



Flex Property with Large Showroom at Prominent Berkeley Intersection

735 Gilman Street

Berkeley, CA 94710 +/- 7,711 Sq. Ft.

~~List Price: \$2,200,000~~

\$1,995,000

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VIRTUAL TOUR

<https://visithome.ai/CKx8CVCwDK5WuCvDJKHf5V>



BUILDING SUMMARY

735 Gilman Street

Building Size +/- 7,711 Sq. Ft

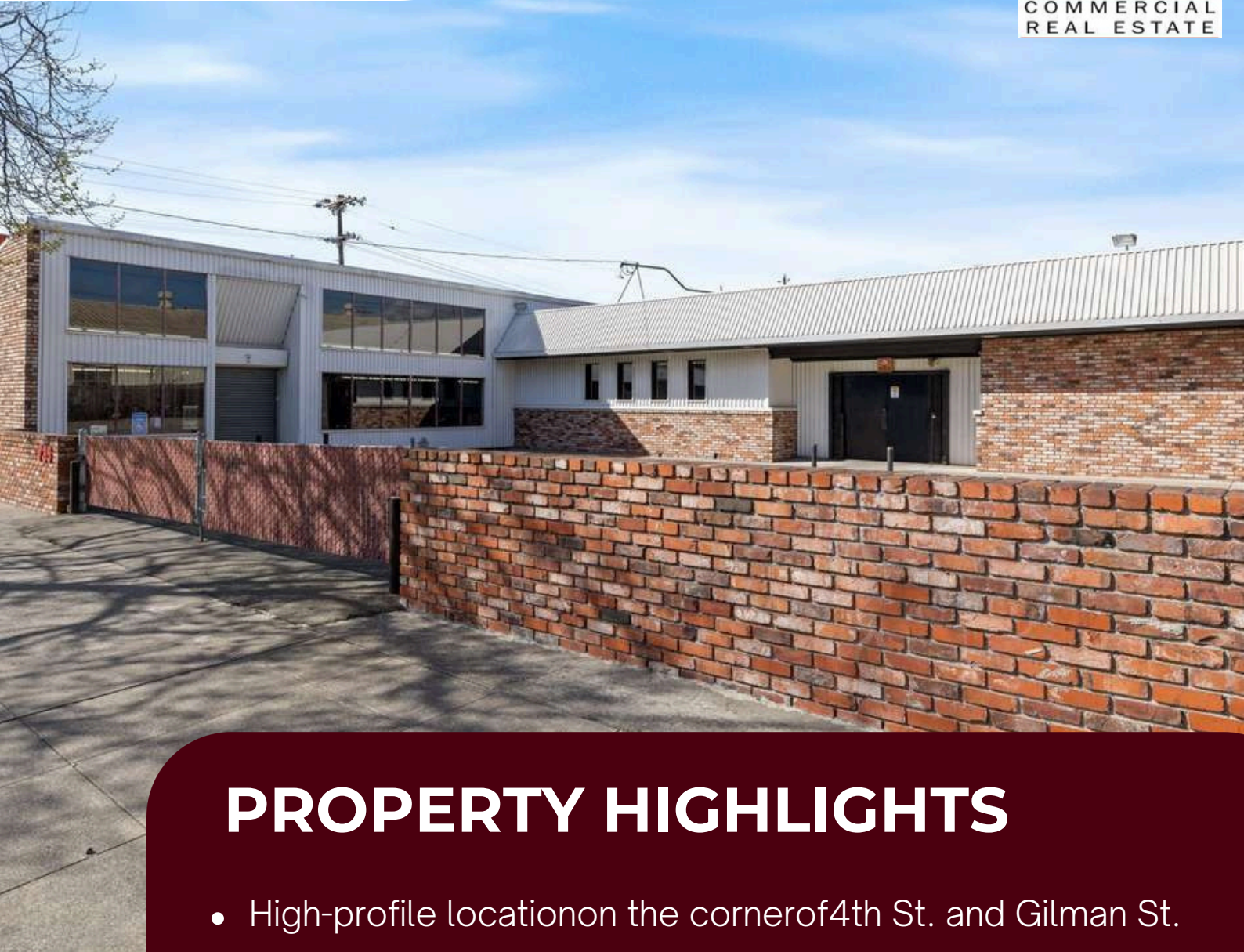
Zoning MULI

APN 60-2360-19-1

