

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE :: 2734 SAN PABLO AVENUE, BERKELEY, CA

LARGE SINGLE-TENANT RETAIL PROPERTY WITH DEDICATED PARKING LOT



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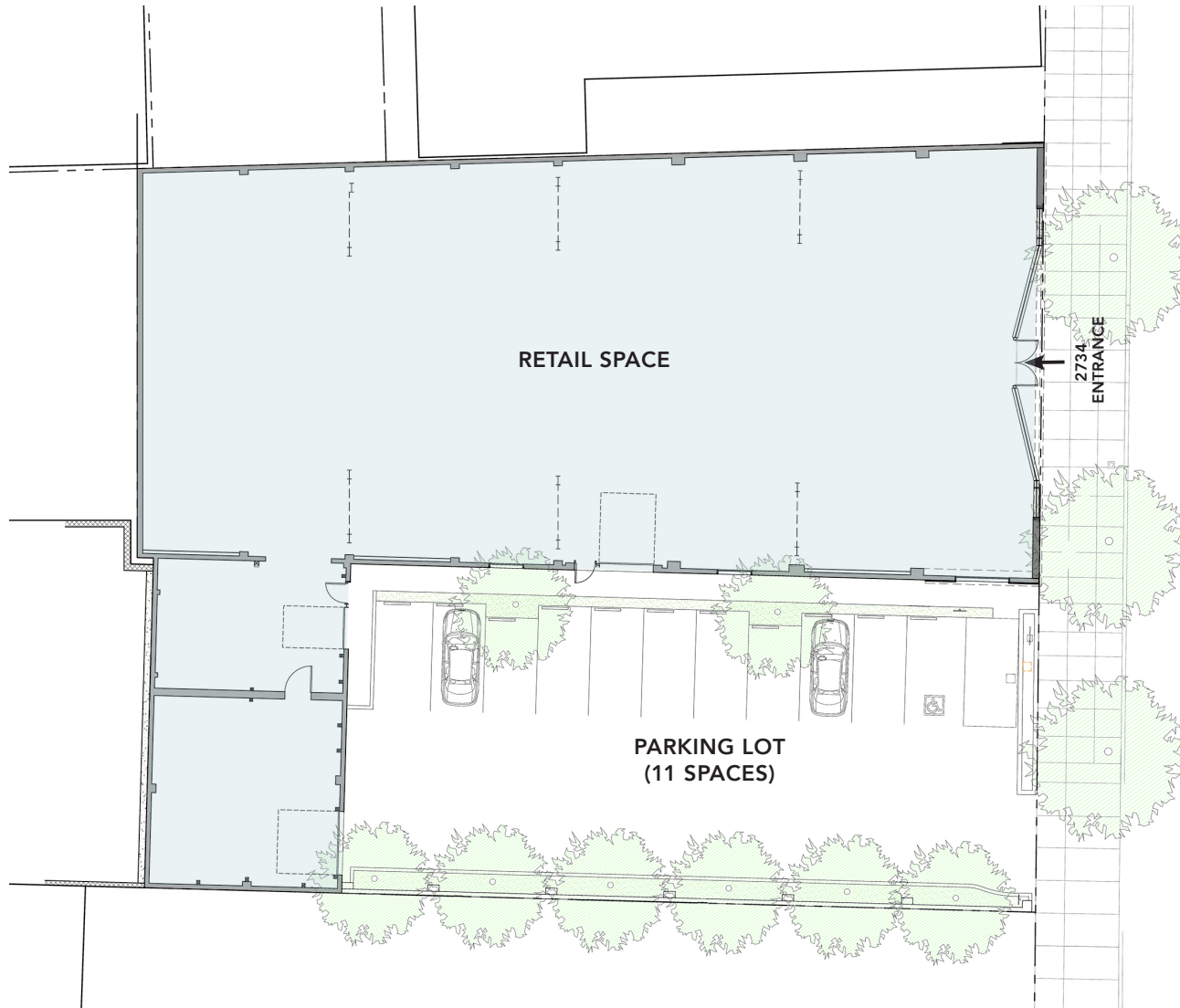


- **Size:** ±9,992 RSF
- **Lease Rate:** \$2.45 psf/month NNN
- **Zoning:** C-W
(West Berkeley Commercial)



- High ceilings with 16 skylights, exposed wood, pendant and track lighting
- Large parking lot with 11 spaces
- Dedicated recycling and trash area
- 400-Amp 3-Phase Power
- ±70' frontage on high traffic San Pablo Avenue
- ±15' clean inside height
- Nice landscaping in parking lot
- Excellent signage opportunity in high-traffic area
- Dense food and home improvement corridor
- Close to numerous cafés, eateries, bars, retail shops, and fitness
- Near many residential developments, major employment, parks, and schools



