

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



GORDON
COMMERCIAL REAL ESTATE BROKERAGE

CONTACT: KEVIN GORDON
510 898-0513 • kevin@gordoncommercial.com • DRE# 01884390

- 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

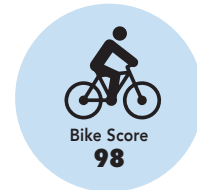
PRICING

Call Broker

ZONED: C-W (West Berkeley Commercial)

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



OPPOSITE CORNER OF KERMIT LYNCH WINES, ACME BREAD & BARTAVELLE CAFE



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

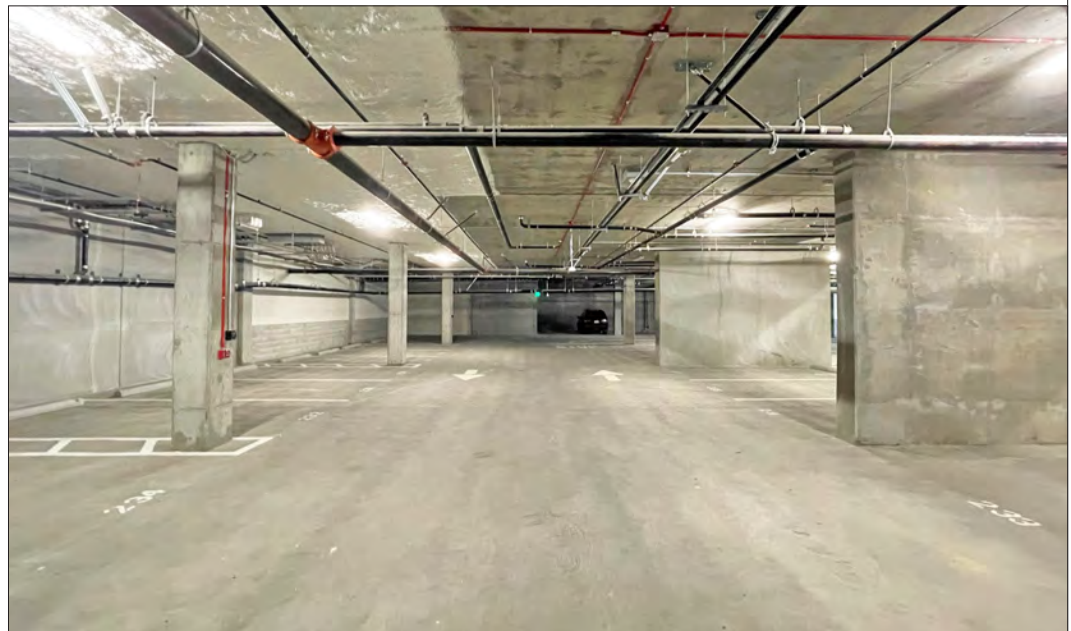
| COLLECTION STREET | CROSS STREET | TRAFFIC VOLUME | DISTANCE |
|-------------------|----------------|----------------|----------|
| San Pablo Avenue | Camelia Street | 26,836 | 0.16 mi |
| San Pablo Avenue | Gilman Street | 22,105 | 0.29 mi |

