

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE: RETAIL SPACE IN HIGH-TRAFFIC SOLANO AVENUE

:: 1607 SOLANO AVENUE, BERKELEY, CA ::



CONTACT: KEVIN GORDON

510 898-0513 • kevin@gordoncommercial.com • DRE# 01884390

LOCATED IN ONE OF BERKELEY AND ALBANY'S PRIMARY SHOPPING DISTRICTS

- **SIZE:** ±625 rsf
- **LEASE RATE:**
\$2,480/month
(includes garbage/recycling)
- **ZONED:** C-SO
(Solano Ave Commercial)

FEATURES

- Large display window and glass door entry
- Well-lit, with kitchenette and restroom
- Separately metered utilities
- Excellent signage opportunity
- Convenient street parking, easy freeway access

SOLANO AVENUE COMMERCIAL DISTRICT RUNS A FULL MILE

Encompassing two cities, Berkeley and Albany, Solano Avenue is a highly walkable and diverse commercial district. Full of independently-owned shops, an enchanting array of restaurants (most of them Zagat rated), personal service providers and professionals.

HIGH VEHICLE AND FOOT TRAFFIC DAILY



This pedestrian-oriented neighborhood is filled with numerous eateries, retail shops, fitness and services. Nearby co-tenants include: Safeway, CVS, Citibank, Kyoto Sushi, Squabisch Pretzels, Taqueria Talavera, Foxglove Clothing, and Barney's Gourmet Hamburgers.

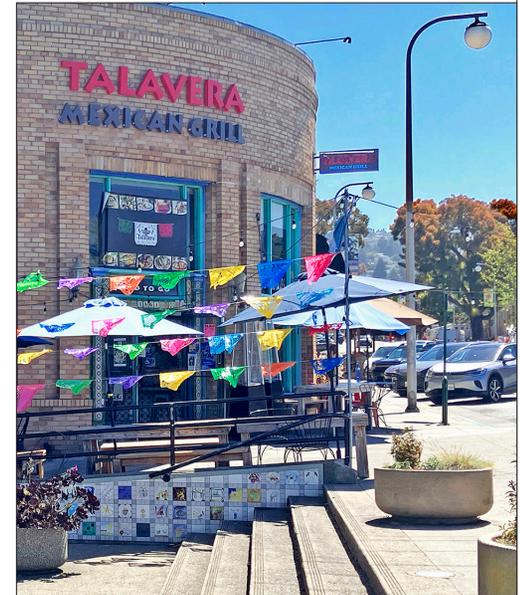
AREA DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	30,115	170,170	317,799
Average HH Income	\$180,122	\$134,754	\$137,832
Median Age	42	39	40
College Degree or Above	78%	66%	59%
Daytime Employees	101,922		

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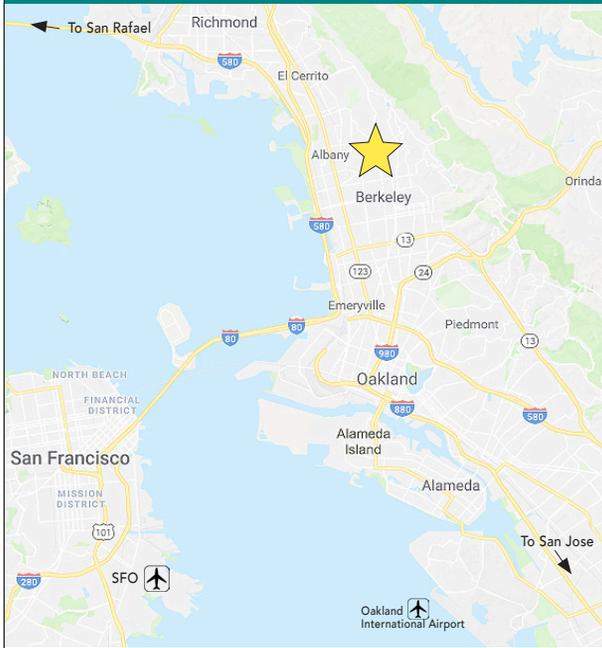
1607 SOLANO AVENUE, BERKELEY, CA
PHOTO TOUR



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1607 SOLANO AVENUE, BERKELEY, CA
IN THE VICINITY



RESTAURANTS, CAFÉS AND BARS

- Signal Coffee
- Squabisch Pretzels
- Fonda Tapas Restaurant
- Signal Coffee
- Organic Greens
- House of Curries
- Bowl'd Korean Rice Bar
- Solano Yogurt & Ice Cream
- Taqueria Talavera
- Cugini Italian Restaurant
- Starbucks
- Kim's Café & Sandwiches
- Oori Rice Triangles
- Sweet Basil Thai
- Highwire Coffee Roasters
- Lavender Bakery & Café
- Schmidt's Pub
- Barney's Gourmet Hamburgers
- Suzette Crêpe Café
- Little Star Pizza
- Boss Burger
- Zaytoon Mediterranean
- Mr. Dewie's Cashew Creamery
- Kirin Chinese Restaurant
- Café Raj Asian Restaurant
- Bua Luang Thai Cuisine
- AKEMI Japanese Restaurant
- Troy Greek Restaurant
- Peet's Coffee
- Khana Peena
- Zachary's Chicago Pizza
- iScream
- Noah's NY Bagels
- Cactus Taqueria

RETAIL

- Safeway
- Foxglove Clothing
- The Xocolate Bar
- CVS Pharmacy
- Matsu Fine Natural Bedding
- Solano Lighting
- Bikes on Solano
- Neilson Arts Gallery
- Avenue Yarns
- Plaza Tennis & Sports
- Five Little Monkeys Toy Store
- YAZA Women's Clothing
- Morningtide Curated Gifts
- Oaks Jewelers
- Flowerland Nursery
- Pegasus Books
- Shoes On Solano
- Sue Johnson Custom Lamps
- Enslar Lighting
- Lava9 Handbags & Clothing
- Sottovoce Women's Clothing
- Solano Florist
- Fillgood Home Goods
- Oaktown Spice Shop

FITNESS

- Orangetheory Fitness
- Anytime Fitness
- Happy Hour Fitness Studio
- Oaks Climbing Gym



FLOWERLAND



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1607 SOLANO 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.