

# THE HIGBY

3015 SAN PABLO AVE. - BERKELEY, CA

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CHROMATA  
RETAIL



**ADDRESS** 3015 San Pablo Avenue

**AVAILABLE SPACE** 1,702 SF

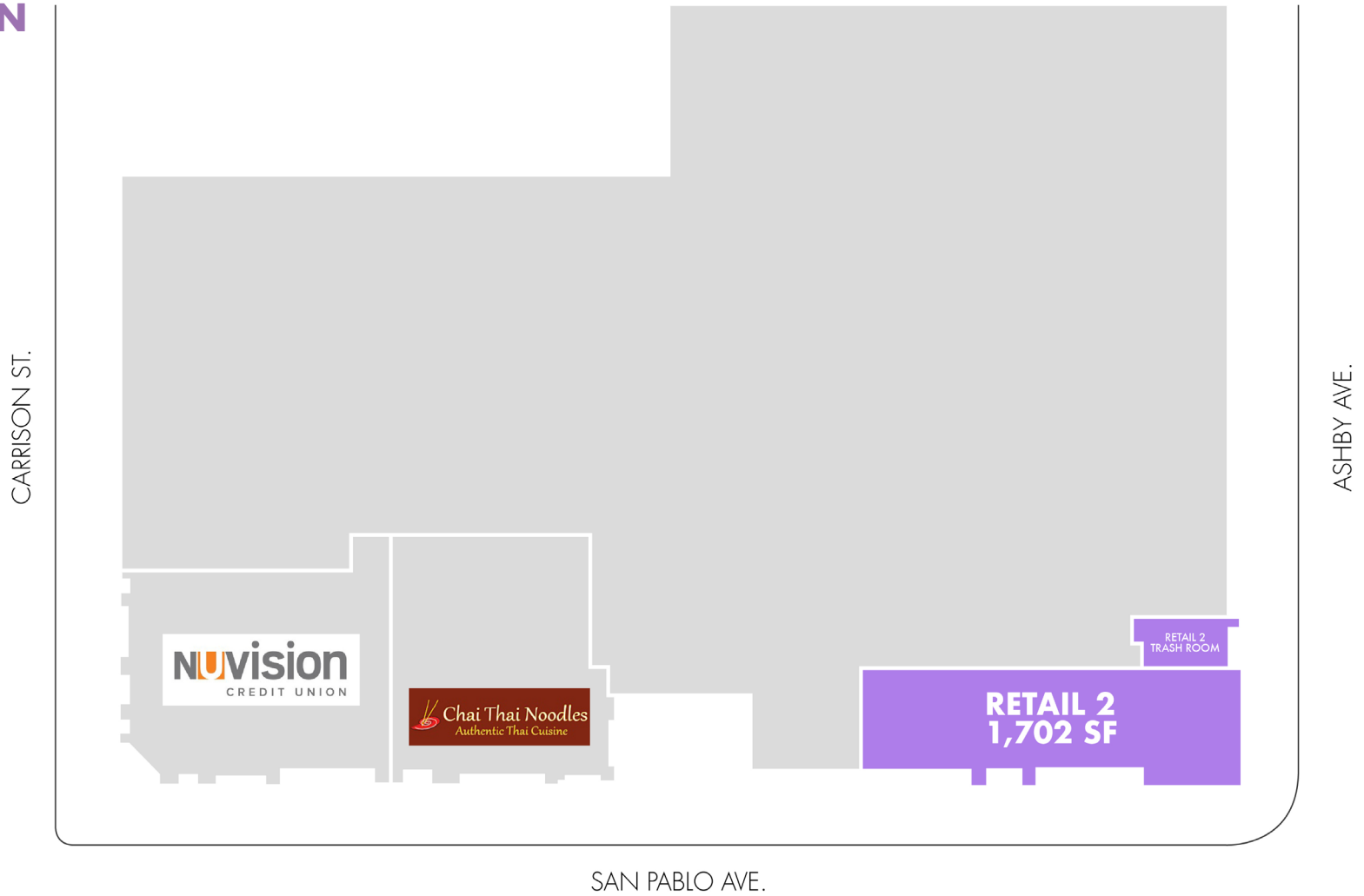
**RENTAL RATE** Negotiable

### NEIGHBORHOOD HIGHLIGHTS

- Newer 5-story, 98-unit mixed-use building.
- High visibility, high traffic Berkeley intersection: 22,877 cpd (Ashby Ave.), 23,287 cpd (San Pablo Ave.) Close to Ashby I-80 ramp.
- One retail suite available: Retail 2 at 1,702 SF.
- Co-tenancy with Chai Thai Noodles & Nuvision Credit Union. Close to 35,000 SF City Sports, AutoZone, Berkeley Bowl West, Urban Ore, Berkeley Ironworks & Outdoor Supply Hardware.
- Venting available for Type 1 hood. Sidewalk seating possible with City approval.
- 16 on-site dedicated retail parking spaces shared with Chai Thai Noodles & Nuvision Credit Union.
- Competitive tenant improvement allowance available for qualified tenants.



SITE PLAN



RETAIL 2 FLOOR PLAN



RETAIL & RESTAURANTS

- Prizefighter
- Berkeley Ironworks
- Berkeley Bowl West
- Spoon Korean Bistro
- Outdoor Supply Hardware
- Mancini's Sleepworld
- Walgreens
- Mid Century Mobler
- Auto Zone
- Chai Thai Noodles
- Cooperative Center Federal Credit Union
- City Sports Club
- Sherwin-Williams Paint Store
- Tenma Beer Project
- Mujiri
- Kitchen on Fire
- McDonald's
- Chile Jalapeño Taquería
- King of Kabab
- Flooring Alternatives
- Kala Art Gallery
- Rotten City Pizza
- Paradise Park Cafe
- Urban Ore
- Clif Bar & Company
- Tcho Chocolate
- John Muir Health/UCSF Health Berkeley Outpatient Center





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