

**LARGE SINGLE TENANT RETAIL PROPERTY
DEDICATED PARKING LOT**



2734 San Pablo Avenue, Berkeley, CA

**New Storefront and Design Underway
±9,992 RSF building
Lease Rate \$2.25 NNN**

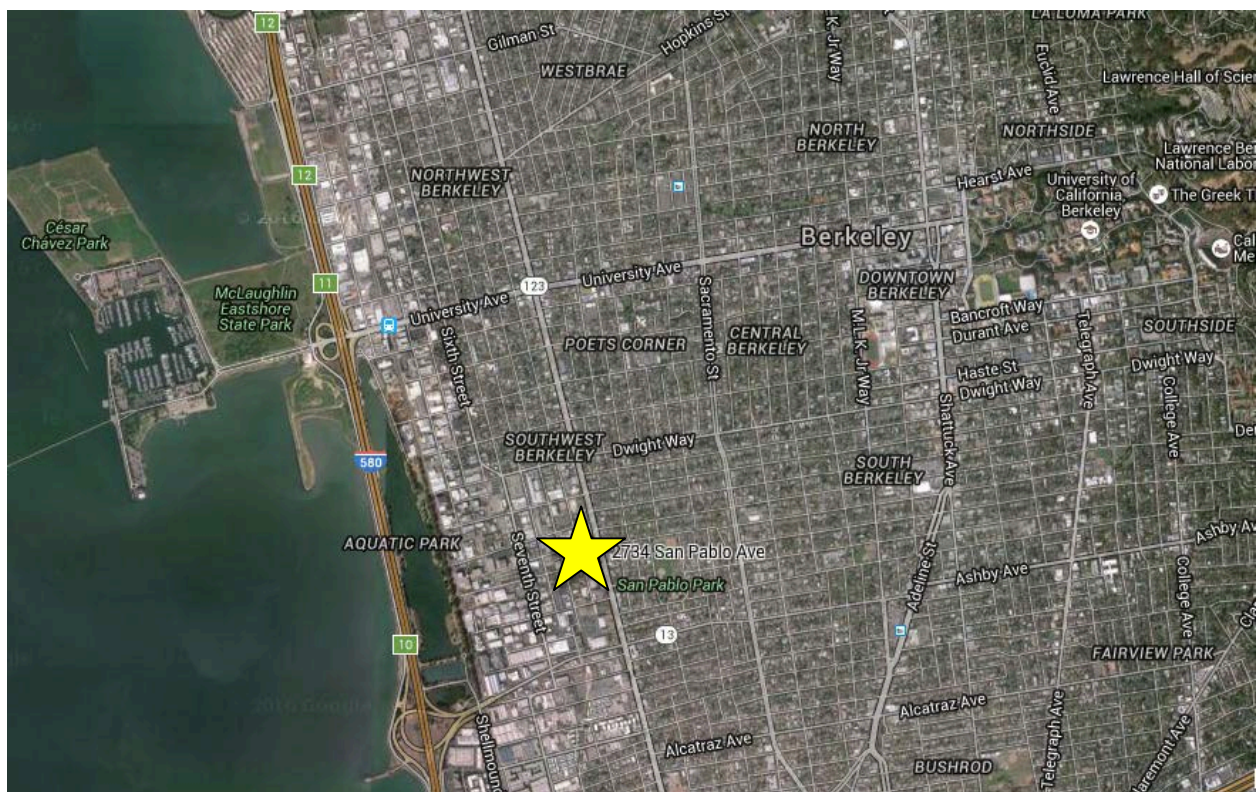
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Property Location

The property is situated in West Berkeley within the West Berkeley Design Loop corridor [www.westberkeleydesignloop.org] the largest concentration of home improvement merchants in the San Francisco Bay Area.

The neighborhood is experiencing explosive growth, including almost 600 new units under construction or pending entitlements along San Pablo Avenue and in the vicinity. This eclectic urban area is a mixture of residential, industrial, bio-tech, office and retail uses, stretching between the southern end of Berkeley bordering Emeryville, to the northern end of Berkeley bordering El Cerrito.

A full retail remodel is planned for the ±9,992 square foot space.



Located near intersection of Ashby Avenue (HWY-13) and San Pablo Ave. (SR-123)

Property Highlights








- 16 Skylights
- Large parking lot with 11 spaces (see below schematic)
- Dedicated storage area
- Dedicated recycling and trash area
- High ceilings with exposed wood
- $\pm 70'$ frontage on high traffic San Pablo Avenue
- $\pm 15'$ clean inside height
- New landscaping planned for parking lot




