

BERKELEY LIGHTING CO.

1623

2 hr.
Max. Parking
Penalty Rate



1623 SAN PABLO AVE.
BERKELEY, CA

Tom Southern
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CHROMATA
RETAIL

ADDRESS 1623 San Pablo Avenue

AVAILABLE SPACE +/- 3,200 sq. foot retail space

RENTAL RATE \$12,000 per month IG

NEIGHBORHOOD HIGHLIGHTS

- Adjacent to: Kermit Lynch Wine Merchants, Acme Bread, Evergreen Café, Green Leaf Market, and East Bay Makers Club.
- Near major laboratory and corporate employers.
- Close to the Shops on Fourth Street.
- Serving the single family residences of North Berkeley as well as the newer Apartment communities along San Pablo Ave and University Ave.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2025 POPULATION	34,136	199,158	368,901
2025 HOUSEHOLDS	13,588	79,686	151,248
2025 AVG. HOUSEHOLD INCOME	\$142,843	\$145,897	\$144,855

Average daily traffic count (2026) On San Pablo Ave @ Cedar: 50,772 vehicles per day.
Source: (CoStar)



SPACE HIGHLIGHTS

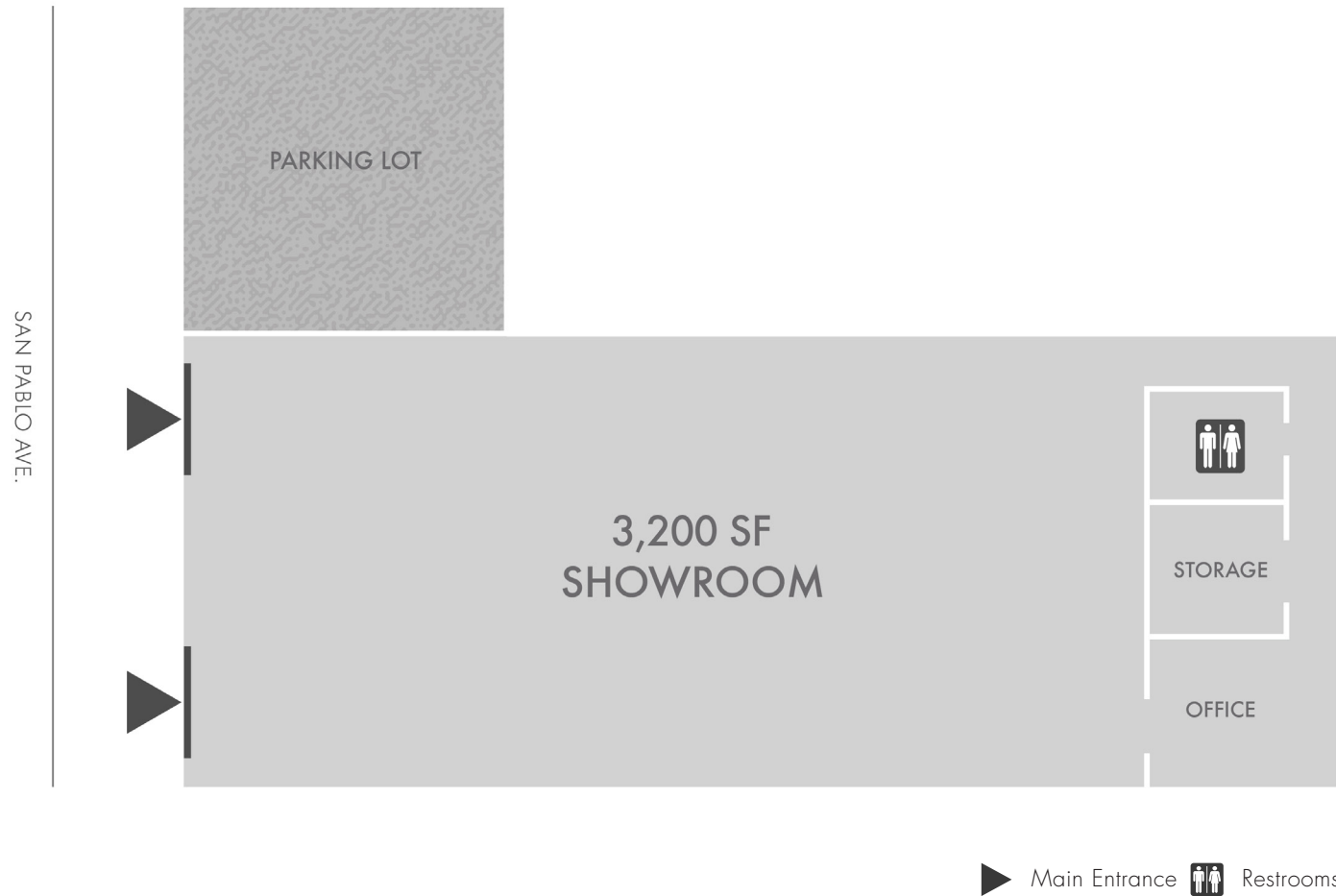
STREET LEVEL:

- Large Showroom
- 32 feet of frontage on San Pablo Ave.
- Office
- Breakroom
- One Private Restroom & two Common Area Restrooms.
- Good electrical power capacity
- Available second floor storage area

PARKING

- Small parking lot adjacent for customers/clients
- Available metered parking along San Pablo Ave.





RETAIL & RESTAURANTS

Acme Bakery
 Kermit Lynch Wine Merchant
 Fenton MacLaren Home Furnishings
 Café Leila
 REI
 Blick's Art Supply
 Whole Foods
 Jones Berkeley Apartments
 Tokyo Fish Market
 Casa Latina Bakery
 Evergreen Cafe
 Green Leaf Market
 Hida Tool & Hardware
 Mountain Mikes
 Oak Barrel
 East Bay Makers Club





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