

MIXED-USE DEVELOPMENT OPPORTUNITY

2959

SAN PABLO AVE
BERKELEY, CA

LAND SF: ±0.26 acres
ZONING: C-W // West Berkeley
Commercial District
MAX FAR: 3.0
MAX HEIGHT: 50'
WALK SCORE: 85 (Very Walkable)
BIKE SCORE: 99 (Biker's Paradise)

PRICE TO BE DETERMINED BY MARKET



DREW MALM

(925) 577-4444

drew.malm@gmail.com

BRE #01312428

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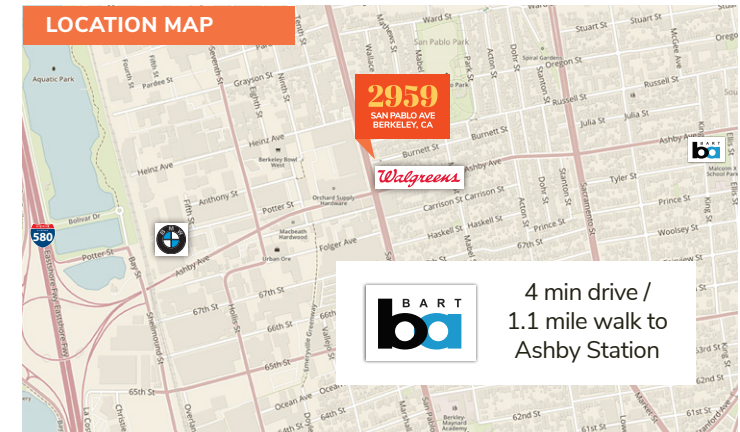
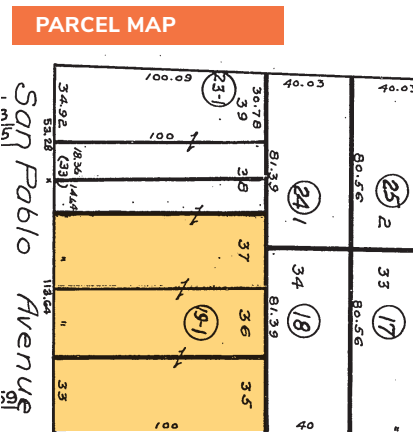
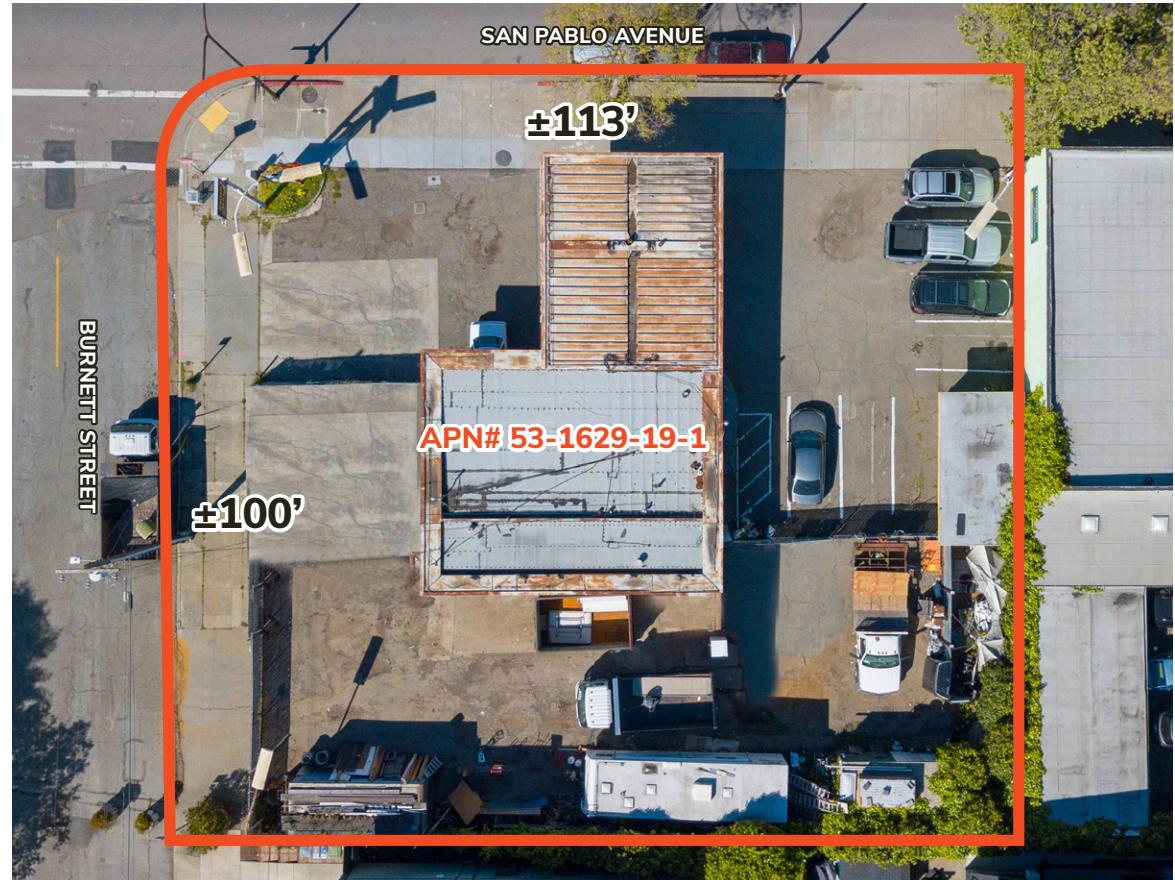
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2959 San Pablo Avenue is an exciting infill mixed-use development opportunity located in West Berkeley at the Southwest corner of San Pablo Avenue and Burnett Street and is situated in the West Berkeley Commercial Zoning District (C-W). The site is a $\pm 11,364$ sf lot with a $\pm 1,140$ sf auto building (per tax records) and is currently occupied by an automotive tenant on a short-term lease. Other potential uses could be retail re-development or automotive.

