

1629 San Pablo Avenue

Between Virginia and Cedar • Berkeley, CA

Conceptual Rendering

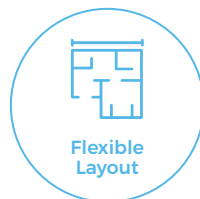


CHARMING RETAIL + DINING SPACE PLANNED REMODEL

The ground floor retail space consists of 7,200 SF – available separate or combined.
The planned remodel will include a retail and a dining space.

The subject offers superb exposure and tremendous signage opportunity
combined with a well-rounded mix of retail and restaurants.

Bridging a major freeway and Fourth Street shopping up to UC Berkeley the space is located
just off the intersection of two of West Berkeley's main thoroughfares –
University and San Pablo – both of which have four lanes and are heavily traveled.



THE VISION

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Conceptual Rendering



The planned remodel includes:

- Upgraded Commercial Kitchen
- Modern Retail Storefront Systems
- High-Efficiency Lighting & HVAC
- New Flooring Throughout
- New Restrooms

The site is in the Commercial-West (C-W) district, located in a special zone whose purpose is to intensify retail, commercial and mixed use activity around major intersections and to encourage pedestrian traffic.

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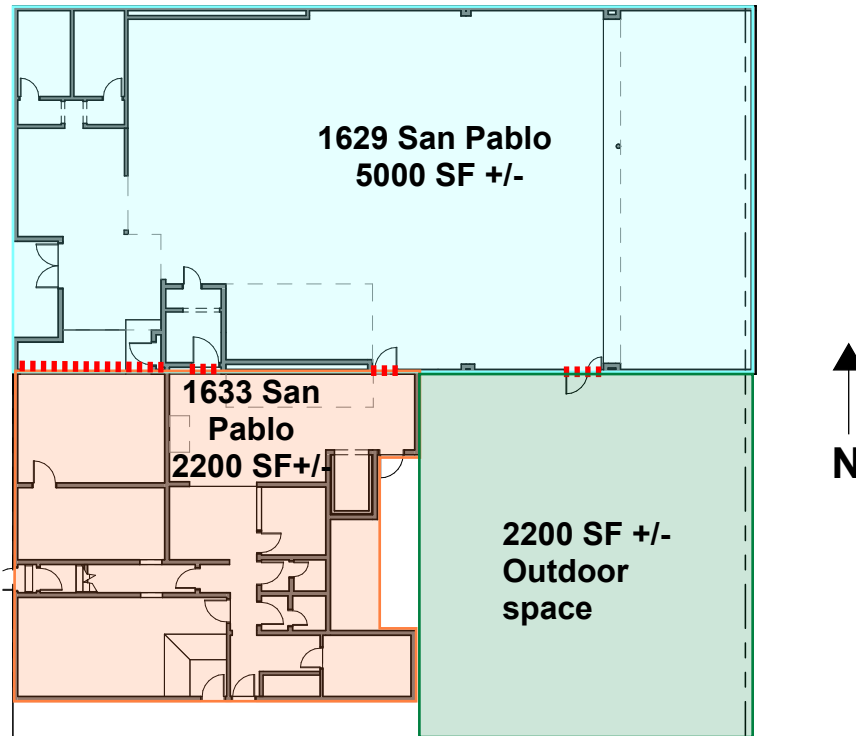
PARTNER **XTEAM**
RETAIL ADVISORS

JohnCumbelich
& Associates

THE SPACE

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Address

1629 San Pablo Ave

1633 San Pablo Ave

Size (SF)

5,000 SF

2,200 SF + 2,200 SF Outdoor Space

7,200 Total (Available Separate or Combined)

WEST BERKELEY TRADE AREA

2049 SAN PABLO AVE

@ University • Berkeley, CA



Overflowing with hidden gems, West Berkeley is a place with artisan crafts, eco design and art collectives, coffee roasters, bakeries, national, regional & local retail & dining.