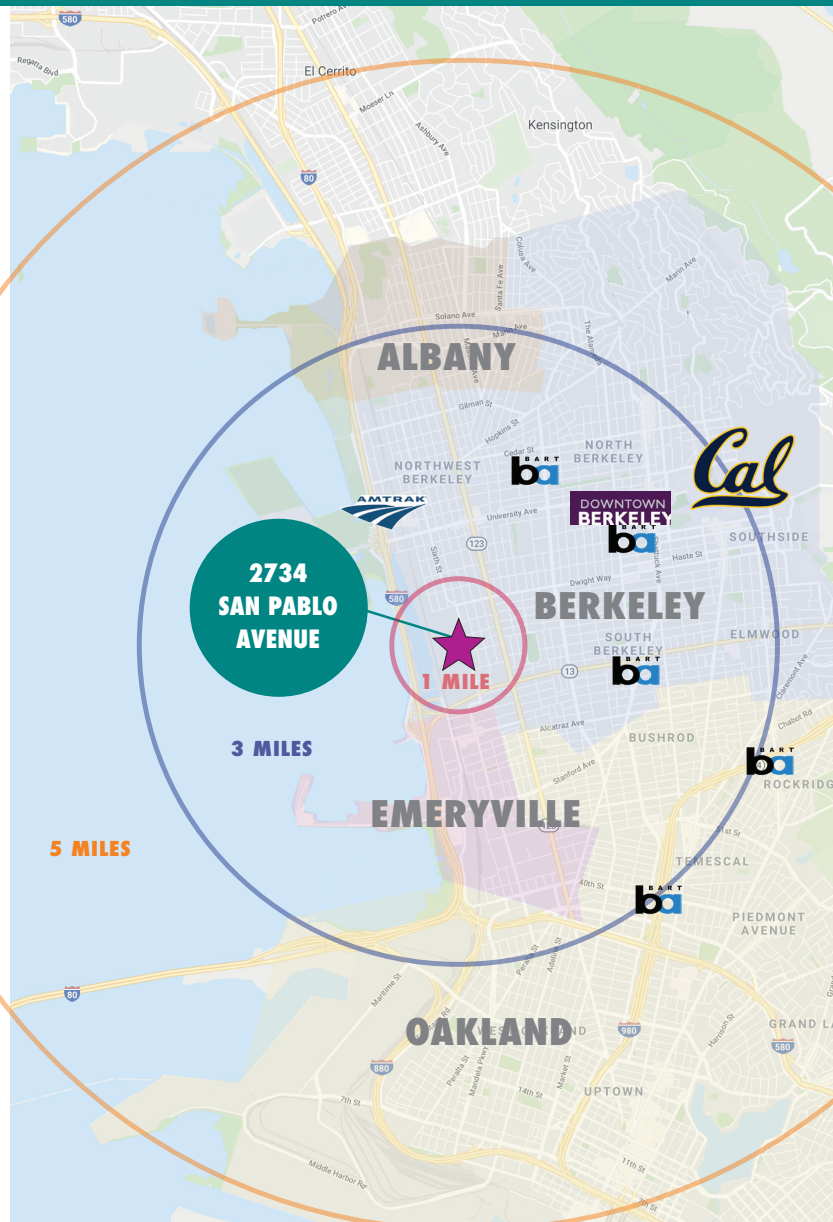


SAN PABLO AVENUE



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.

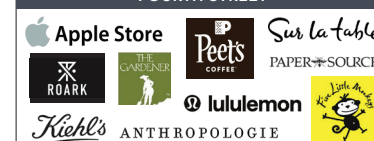
- .3 mile to Berkeley Bowl West – a destination grocery store and café known for its organic produce, meat, seafood, and bulk foods
- 1.5 miles to Fourth Street Shopping District
- 1.5 miles to Emeryville Public Market
- 2 miles to Downtown and UC Berkeley
- 2 miles to Powell Street Plaza and Bay Street
- Easy freeway accessibility and SF Bay Bridge access
- Near hundreds of new housing units approved or under construction
- Nearby companies include:
TCHO Chocolate, Clif Bar, Meyer Sound, Pixar, Modern-twist Inc, City Sports Gym, LeapFrog, Acme Bread, Perfect Day Inc., Title Nine Sportswear, Metropolis Baking, F'real Foods, Whole Foods Market (Regional), East Bay Nursery, and Peet's Coffee Corp HQ
- Bioscience companies in the vicinity include:
Bayer, XOMA Limited, Aduro Biotech, Valitor, Newomics, Siemens Clinical Lab, Dynavax Technologies, Caribou Biosciences, Pivot Bio, Koniku Inc., Nanotein Technologies, Huue Inc., and Zogenix Inc.



RETAIL WITHIN 2 MILES



FOURTH STREET



DOWNTOWN BERKELEY



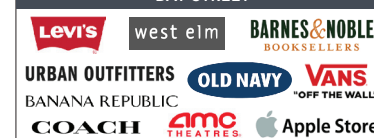
POWELL STREET PLAZA



EAST BAY BRIDGE



BAY STREET



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”.

