

Retail Space For Lease

Colliers



±1,588 SF, ±3,112 SF or ±4,700 SF Available

2000 & 2006 San Pablo Avenue Berkeley, CA

Highlights



High Traffic
Location



Four On-site and
Street Parking



Easy Freeway
Access



Zoning
Broad C-W

Contact Broker

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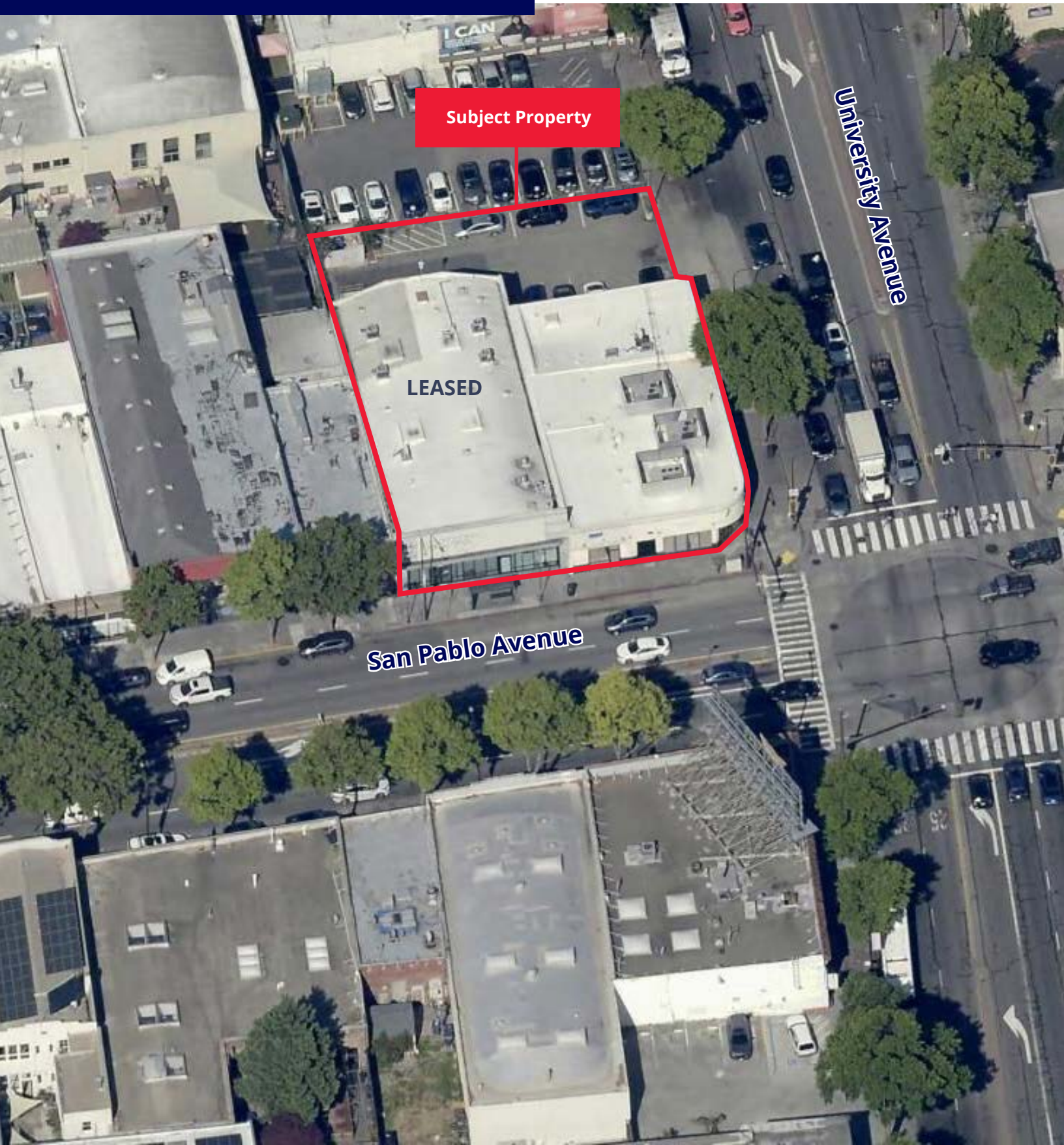
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Accelerating success.

