

HISTORIC RIVOLI THEATER | 1941 SAN PABLO AVENUE

±18,235 SF GROUND FLOOR RETAIL



maven

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1941 SAN PABLO AVENUE

LOCATION



SITUATED ON SAN PABLO AVE, ONE OF THE EAST BAY'S MAJOR CORRIDORS. THE SITE IS IN THE HEART OF BERKELEY'S INTERNATIONAL FOOD DISTRICT WHICH IS HOME TO A DIVERSE VARIETY OF LOCAL BUSINESSES, INTERNATIONAL RESTAURANTS, MARKETS, ARTISTS, AND RETAILERS. EASILY ACCESSIBLE FROM I-80 (1/2 MILE) AND APPROXIMATELY 1 MILE FROM DOWNTOWN BERKELEY.

Cal
 ~45K STUDENTS
 ~15K FACULTY & STAFF
 (2022)

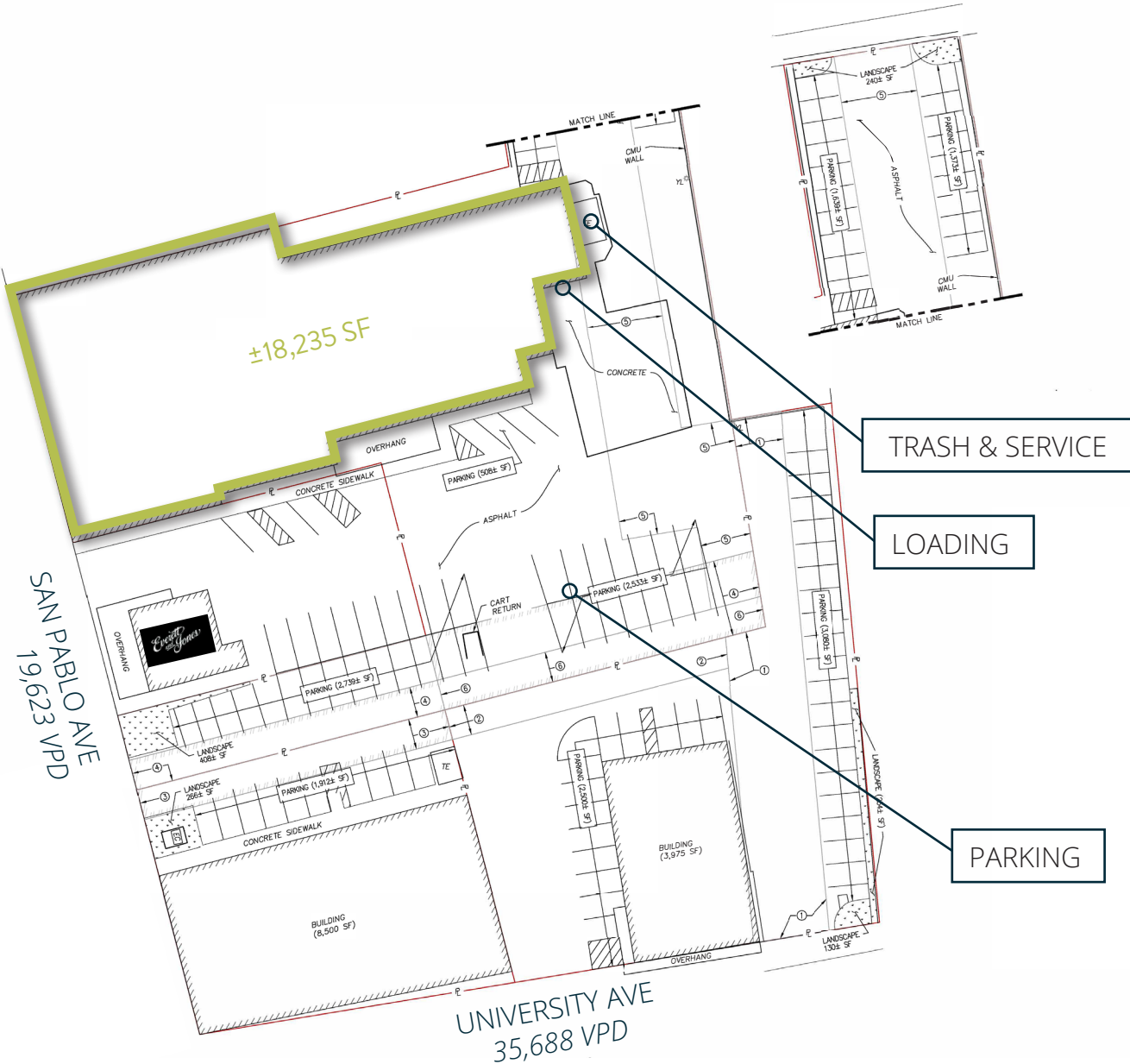
Walk Score: **97**