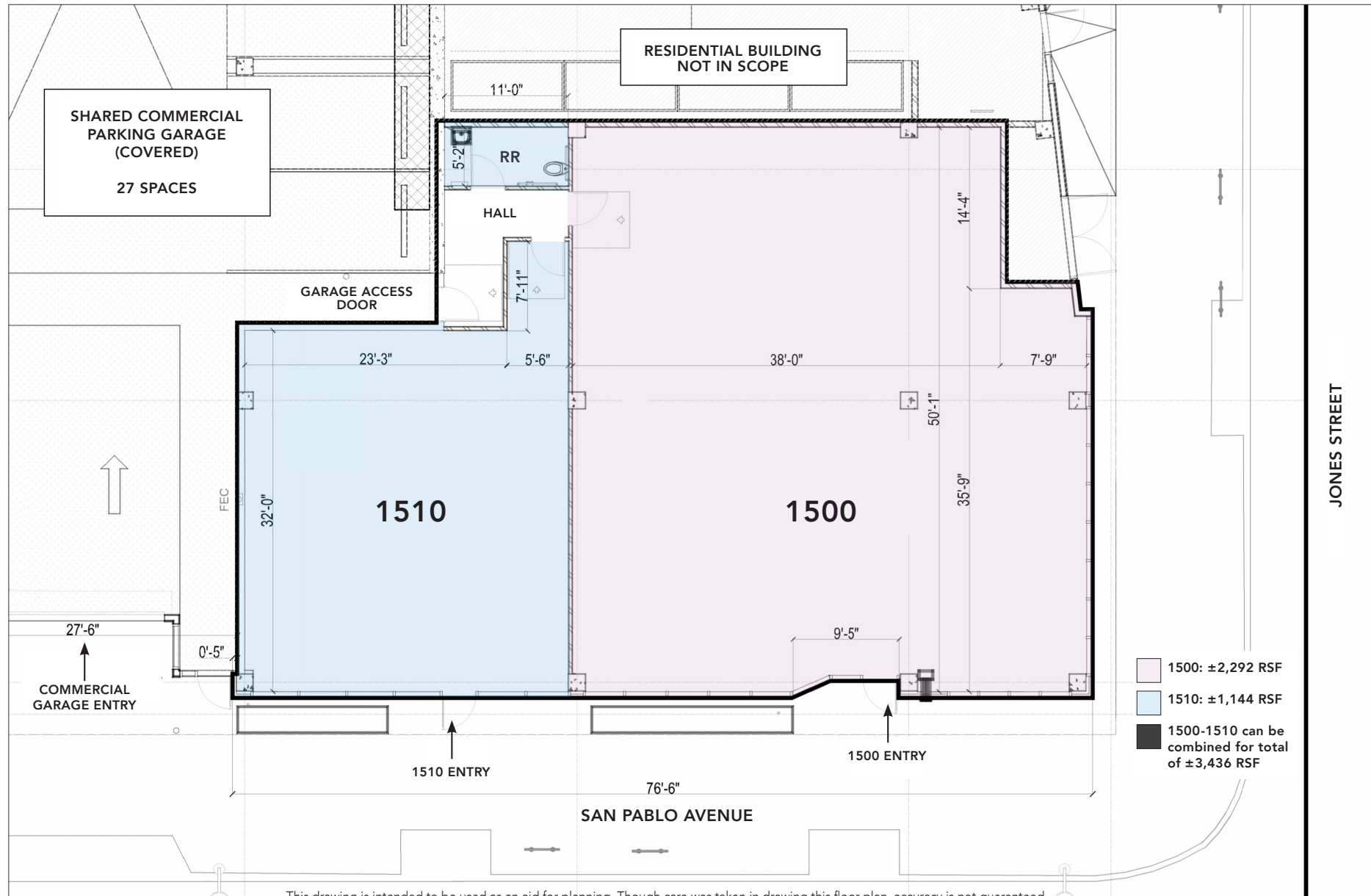
Source: CoStar/Loopnet

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

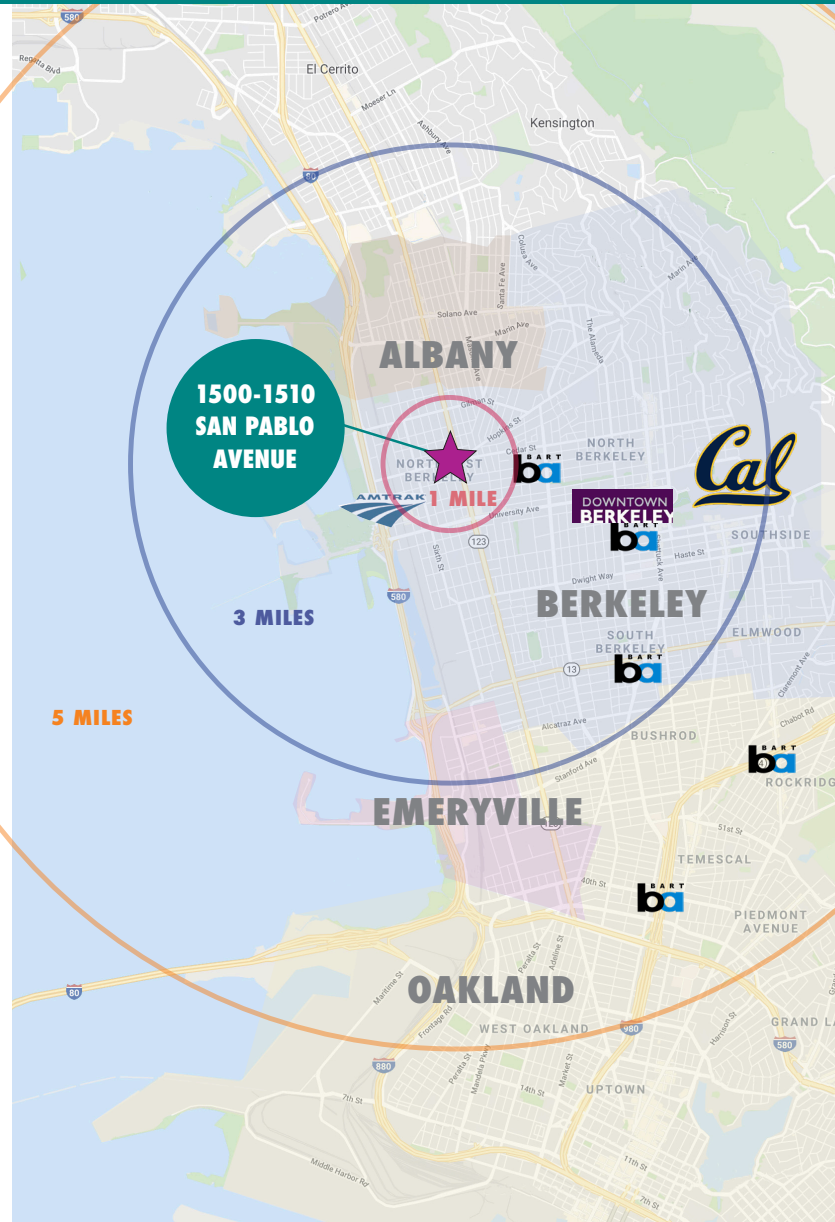
JONES BERKELEY 1500-1510 SAN PABLO AVENUE, BERKELEY, CA PHOTO TOUR





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 ±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

GILMAN DISTRICT

FOURTH STREET

DOWNTOWN BERKELEY

POWELL STREET PLAZA

EAST BAY BRIDGE

BAY STREET

FOOD AND DRINKS

- | | |
|--------------------------------|-------------------------------------|
| Acme Bread | Starbucks |
| Bartavelle Cafe | 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 | Bartavelle Coffee & Wine Bar |
