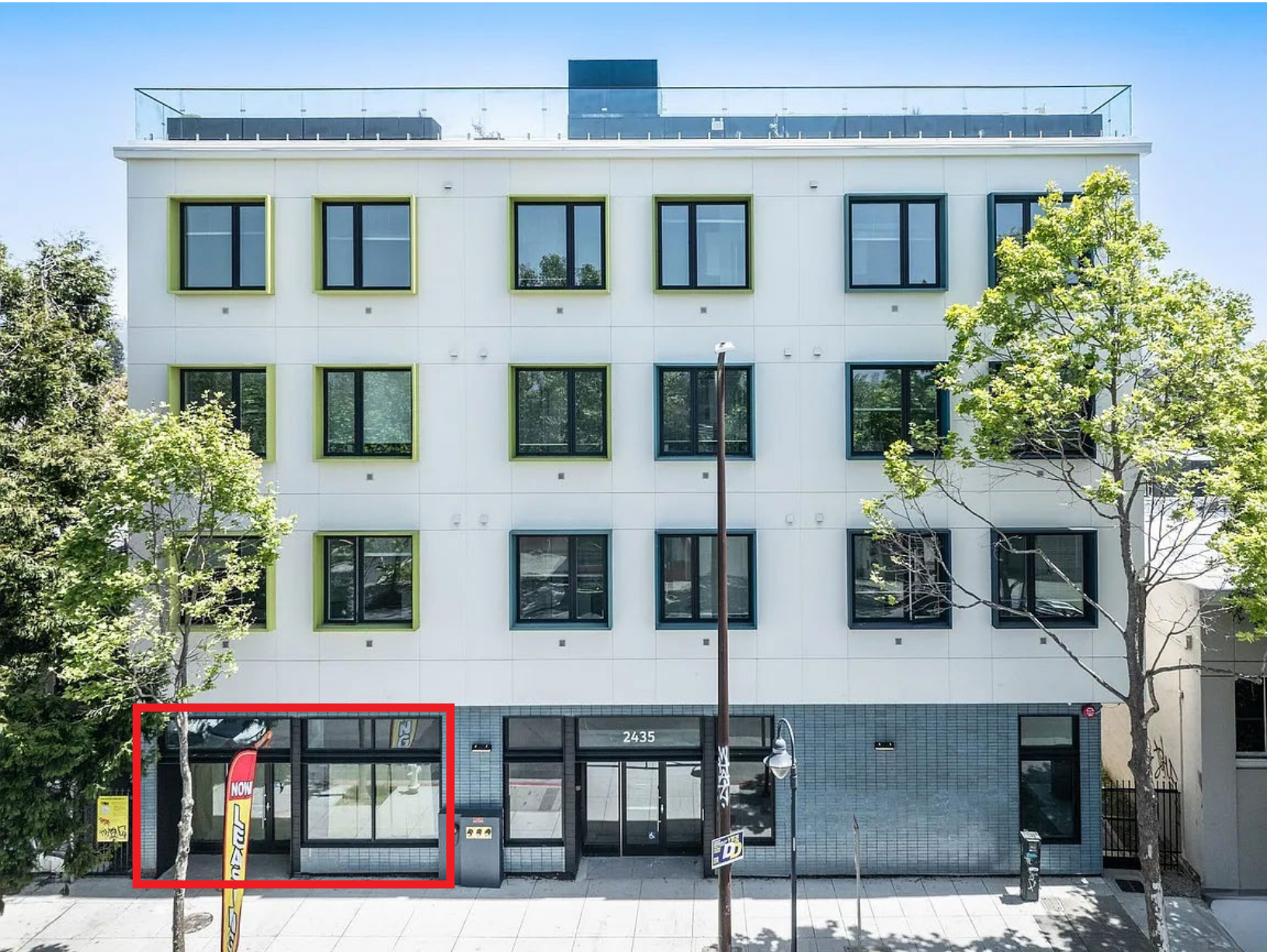


2435 SAN PABLO AVE

@ Dwight Way • Berkeley, CA

CHARMING 801 SF
GROUND FLOOR
RETAIL/CAFE SPACE

High profile retail space, located on a bustling commercial stretch in West Berkeley



**PRIME STREET-FACING
RETAIL UNIT WITH
EXCELLENT VISIBILITY
AND HIGH FOOT TRAFFIC**

- High-traffic area (99 Walk Score – A Walker's Paradise!)
- Ideal for cafe or coffee shop
- Strong traffic counts - San Pablo Ave 22,700 ADT
- 3 blocks from Kaiser medical offices
- Dense food and home improvement corridor
- Close to numerous cafés, eateries, bars, retail shops, and fitness
- Easily accessible via University and Ashby exit off the 580/80 freeway

