company	Blue Willow Teaspot
Philz Coffee	Broc Cellars
Boichik Bagels	Whistler Vineyards
Funky Elephant Thai Restaurant	Lusu Cellars
Homeroom Berkeley	Hammerling Wines
Pâtisserie Rotha	Vinca Minor Winery
Headlands-Berkeley Beer Garden	Donkey & Goat Winery & Tasting Room
Gioia Pizzeria	Lama Beans Mediterranean Restaurant
Asaka Sushi & Bar	Sam's Log Cabin
Espresso Roma Café	Yo Sushi
Coffee Conscious	Mountain Mike's Pizza
Berkeley Bagels	Café Leila
Kiku Sushi	Casa Latina Bakery
Picante Mexican Restaurant	La Marcha Tapas Bar
Fieldwork Brewing Company	Everett & Jones Barbeque

## RETAIL

REI-Coop	Target
Whole Foods Market	Fenton MacLaren Home Furnishings
Blick Art Materials	Lark in the Morning Musical Instruments
Emerald City Gowns	Berkeley Natural Grocery
Sprouts Farmers Market	Monterey Market
Kermit Lynch Wine Merchant	Berkeley Horticultural Nursery
The North Face Outlet	Westbrae Nursery
Pet Food Express	Blue Heron Bikes
Office Depot	Oak Barrel Winecraft
Road Runner Sports	Dave's Record Shop
California Ski Company	Green Leaf Market
Berkeley Cycle Works	Berkeley Lighting Co
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

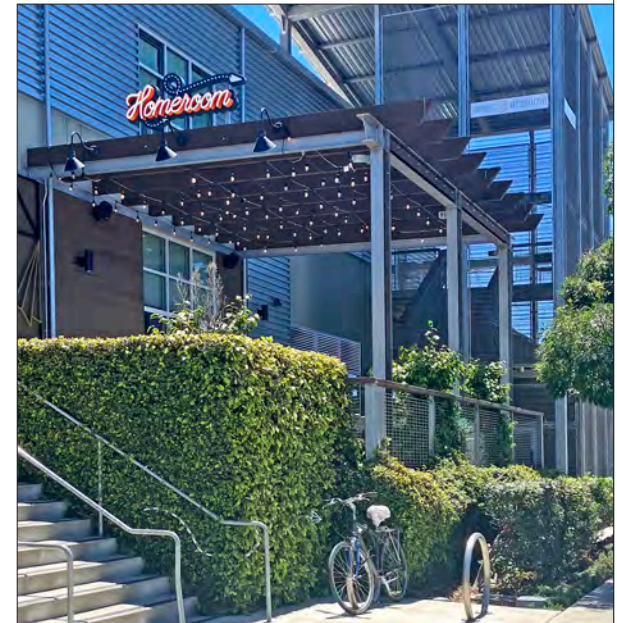
[CLICK FOR WEST BERKELEY DESIGN LOOP WEBSITE](#)

## RETAIL/HOME IMPROVEMENT STORES IN VICINITY:

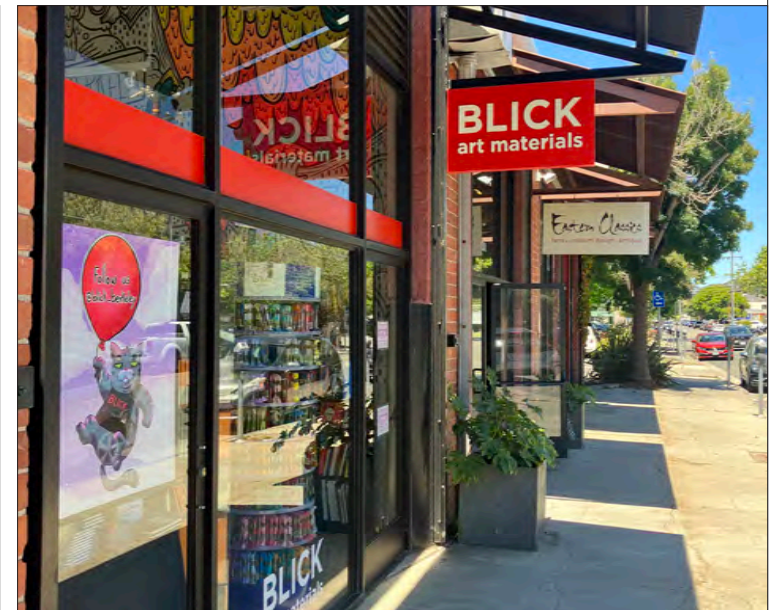
- Metro Lighting
- Ohmega Salvage
- The Gardener
- Fenton MacLaren
- The Sink Factory
- Truitt and White Lumber
- SHOH Gallery
- Serena & Lily Outlet











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.