

2200 SAN PABLO AVE

@ Allston Way • Berkeley, CA

FOR SALE

2ND GENERATION
RESTAURANT BUILDING

1,572 SF



CHARMING 1,572 SF 2ND GEN RESTAURANT BUILDING

8 Dedicated Parking Spaces!!!



CATHERINE MACKEN

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John Cumbelich & Associates 1470 Maria Lane, Suite 420 Walnut Creek, CA 94596

PARTNER **XTEAM**
RETAIL ADVISORS

JohnCumbelich
& Associates

INVESTMENT HIGHLIGHTS

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PRICED AT \$1.3 MILLION

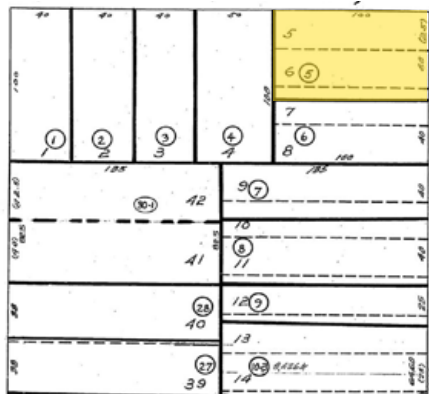
8 DEDICATED PARKING SPACES!!!



- 1,572 SF freestanding building with 8 dedicated parking spaces and outdoor seating patio. (.1377 Acres/6,000 SF parcel)
- Located in West Berkeley - A mixed-use district with creative space, research and office space, new residential developments fabulous dining and eclectic businesses.
- Hard corner location with excellent visibility and frontage on San Pablo Ave.
- High density area – 124,243 residents within a two miles radius.
- Heavily trafficked corridor with 18,000 average vehicles per day.
- Kitchen includes a versatile cookline with a type 1 hood.
- Easy access to Interstate 80 at University and Ashby.
- Ideal for owner user, investor or redevelopment.
- Delivered occupied or vacant.
- Neighbors include East Bay Nursery, Lavender Bakery, Heads & Tails BBQ and Serena & Lily Outlet.

ALLSTON WAY

10TH ST



SAN PABLO AVE



ADDRESS

2200 San Pablo Ave
Berkeley, CA 94702



PARCEL APN

056-1976-5



LAND

6,000 SF
.1377 Acres



OWNERSHIP

Fee Simple
(Land & Building)



PARKING

8 Dedicated
Parking Spaces

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ACCESS & TRADE AREA

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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 site is located in the International Food District and the Berkeley Design Loop

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

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NEIGHBORS

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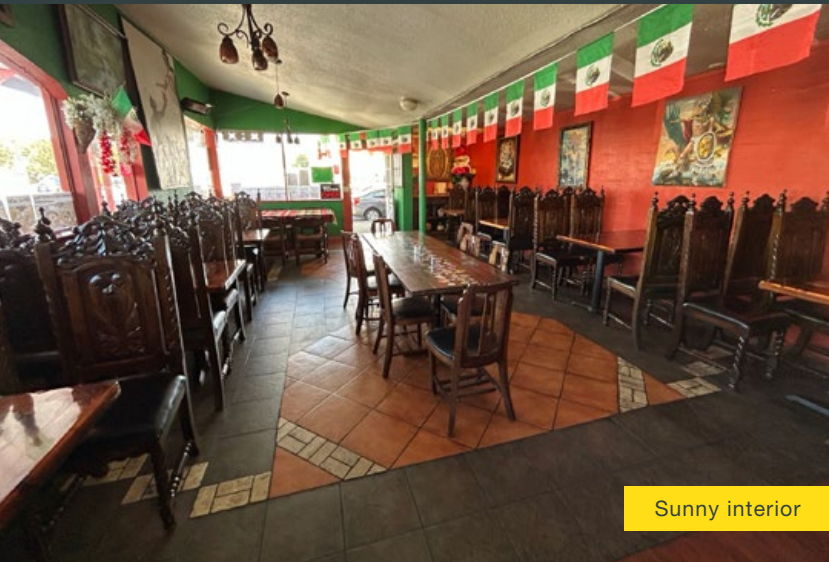
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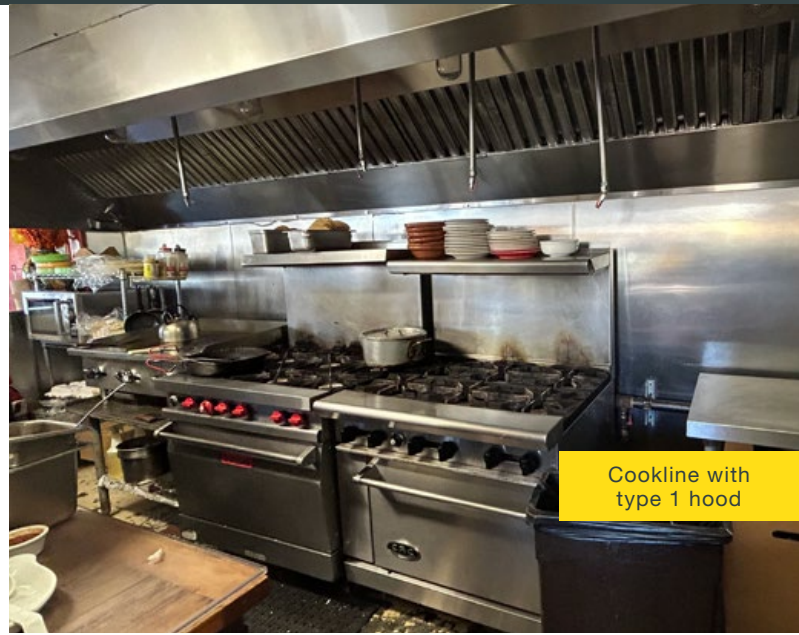
THE SPACE