2000 & 2006 San Pablo Avenue | Berkeley, CA

Aerial Overview



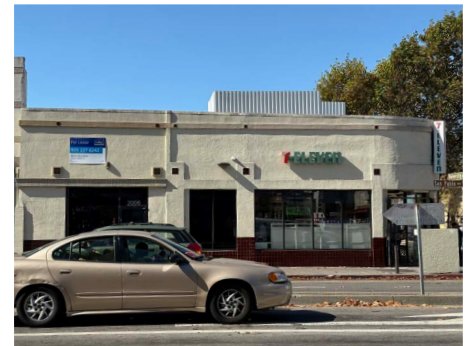
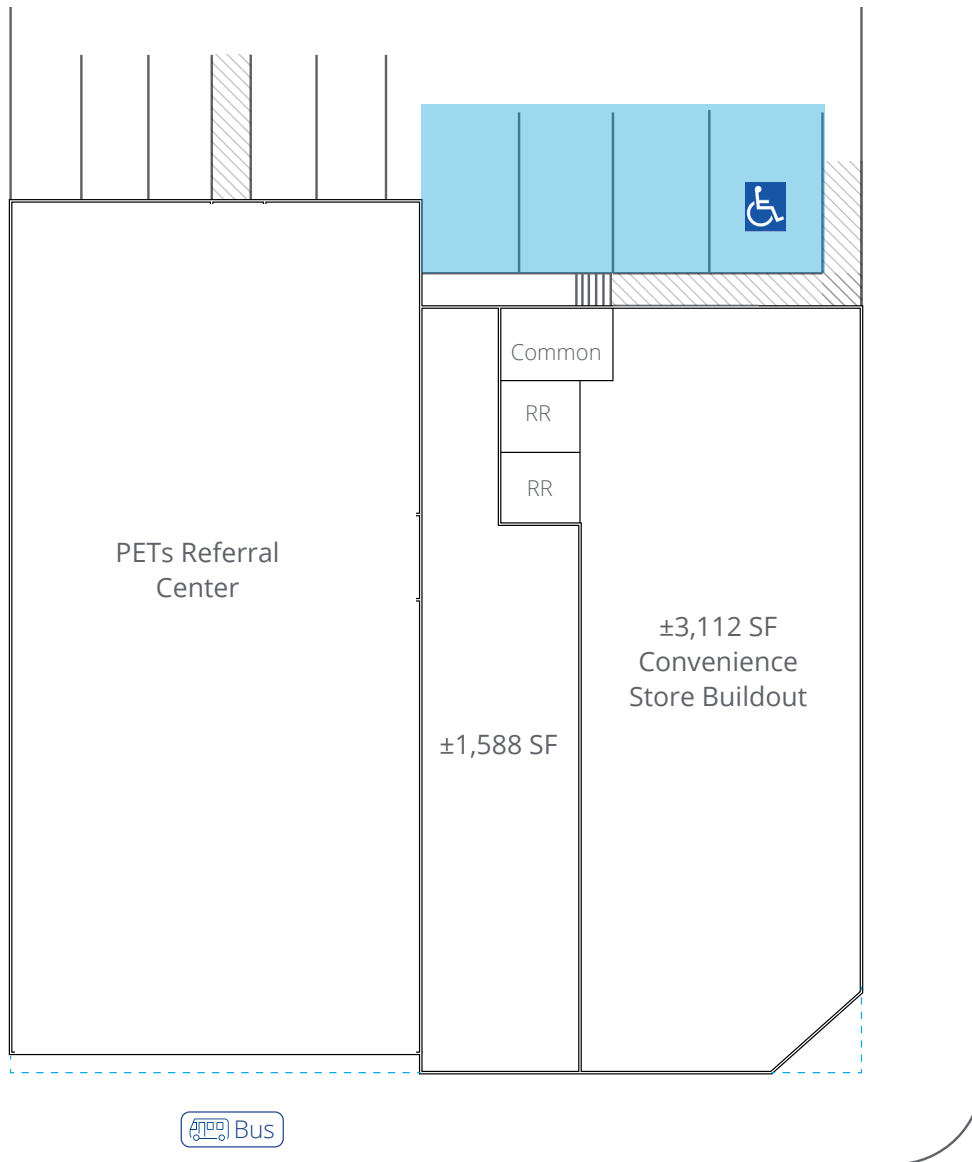
Subject Property

LEASED

University Avenue

San Pablo Avenue

Site Plan



Location Overview



The location of the property is perfect for commuters throughout the Bay Area.

- 7 minutes to the Allston Way BART Station
- 1.5 miles to UC Berkeley Campus
- Easy access on and off of I-80 & I-580

Location Highlights



Centrally located in Berkeley



Airports

14.1 miles to Oakland Intl' (OAK)

22.5 miles to San Francisco Intl' (SFO)

45.6 miles to San Jose Intl' (SJC)