Lot Size +/- 11,500 SF



735 Gilman Street

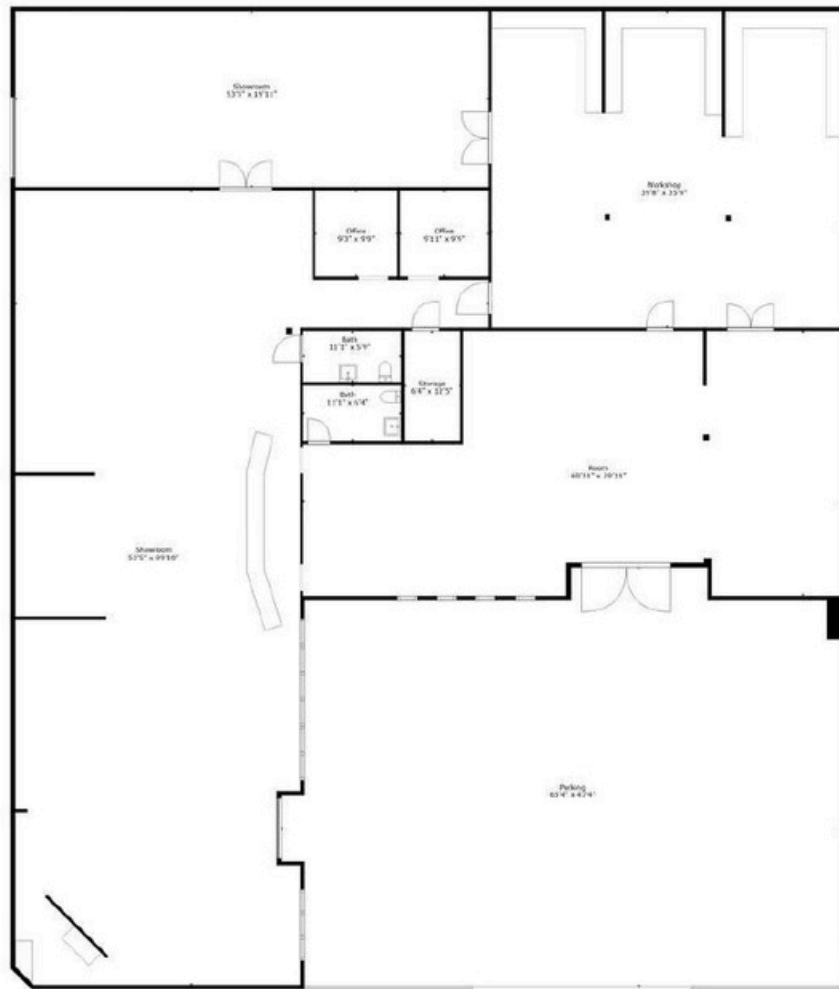


PROPERTY HIGHLIGHTS

- High-profile location on the corner of 4th St. and Gilman St.
- Signalized intersection at the meeting point of two popular retail hubs.
- In the heart of Berkeley's wine tasting scene and within three blocks of Trumer, Fieldworks, and Gilman St. Brewing.
- Recently completed onramp project allows for quick and easy access to I-80 and I-580