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Sunny interior



Cookline with type 1 hood



Outdoor seating



Outdoor seating plus 8 dedicated parking spaces



Entrance facing San Pablo Ave

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BERKELEY, CA

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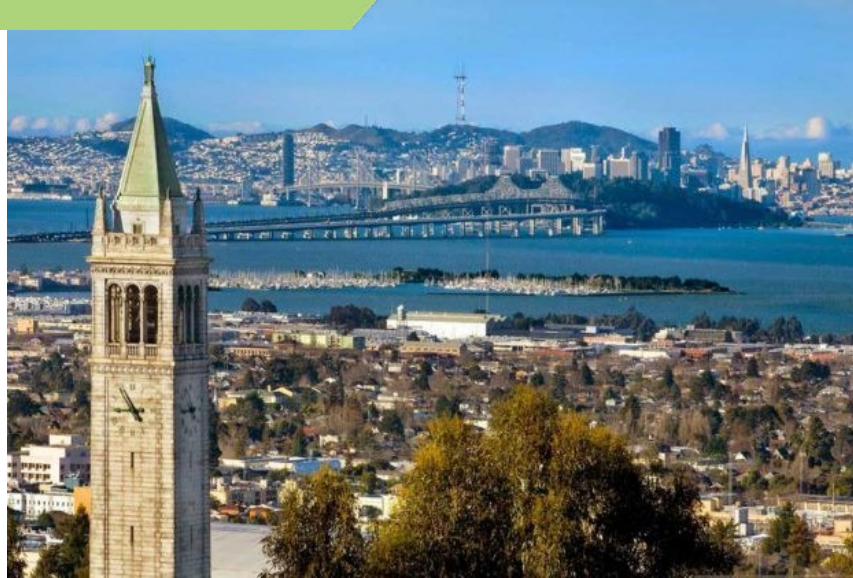
DISCOVERED in BERKELEY

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.



97 Walkable Score



Large Population



A Dining Mecca



Unique Shopping



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DEMOGRAPHICS

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10 Minute Drive Time Demographics

151k
RESIDENTIAL
POPULATION

125k
DAYTIME
POPULATION

\$119k
MEDIAN
HH INCOME

64k
ESTIMATED
HOUSEHOLDS

POPULATION

	1-Mile	2-Mile	3-Mile
2025 Estimated Population	30,376	124,343	209,726
2030 Projected Population	29,168	120,680	204,944
2020 Census Population	30,653	125,800	212,210
2010 Census Population	27,237	111,602	189,611
Projected Annual Growth 2025 to 2030	-0.8%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2025	0.8%	0.8%	0.7%
2025 Median Age	40	37	38
Adj. Daytime Demographics Age 16 Years +	28,202	107,931	162,052

HOUSEHOLDS

	1-Mile	2-Mile	3-Mile
2025 Estimated Households	13,415	53,057	88,443
2030 Projected Households	12,843	51,311	86,326
2020 Census Households	12,993	51,351	85,492
2010 Census Households	12,281	48,448	80,564
Projected Annual Growth 2025 to 2030	-0.9%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.7%

RACE & ETHNICITY

	1-Mile	2-Mile	3-Mile
2025 Estimated White	49.1%	46.1%	48.5%
2025 Estimated Black or African American	13.3%	11.0%	10.8%
2025 Estimated Asian or Pacific Islander	18.6%	25.1%	23.6%
2025 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.5%
2025 Estimated Other Races	18.3%	17.2%	16.6%
2025 Estimated Hispanic	15.9%	14.9%	14.2%

INCOME

	1-Mile	2-Mile	3-Mile
2025 Estimated Average Household Income	\$167,410	\$162,899	\$183,838
2025 Estimated Median Household Income	\$113,832	\$114,703	\$132,102
2025 Estimated Per Capita Income	\$74,772	\$70,592	\$78,556

EDUCATION (AGE 25+)

	1-Mile	2-Mile	3-Mile
2025 Estimated Elementary (Grade 0-8)	3.2%	2.5%	2.3%
2025 Estimated Some High School (Grade 9-11)	2.4%	1.9%	2.0%
2025 Estimated High School Graduate	10.0%	7.6%	8.0%
2025 Estimated Some College	11.0%	11.9%	11.4%
2025 Estimated Associates Degree Only	4.0%	4.5%	4.1%
2025 Estimated Bachelors Degree Only	32.3%	33.3%	33.9%
2025 Estimated Graduate Degree	37.0%	38.3%	38.4%

BUSINESS

	1-Mile	2-Mile	3-Mile
2025 Estimated Total Businesses	2,141	7,741	11,500
2025 Estimated Total Employees	19,703	69,741	98,342
2025 Estimated Employee Population per Business	9	9	9
2025 Estimated Residential Population per Business	14	16	18

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25 YEARS
2000 - 2025

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REAL ESTATE ADVISORS