| Kiku Sushi | Yo Sushi |
| Donut Farm Berkeley | Mountain Mike's Pizza |
| Coffee Conscious | Café Leila |
| Fonda Restaurant | Casa Latina Bakery |
| Picante Mexican Restaurant | La Marcha Tapas Bar |
| Fieldwork Brewing Company | Everett & Jones Barbeque |

RETAIL

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

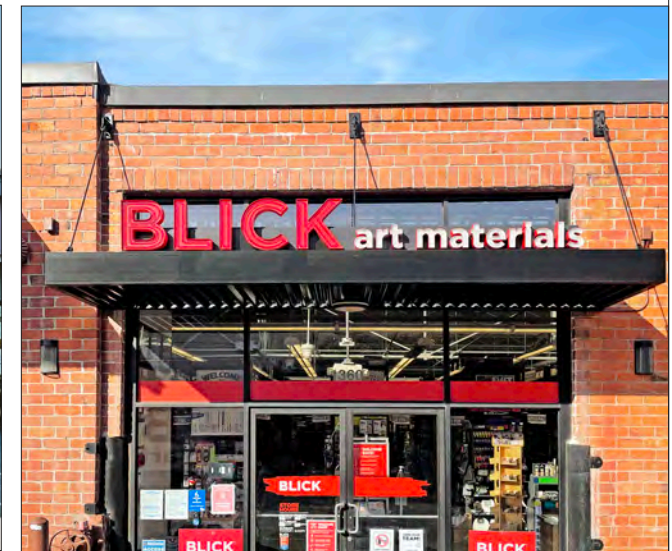
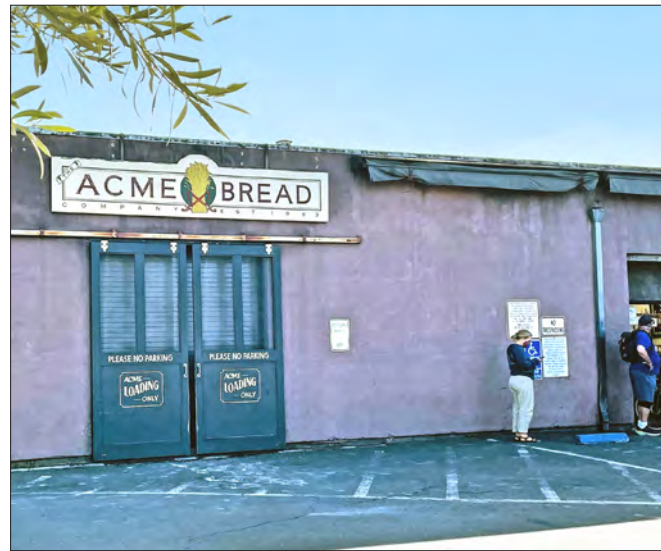
- Metro Lighting
- Ohmega Salvage
- The Gardener
- Keetsa Mattress
- Fenton MacLaren
- Sunrise Specialty
- Truitt and White Lumber
- EcoHome Improvement
- Serena & Lily Outlet



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.