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PARTNER **XTEAM**
RETAIL ADVISORS

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THE SPACE



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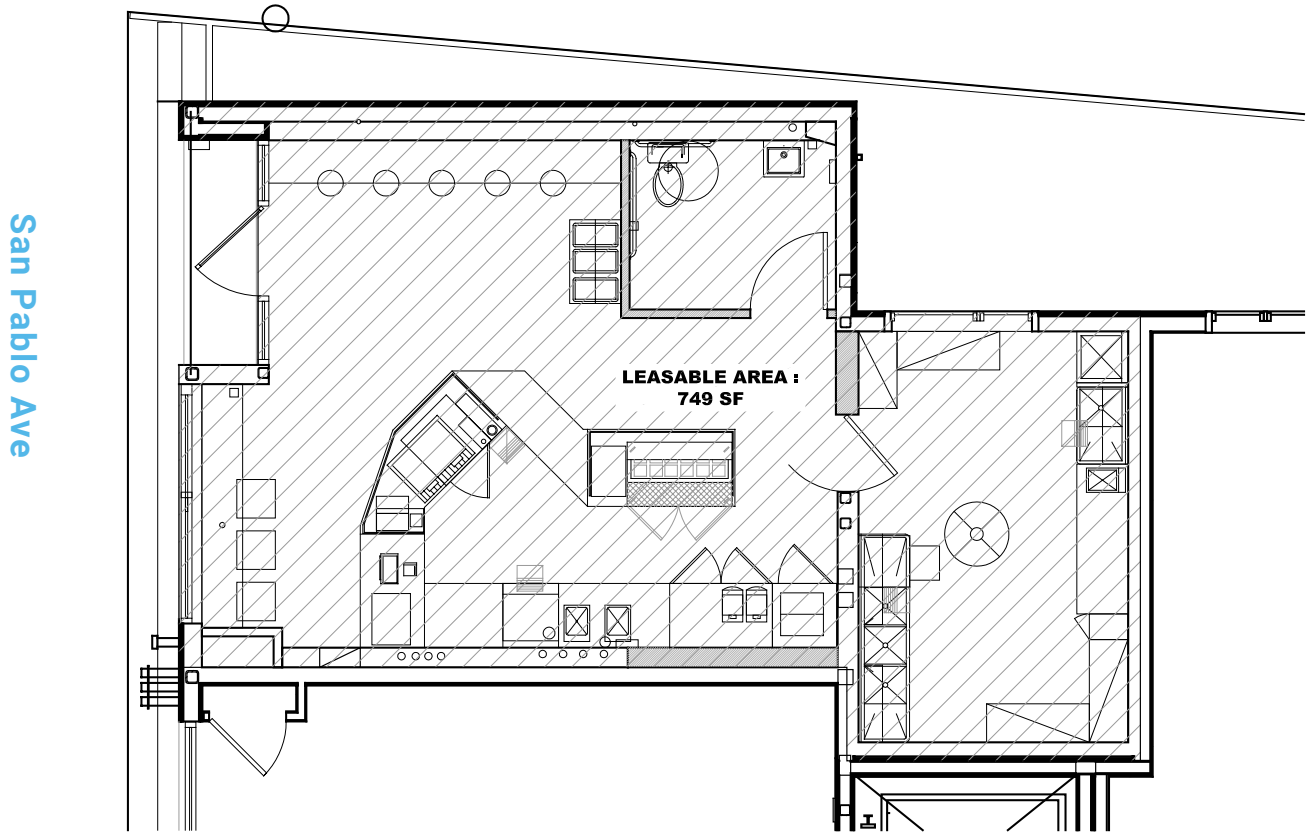
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CONCEPTUAL
LEASING PLAN