Floor Plan

735 Gilman Street



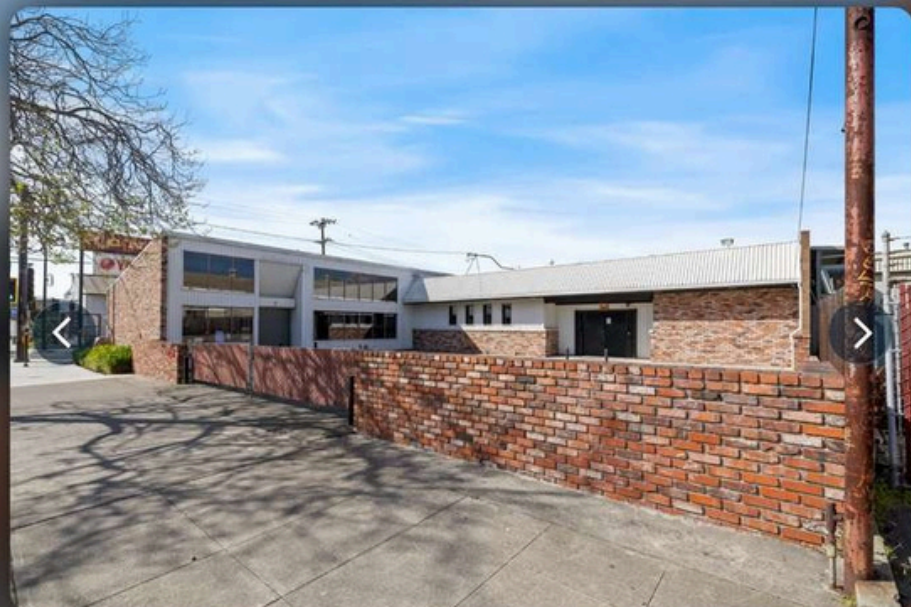
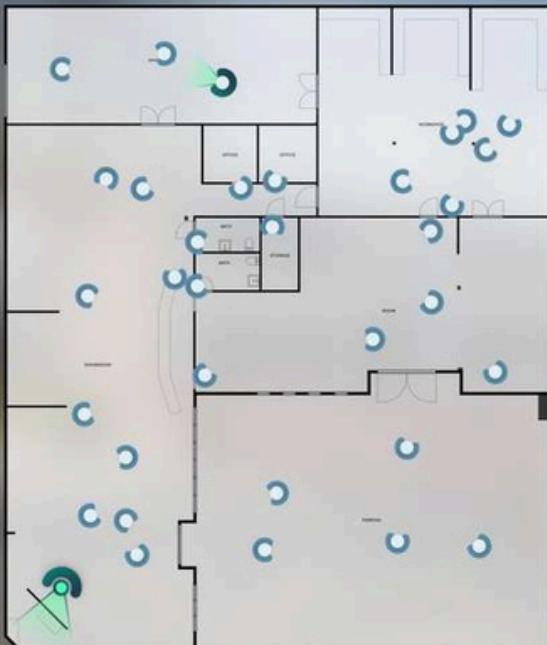
VIRTUAL TOUR:



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735 Gilman Street
Berkeley, California 94710

Showroom
Approximately 53'5" x 89'10"



