



For Lease | Gilman & I-80

±28,885 SF | ±1.14 Acres Land
Prime Berkeley Freeway Frontage

Highlights



Freeway Visibility,
High Traffic
Signalized Hard Corner



Rare Freeway
Signage
Opportunity



±310,000 ADT



Immediate Freeway
Access to I-80



Major Regional
Retail Destination
Over 10-mile Draw



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Freeway Visible Signage



Property Information

Address:	641 Gilman St.	1265 Eastshore Hwy.	1285 Eastshore Hwy.	Total
APN:	060-2363-002	060-2363-003-10	060-2363-003-07	
Building Improvements:	±17,957 SF	±10,928 SF	0 SF	±28,885 SF
Land SF:	±21,875 SF	±16,380 SF	±11,440 SF	±49,695 SF
FAR:	0.82	0.67	0	0.58



Zoning: Manufacturing District (M) | Allowed Uses*



Vehicle Sales



Industrial and Heavy Commercial Uses



Manufacturing



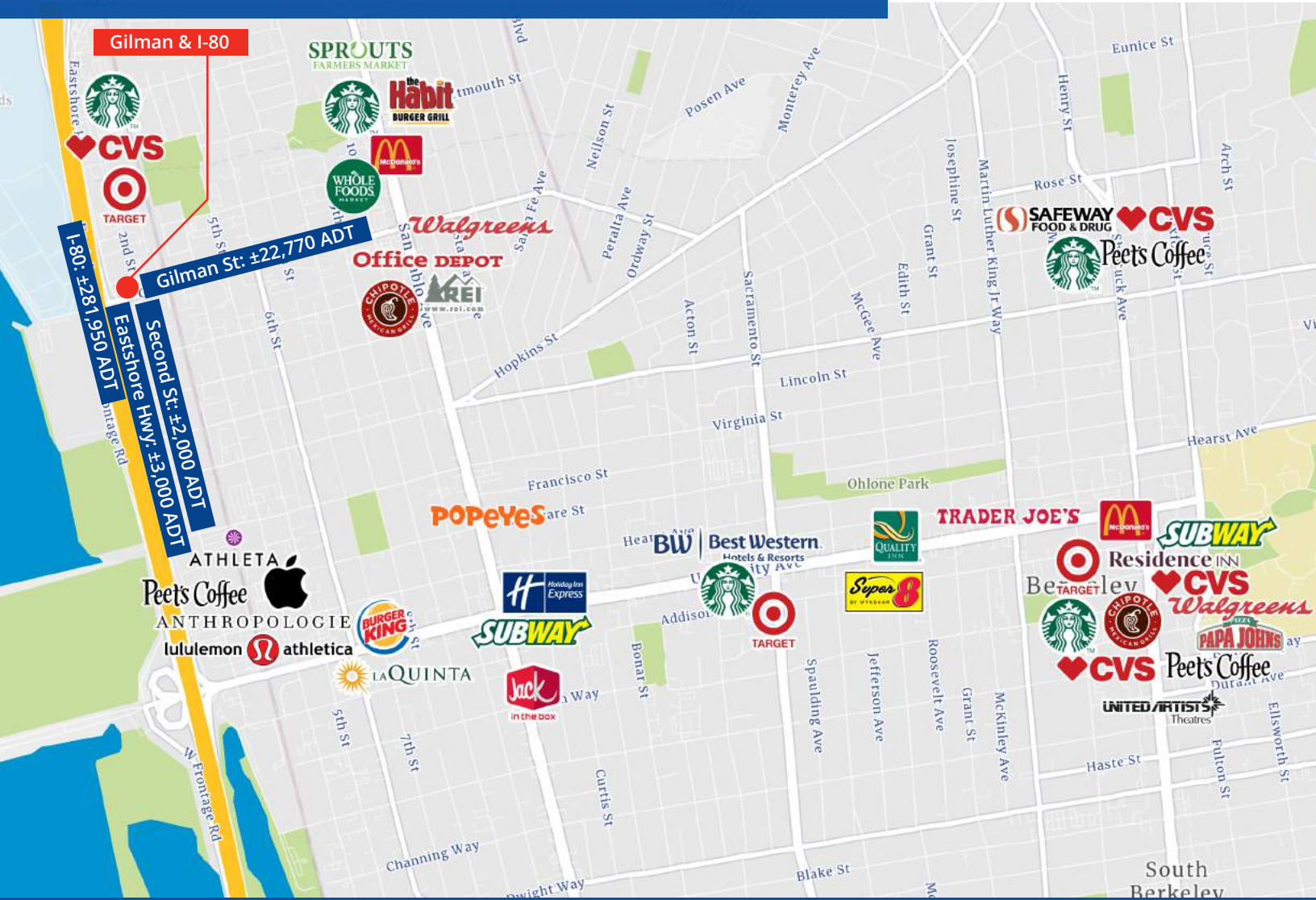
Warehouse



Urban Agriculture

*With Zoning Certificate, Administrative Use Permit or Use Permit

Location Overview



Demographics 5 mile radius



351,298

Total Population



77.5%

White Collar
Employment



173,733

Employed Civilian
Population



\$156,150

Average HH Income



61,669

Per Capita Income



65.1%

Bachelor's Degree
or Higher

Local Neighbors



beta.

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Accelerating success.