749 SF LEASABLE AREA



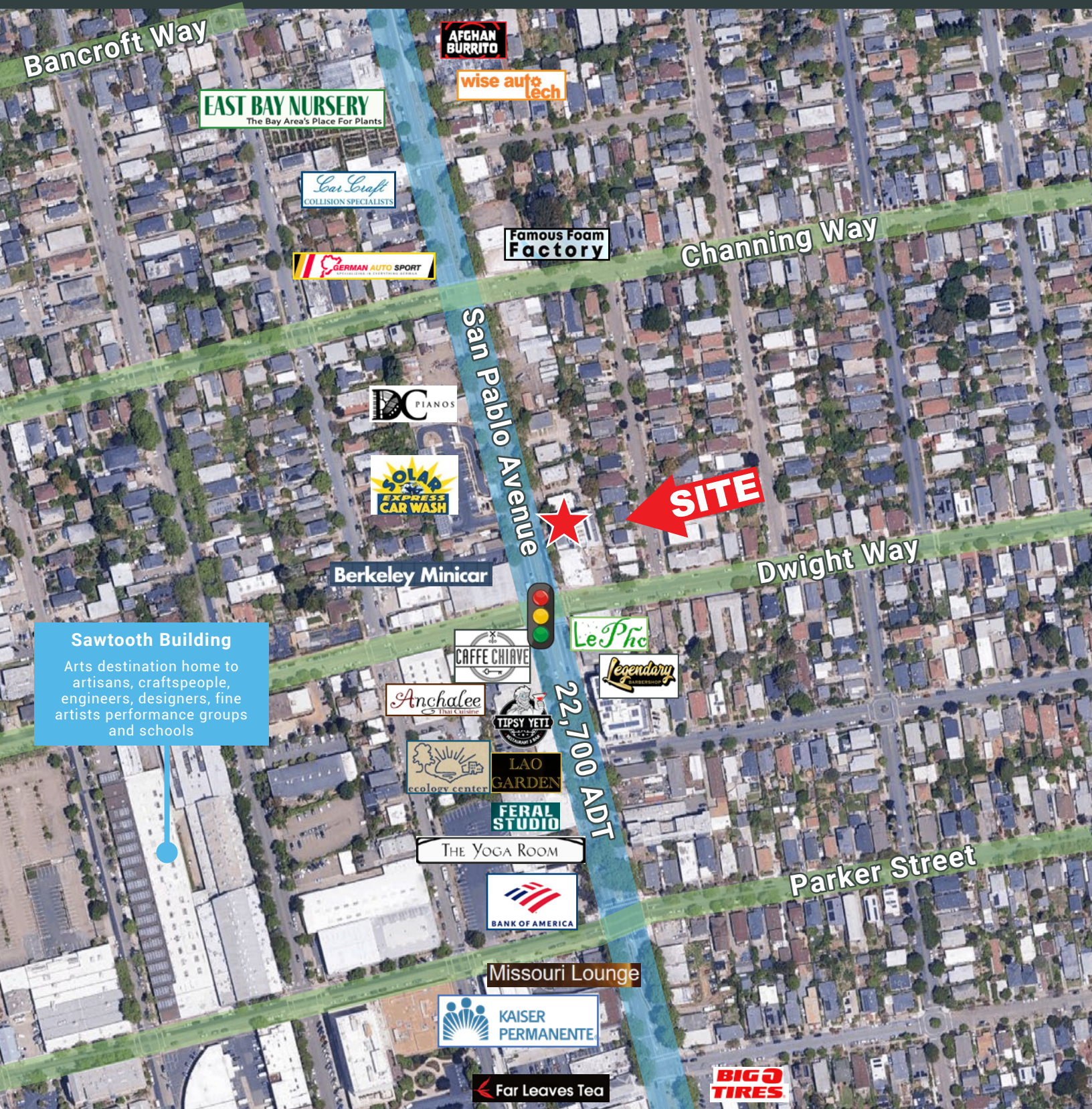
I LEASING DIAGRAM
1/4" = 1'-0"

DISCLAIMER:
THIS PLAN IS INTENDED ONLY TO SHOW THE
GENERAL LAYOUT OF THE PROPERTY OR A PART
THEREOF. LANDLORD RESERVES THE RIGHT TO ALTER,
VARY, ADD OR OMIT IN WHOLE OR IN PART ANY
STRUCTURES, AND/OR IMPROVEMENTS. TENANT
NAMES, STORE SIZES, AND/OR LAND AREA SHOWN
ON THIS PLAN. ALL MEASUREMENTS AND DISTANCES
ARE APPROXIMATE. THIS PLAN IS NOT TO BE SCALED

