

HISTORIC RIVOLI THEATER | 1941 SAN PABLO AVENUE

±18,235 SF GROUND FLOOR RETAIL



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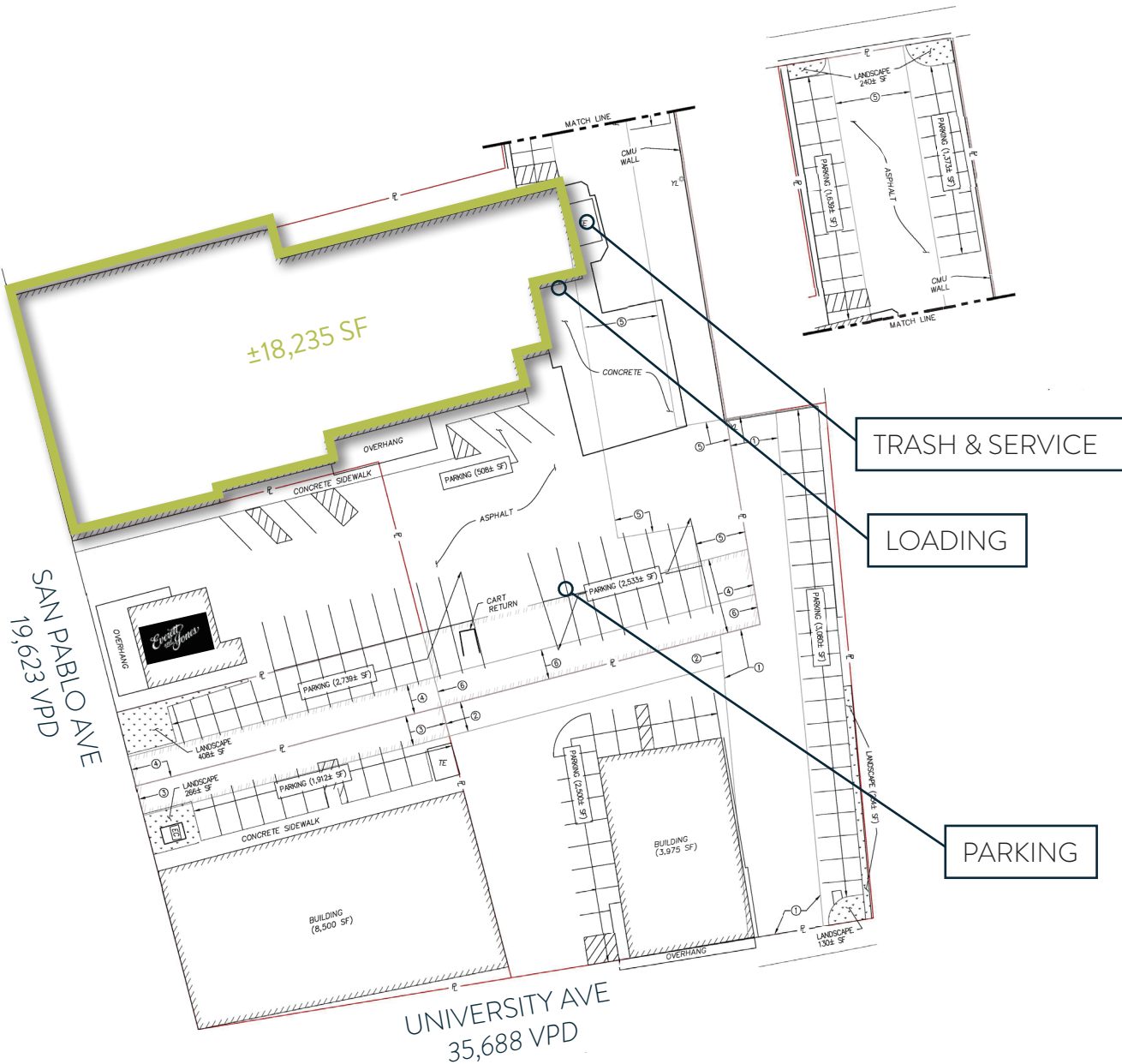
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1941 SAN PABLO AVENUE