New housing cannot be built fast enough to catch up with the rising number of high paying jobs created in the Bay Area. For this reason, submarkets like Berkeley have become some of the most desirable regions in the world for investment and development as evidenced by a \$5.04 average rent PSF for newly built Class-A apartments.

Located minutes away from two of the strongest job markets in the country in San Francisco and Oakland, this transit-oriented location gives residents easy access to the entire Bay Area. The property is in walking distance to several AC Transit bus stops, is within 1.1 miles from the Ashby BART station and offers easy access to Interstate 80 & 580, Highway 13 (Ashby Ave.) & 128 (San Pablo Ave.).

The property features a high Walk Score of 85/Very Walkable and a Bike Score of 99/Biker's Paradise, allowing residents to easily enjoy the eclectic mix of local shops, restaurants and businesses. The site is in the San Pablo Corridor Neighborhood (www.sfgate.com/neighborhoods/eb/sanpablo) and falls within the West Berkeley Design Loop (www.westberkeleydesignloop.org). Please click on the web links for more information.





SAN PABLO AVE NORTH

2720 San Pablo Ave Mixed-Use

Under Review
±9,620 Land SF
±32,000 Bldg SF
5 Story
40 Units

1050 Parker Street Medical/Office

Under Review
±61,000 Bldg SF
3 Story

2198 San Pablo Ave Mixed-Use

Under Review
±10,000 Land SF
±56,000 Bldg SF
6 Story
56 Units

1740 San Pablo Ave Mixed-Use

Approved
±14,545 Land SF
±48,000 Bldg SF
5 Story
48 Units

1200 San Pablo Ave Mixed-Use

Approved
±12,800 Land SF
±50,000 Bldg SF
6 Story
57 Units

1835 San Pablo Ave Mixed-Use

Under Review
±19,354 Land SF
±71,000 Bldg SF
6 Story
95 Units
4 Live/Work

2435 San Pablo Ave Mixed-Use / Co-Living

Under Review
±7,381 Land SF
±22,000 Bldg SF
4 Story
42 Rooms
50 Residents

ALBANY

Berkeley Bowl West

Kala Art Institute

2959 SAN PABLO AVE BERKELEY, CA

2747 San Pablo Ave Mixed-Use

Under Construction
±17,360 Land SF
±45,000 Bldg SF
5 Story
39 Units

2527 San Pablo Ave Mixed-Use

Approved
±12,707 Land SF
±62,000 Bldg SF
6 Story
63 Units

SAN PABLO AVENUE

SAN PABLO AVE SOUTHWEST

The Higby

Mixed-Use

Completed 2015
±33,580 Land SF
±90,000 Bldg SF
Rent Comps as
high as \$5.07/SF

3020

San Pablo Ave

Mixed-Use

Approved
±9,104 Land SF
±34,000 Bldg SF
5 Story
29 Units

DOWNTOWN
SAN FRANCISCO

Bay Bridge

OAKLAND

City Sports Club

EMERYVILLE

Berkeley Bowl West

Outdoor Supply Hardware

SAN PABLO AVENUE

2959

SAN PABLO AVE
BERKELEY, CA

Kala Art Institute

2959

SAN PABLO AVE, BERKELEY, CA

The information contained herein has been given to us by sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information should be verified prior to purchase or lease.



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