735 Gilman Street



Great signage on free-standing structure



Convenient private customer parking lot in front providing very easy access



Corner Lot Opportunity



735 Gilman Street

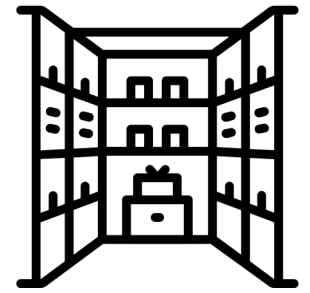
Building Features



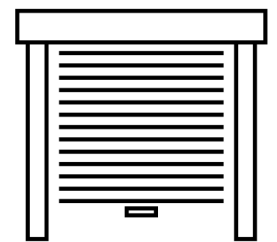
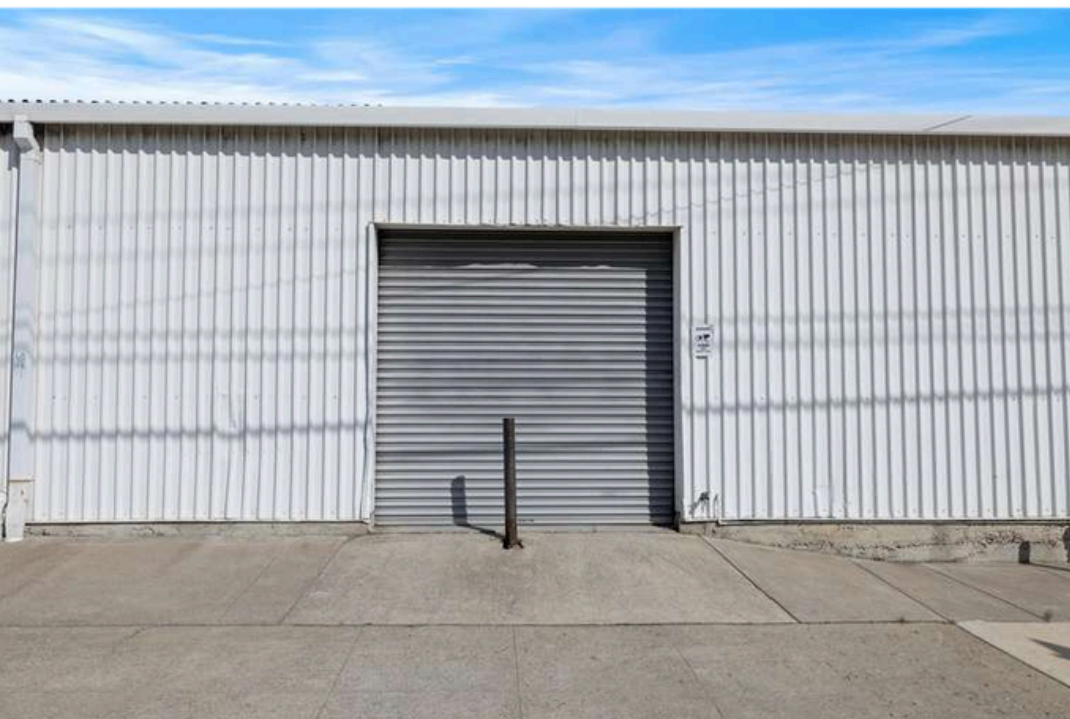
Large
Showroom



Existing furnishing digitally removed



Additional
office/storage/
shop space



Small roll-up
door for loading
on the 4th Street
side of the
building



Neighborhood





Transportation



SUBWAY

North Berkeley Station	5 min drive	1.7 mi
El Cerrito Plaza Station	5 min drive	2.6 mi
Downtown Berkeley Station	8 min drive	2.7 mi
Ashby Station	9 min drive	4.3 mi
El Cerrito Del Norte Station	6 min drive	3.9 mi