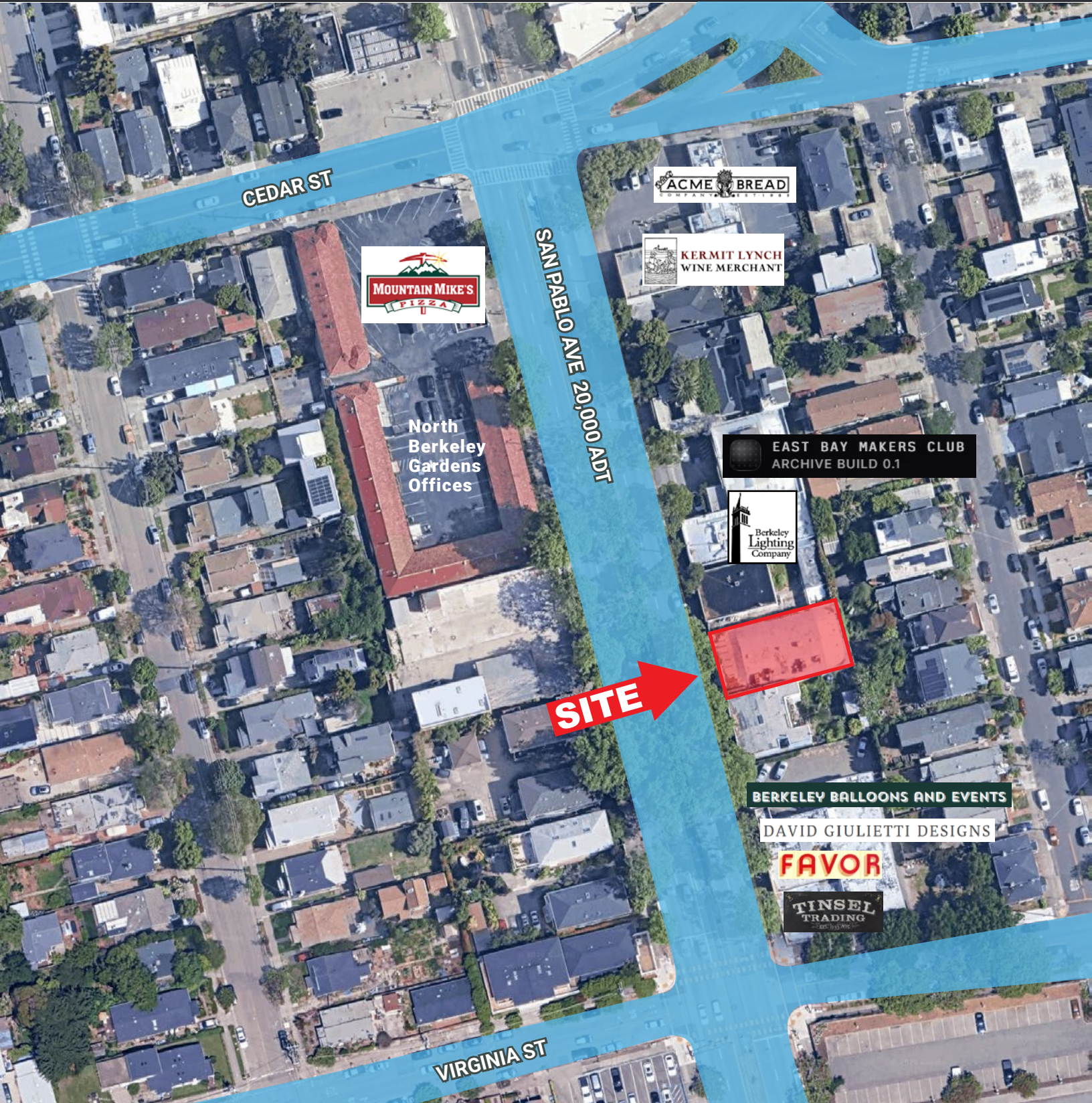
University Avenue is Berkeley's main East/West artery, spanning from the Bay to the entrance to UC Berkeley's campus.

The site offers easy access from I-580/I-80 via the University Ave exit

THE BLOCK

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BERKELEY, CA

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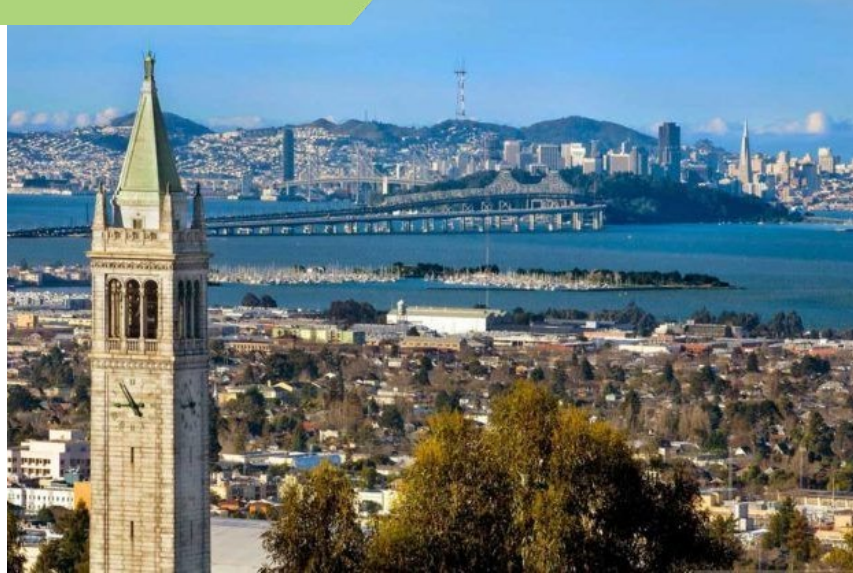
DISCOVERED in BERKELEY

Named by Niche.com for 3 years in a row as one of the top 10 places to live in America, Berkeley residents enjoy a community of world-class dining, entertainment, and arts.