SITE PLAN



	1 MILE	3 MILE	5 MILE
POPULATION	32,182	205,943	369,460
EMPLOYEES	19,465	140,364	246,826
HOUSEHOLDS	14,572	87,952	162,949
MEDIAN AGE	38	36	38
AVG HH INCOME	118,175	136,635	135,364

BUILDING SPECS

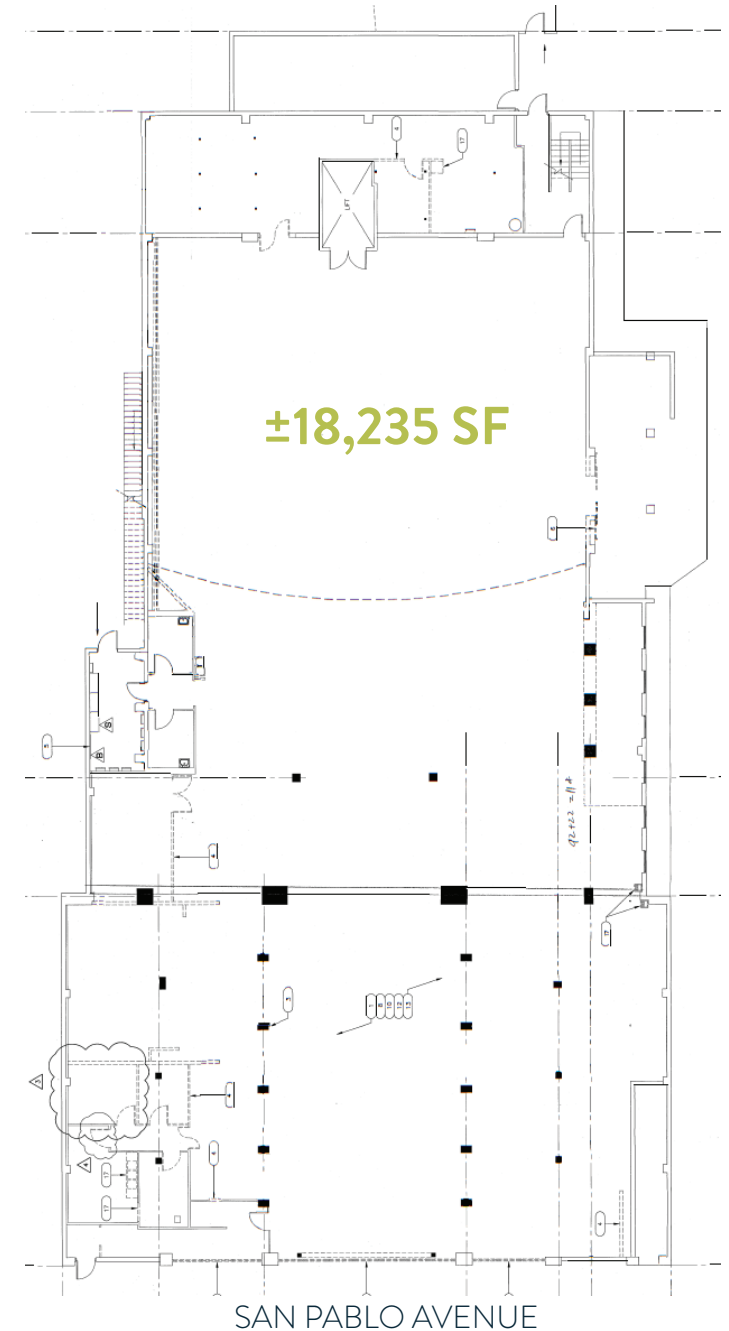
- 1200 AMPS, 120/208V, 3 PHASE POWER
- 4" WATER MAIN
- SPRINKLERED (2003/UPDATED 2008)
- ±100 PARKING SPACES

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FLOOR PLAN & DETAILS

- APPROXIMATELY $\pm 18,235$ SF ON THE GROUND FLOOR PLUS $\pm 4,000$ SF MEZZANINE WITH UP TO 36 FT CEILING HEIGHT
- RAISED LOADING DOCK IN REAR WITH FREIGHT ELEVATOR
- 3 VEHICULAR ACCESS POINTS - SAN PABLO AVE, UNIVERSITY AVE, & HEARST AVE
- ZONED C-W (WEST BERKELEY COMMERCIAL)



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