Cities

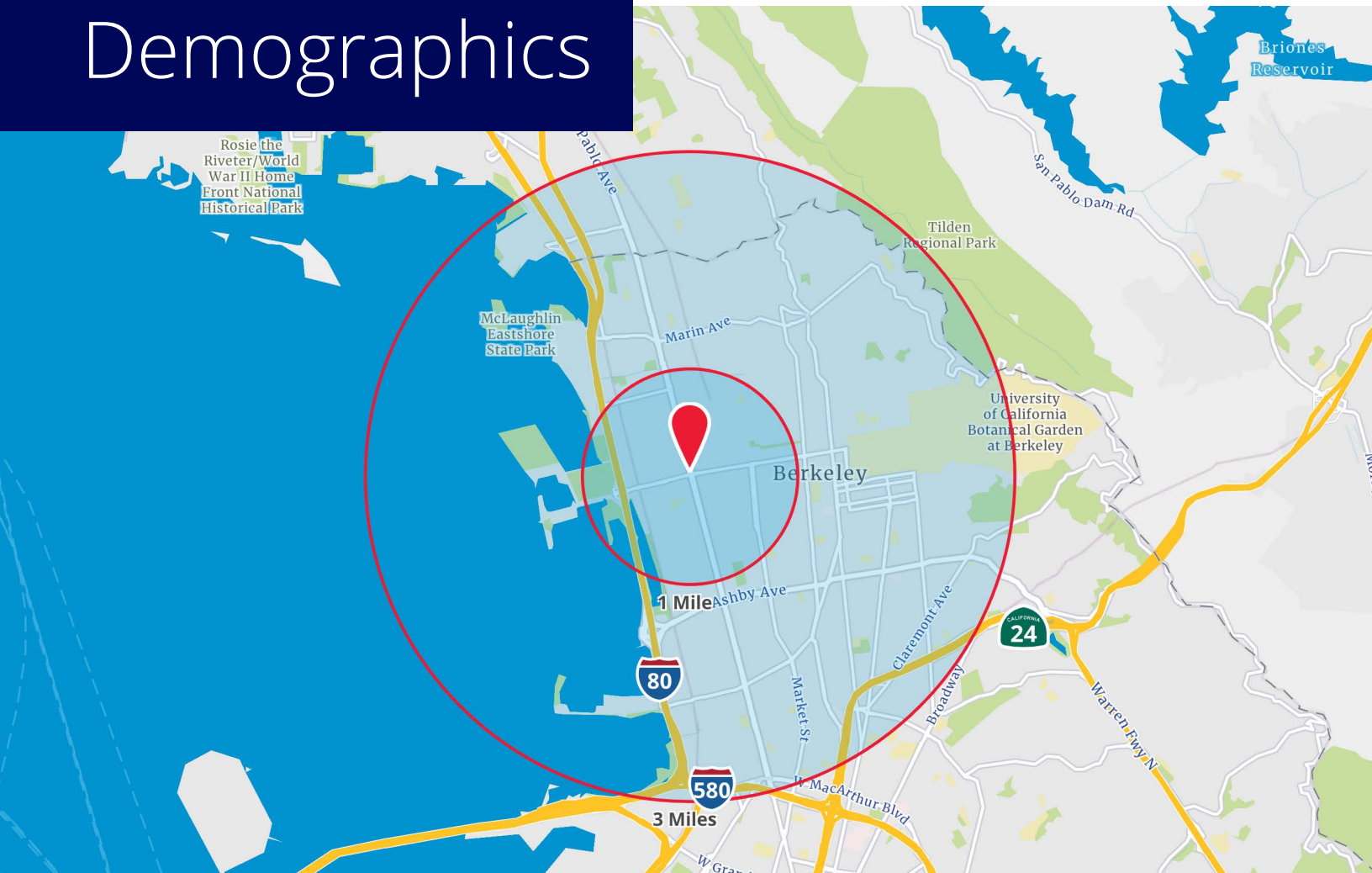
6 miles to Oakland

12.7 miles to San Francisco

37.7 miles to Napa

41.7 miles to Palo Alto

Demographics



Demographics *3 mile radius*



210,238

Total Population



255,693

Daytime population



22.5%

Population Change
Since 2000



75%

Bachelor's/graduate/prof
degree



84.7%

White collar
employees



\$118,058

Median HH Income



\$1,465,948

Median home value



42.3%

Percent Owner
Households



11,105

Total Businesses

Nearby Amenities



- | | |
|--|-----------------------------|
| 1. Indus Village Authentic Pakistani Cuisine | 10. Middle East Market |
| 2. Everett and Jones BBQ | 11. Mi Tierra Foods |
| 3. Halal Food 7 Meat Market | 12. Faded Lines Barber Shop |
| 4. Subway | 13. Eat at Thai |
| 5. La Marcha Tapas Bar | 14. Foster Freeze |
| 6. Rainbow Donuts | 15. Belmo Café |
| 7. Lane Splitter | 16. Kabana Restaurant |
| 8. Highwire Coffee Roasters | 17. Bombay Spice House |
| 9. Luca Cucina Italiana | |