Walker's Paradise

Bike Score: **100**

Transit Score: **62**
Good Transit

1941 SAN PABLO AVENUE

SITE PLAN



	1 MILE	3 MILE	5 MILE
POPULATION	31,501	208,453	384,248
EMPLOYEES	16,120	120,373	224,805
HOUSEHOLDS	13,380	84,027	161,551
MEDIAN AGE	38	36	38
AVG HH INCOME	\$166,385	\$172,285	\$168,950

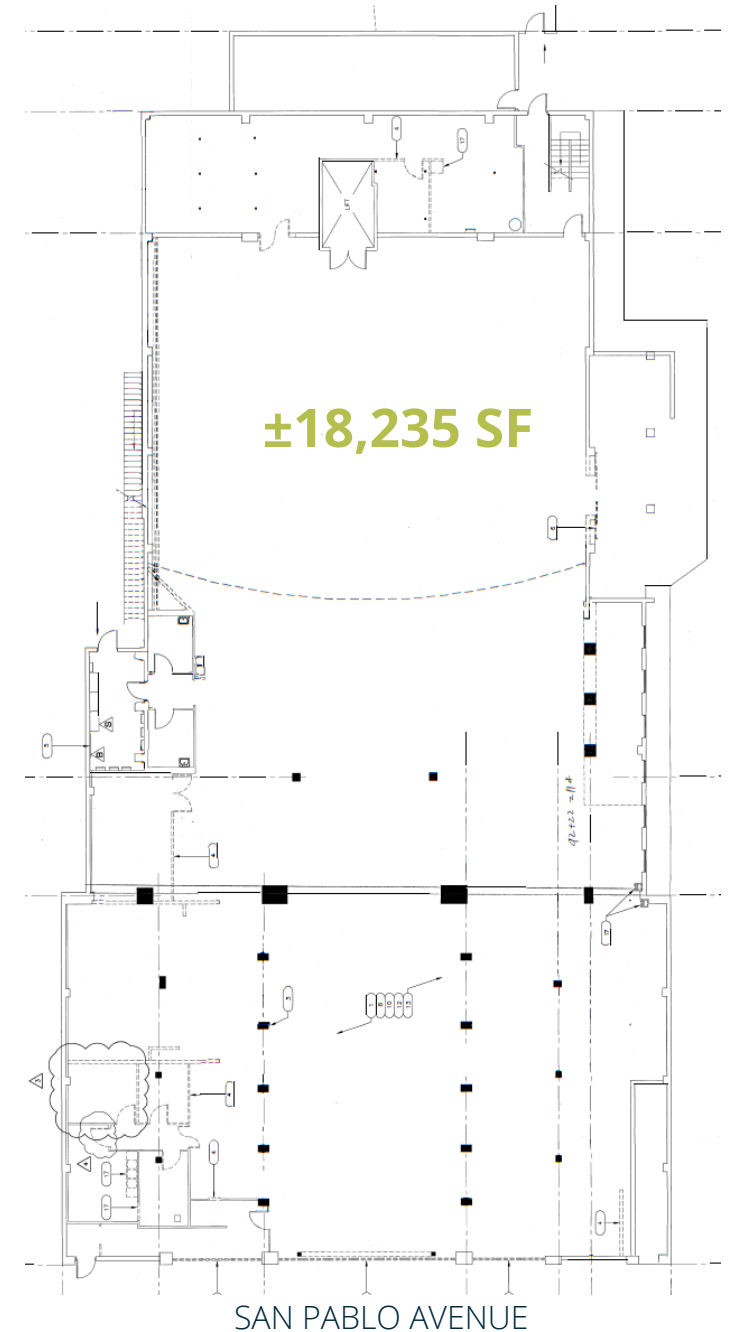
- ### BUILDING SPECS
- 1200 AMPS, 120/208V, 3 PHASE POWER
 - 4" WATER MAIN
 - SPRINKLERED (2003/UPDATED 2008)
 - ±100 PARKING SPACES

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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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