The city's dynamic mix of neighborhoods, districts, and businesses attract innovators from around the world to call the city home.

West Berkeley is a mixed-use district with retail, creative spaces, research & office space, new residential developments and eclectic businesses. It's a place where bakers and glass blowers rub shoulders with researchers creating everything from plant-based meats to cures for infectious diseases.

Berkeley is less than 15 minutes away from the city of San Francisco by way of the Bay Bridge or BART, and less than 45 minutes from Silicon Valley.



95 Walkable Score



Large Population



A Dining Mecca



Unique Shopping



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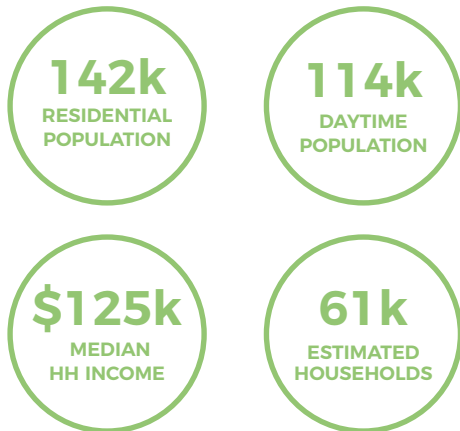
DEMOGRAPHICS

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10 Minute Drive Time Demographics



1-Mile 2-Mile 3-Mile

POPULATION

| | | | |
|--|--------|---------|---------|
| 2025 Estimated Population | 33,572 | 111,749 | 199,806 |
| 2030 Projected Population | 32,220 | 108,192 | 193,584 |
| 2020 Census Population | 34,259 | 112,120 | 202,537 |
| 2010 Census Population | 29,714 | 100,985 | 182,606 |
| Projected Annual Growth 2025 to 2030 | -0.8% | -0.6% | -0.6% |
| Historical Annual Growth 2010 to 2025 | 0.9% | 0.7% | 0.6% |
| 2025 Median Age | 39.4 | 38.5 | 38.3 |
| Adj. Daytime Demographics Age 16 Years + | 26,151 | 93,813 | 158,482 |

HOUSEHOLDS

| | | | |
|---------------------------------------|--------|--------|--------|
| 2025 Estimated Households | 13,819 | 46,934 | 82,836 |
| 2030 Projected Households | 13,179 | 45,343 | 80,198 |
| 2020 Census Households | 13,426 | 45,519 | 81,064 |
| 2010 Census Households | 12,849 | 43,777 | 77,295 |
| Projected Annual Growth 2025 to 2030 | -0.9% | -0.7% | -0.6% |
| Historical Annual Growth 2010 to 2025 | 0.5% | 0.5% | 0.5% |

RACE & ETHNICITY

| | | | |
|--|-------|-------|-------|
| 2025 Estimated White | 48.0% | 46.6% | 47.3% |
| 2025 Estimated Black or African American | 10.4% | 9.0% | 9.6% |
| 2025 Estimated Asian or Pacific Islander | 21.6% | 26.8% | 25.5% |
| 2025 Estimated American Indian or Native Alaskan | 0.8% | 0.5% | 0.5% |
| 2025 Estimated Other Races | 19.3% | 17.1% | 17.1% |
| 2025 Estimated Hispanic | 17.2% | 15.0% | 14.9% |

INCOME

| | | | |
|---|-----------|-----------|-----------|
| 2025 Estimated Average Household Income | \$177,040 | \$172,599 | \$183,076 |
| 2025 Estimated Median Household Income | \$123,643 | \$124,230 | \$132,644 |
| 2025 Estimated Per Capita Income | \$74,130 | \$73,433 | \$76,898 |

EDUCATION (AGE 25+)

| | | | |
|--|-------|-------|-------|
| 2025 Estimated Elementary (Grade Level 0 to 8) | 3.0% | 2.5% | 2.3% |
| 2025 Estimated Some High School (Grade Level 9 | 2.1% | 1.9% | 1.9% |
| 2025 Estimated High School Graduate | 8.5% | 8.0% | 8.0% |
| 2025 Estimated Some College | 10.2% | 10.7% | 11.4% |
| 2025 Estimated Associates Degree Only | 4.1% | 4.1% | 4.3% |
| 2025 Estimated Bachelors Degree Only | 33.4% | 33.3% | 33.1% |
| 2025 Estimated Graduate Degree | 38.8% | 39.6% | 38.9% |

BUSINESS

| | | | |
|--|-------|-------|-------|
| 2025 Estimated Elementary (Grade Level 0 to 8) | 3.0% | 2.5% | 2.3% |
| 2025 Estimated Some High School (Grade Level 9 | 2.1% | 1.9% | 1.9% |
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25 YEARS
2000 - 2025

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