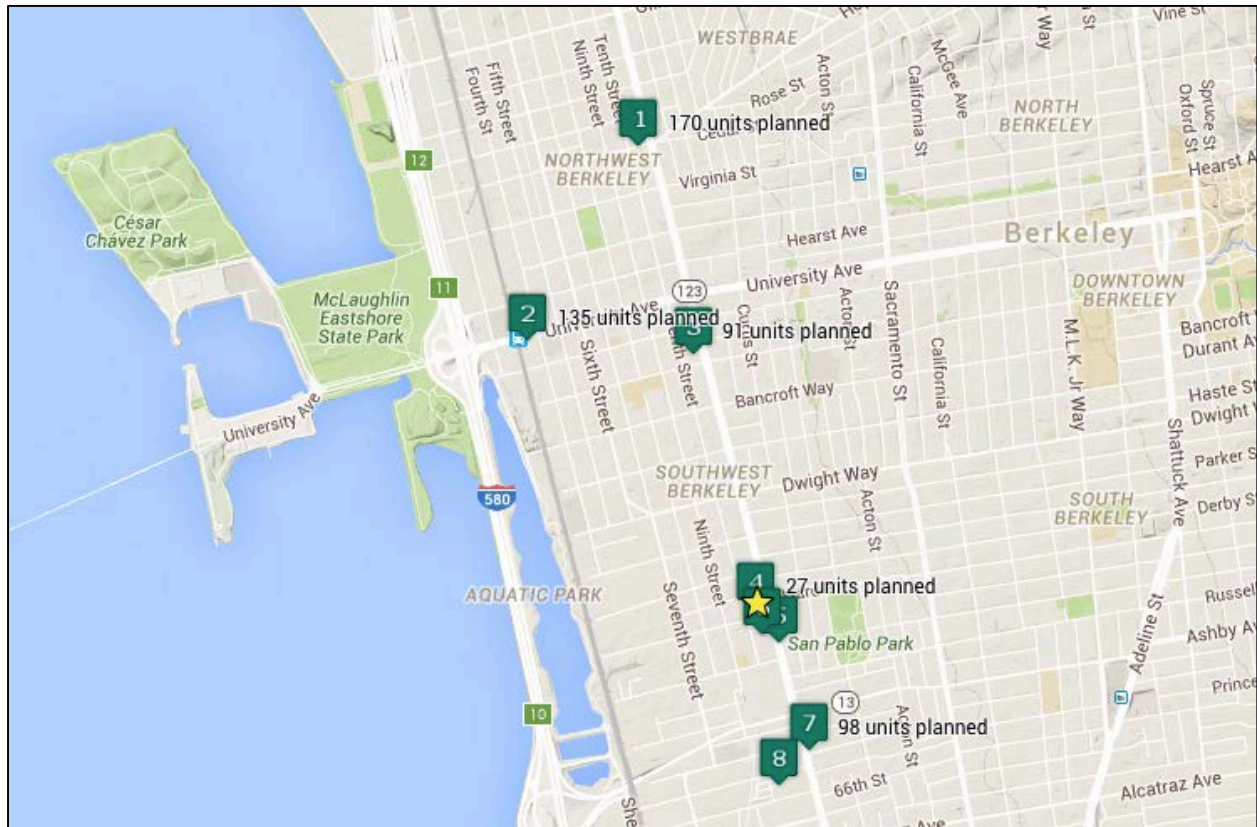
Proposed New Storefront and Parking Lot Design



Development Projects Underway in Vicinity:

#	Name	Use	Units	Images
1	1500 San Pablo Ave. Pending Entitlements	Mixed-Use Residential	170	
2	1900 Fourth Street Pending Entitlements	Mixed-Use Residential	135	
3	2100 San Pablo Ave. Pending Entitlements	Mixed-Use Residential	91	
4	2720 San Pablo Ave. Pending Entitlements	Mixed-Use Residential	27	
5	2747 San Pablo Ave. Under Construction	Mixed-Use Residential	48	
6	2748 San Pablo Ave. Grayson Street Apartments Pending Entitlements	Mixed-Use Residential	23	
7	3015 San Pablo Ave. The Higby Completed	Mixed-Use Residential	98	
		Total Units	592	

Other Dev.				
8	3100 San Pablo Ave. Marchant Building - creative reuse, office City Sports Club	+/- 400,000 sq. ft +/- 44,000 sq. ft.	n/a	



Area Map with Mixed-Use Residential Developments Shown: ±592 New Housing Units

Local Home Improvement and Design Retailer Clusters

This unique urban environment, including the West Berkeley Design Loop, includes a number of stretches of established businesses as well as up-and-coming areas along San Pablo Avenue and to the west.

San Pablo Avenue & Design Loop

1. HIDA Tool & Hardware
2. Fenton MacLaren Furnishings
3. Berkeley Lighting Co.
4. Berkeley Glass Center
5. KCC Modern Living
6. The Wooden Duck
7. Bay Home Consignment
8. Alpha Design Berkeley
9. Keetsa Mattress
10. The Sink Factory
11. Serena & Lily
12. Metro Lighting
13. Famous Foam Factory
14. Ohmega Salvage
15. Ecology Center Store
16. Ecohome Improvement
17. Sherwin Williams Paint Store
18. Truitt & White
19. Ashby Lumber
20. Orchard Supply Hardware
21. Looking Glass Photography
22. Midcentury Moebler
23. Mancini's Sleepworld
24. Urban Ore

Fourth Street Berkeley

- ◆ Rejuvenation
- ◆ CB2
- ◆ Design Within Reach
- ◆ Crate & Barrel
- ◆ Stained Glass Garden
- ◆ Sur La Table

West Berkeley Major Retail Tenants

- ◆ Whole Foods
- ◆ Office Depot
- ◆ REI
- ◆ Berkeley Bowl West
- ◆ Weatherford BMW





The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or leasing.