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

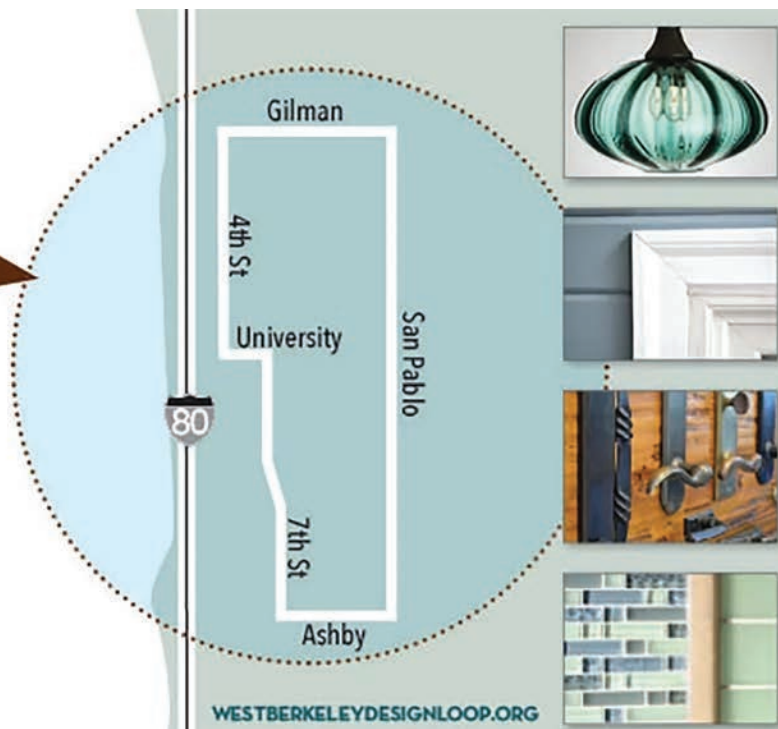
[CLICK FOR WEST BERKELEY DESIGN LOOP WEBSITE](http://WESTBERKELEYDESIGNLOOP.ORG)

RETAIL/HOME IMPROVEMENT STORES IN VICINITY INCLUDE:

- Metro Lighting
- The Gardener
- Fenton MacLaren
- The Sink Factory
- Ashby Lumber
- Fireclay Tile
- Urban Ore
- All Natural Stone
- Serena & Lily Outlet



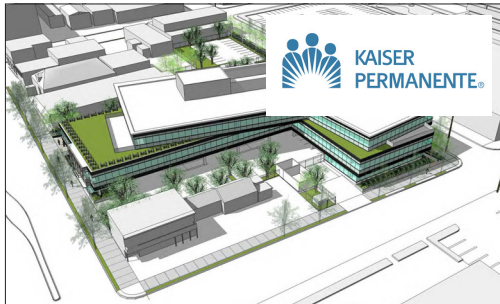
**THE BAY AREA'S FINEST
HOME IMPROVEMENT STORES
DESIGN & BUILDING SERVICES**



NEARBY EMPLOYERS / REGIONAL TRAFFIC GENERATORS

KAISER PERMANENTE – 1 BLOCK AWAY

1500 San Pablo Avenue: 61,000 SF medical office with adult & family medicine, pediatrics, mental health care, pharmacy, outpatient offerings.



BAYER HEALTHCARE LLC

800 Dwight Way: 46 acre campus. Its new Cell Therapy Launch Facility was recognized as Facility of the Year by the International Society for Pharmaceutical Engineering. ±1,500 Berkeley employees.



FOUNDRY31 – OFFICE, MANUFACTURING AND FITNESS

3100 San Pablo Avenue: 395,000 total SF. Office and R&D space. High-profile tenants include Amazon distribution center, TCHO chocolate, City Sports Club, and John Muir Health/UCSF Outpatient Center.



DEMOGRAPHICS

	1 MILE	3 MILE
Population	30,334	401,952
Daytime Employees	17,311	260,301
Average HH Income:	\$160,344	\$171,265

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
San Pablo Avenue	Russell Street	22,149	0.24 mi
Ashby	9th Street	33,928	0.34 mi
7th Street	Grayson Street	14,374	0.30 mi

Source: Loopnet

NEIGHBORHOOD

- Over 15,000 businesses/260,301 employees are located within a 3-mile radius
- This eclectic urban area is a mixture of residential, industrial, bio-tech, office and retail uses
- San Pablo Avenue is Berkeley's largest commercial corridor (CA State Route 123)
- High volume of local lunchtime foot-traffic from surrounding businesses and offices, including Meyer Sound, Berkeley Bowl, Ecole Bilingue de Berkeley, Kala Art Gallery, Berkeley Ironworks, and numerous biotech companies
- 2,800 housing units have been built in Berkeley from 2022-2024, according to the City of Berkeley's "2025 official housing element progress report"



**BERKELEY
IRONWORKS**





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.