Walk Score: 73



Bike Score: 98

AIRPORT

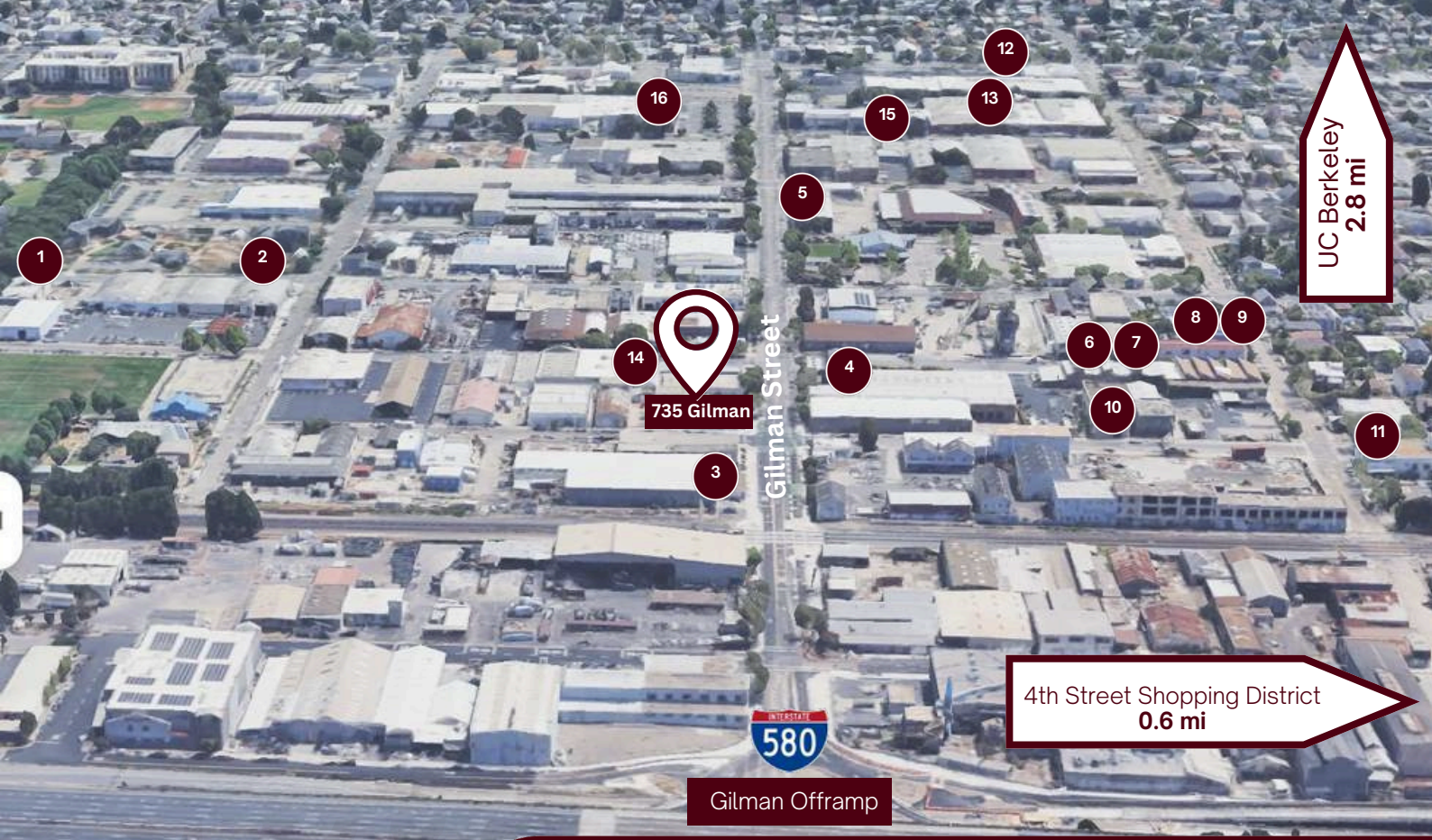
I X OAK 23 min drive 16.3 mi

SFO
SAN FRANCISCO INTERNATIONAL AIRPORT
36 min drive 23.9 mi



COMMUTER RAIL

Emeryville	6 min drive	3.7 mi
Berkeley	17 min walk	1.1 mi
Oakland	12 min drive	7.9 mi
San Francisco 4th & King	17 min drive	11.5 mi
22nd Street	19 min drive	12.7 mi



Surrounding Amenities

Gilman Wine and BeerHub

The Gilman District is home to **eight world class wineries** and **three of the East Bay's favorite breweries**, each with their own unique personality and flavor

- | | | |
|-----------------------------|------------------------------------|--------------------------------|
| 1. Covenant Wines | 5. Gilman Brewing Co. | 9. Whistler Vineyards |
| 2. Fieldwork Brewing | 6. Donkey & Goat Winery | 10. Tessier Winery |
| 3. Noria Winery | 7. Hammerling Wines | 11. Trumer Pils Taproom |
| 4. Broc Cellars | 8. Lusu Cellars | |

Gilman District Retailers

- | | | | | |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 12.  | 13.  | 14.  | 15.  | 16.  |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|

For more, visit gilmandistrict.org

4th Street Shopping District

- | | | | | | |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------|
|  | REJUVENATION | ANTHROPOLOGIE | VANS | LE LABO [®] | CB2 |
|  |  | WARBY PARKER |  | PAPER SOURCE |  |

For more, visit fourthstreetberkeley.org

Contacts



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All information herein is offered in good faith and deemed accurate, but not guaranteed. Measurements are approximate and must be verified by prospective purchasers