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BUSY
RETAIL
CORRIDOR



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BERKELEY, CA

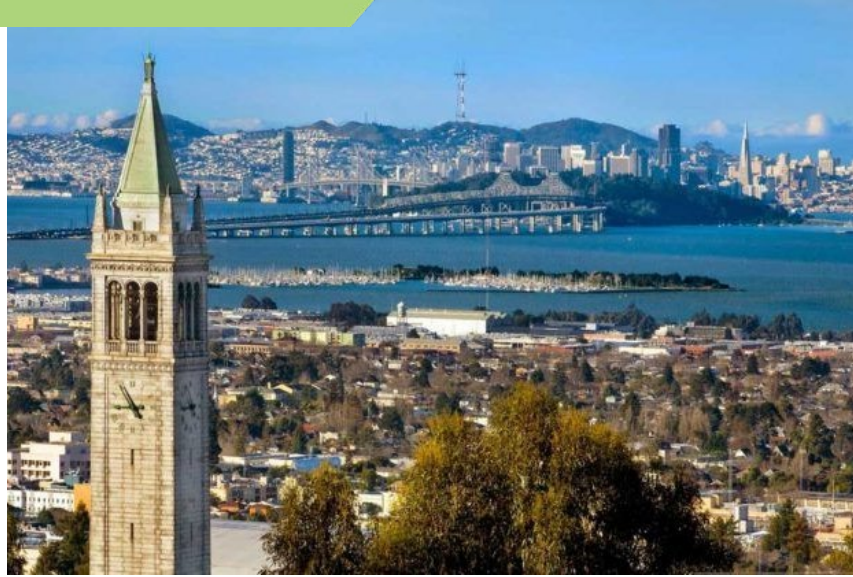
DISCOVERED in BERKELEY

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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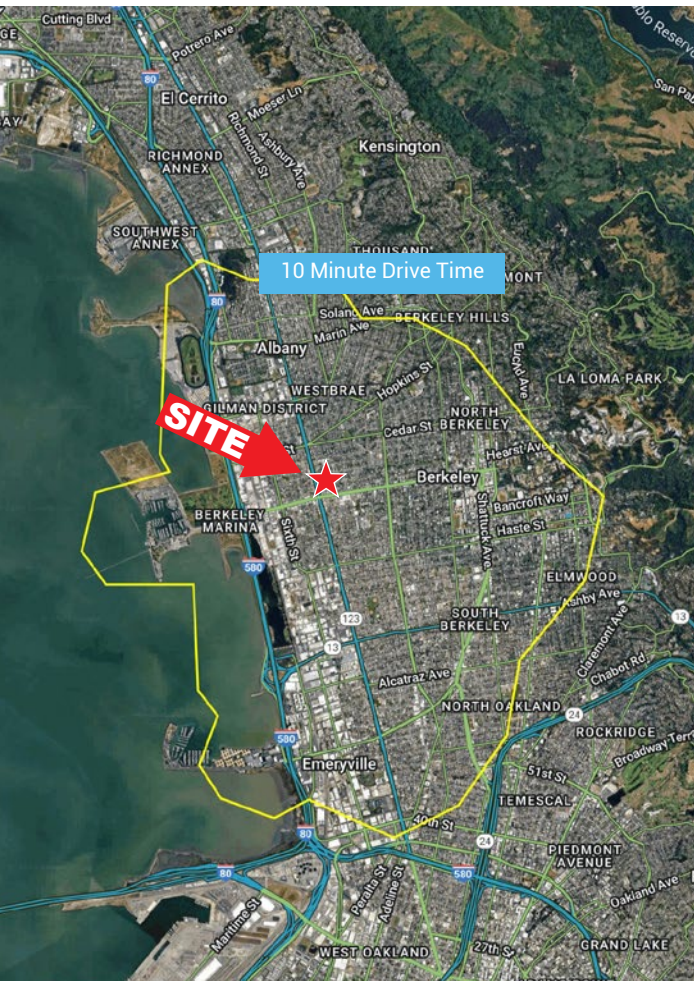
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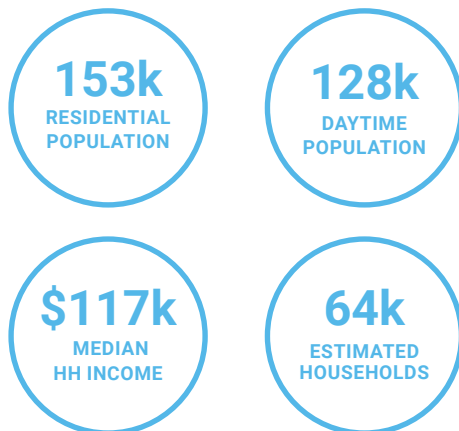
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DEMOGRAPHICS



10 Minute Drive Time Demographics



POPULATION

2025 Estimated Population	32,333	216,904	396,025
2030 Projected Population	31,035	212,162	392,019
2020 Census Population	32,683	219,278	393,864
2010 Census Population	29,379	194,892	347,299
Projected Annual Growth 2025 to 2030	-0.8%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2025	0.7%	0.8%	0.9%
2025 Median Age	39.1	37.8	39.7
Adj. Daytime Demographics Age 16 Years +	28,135	166,094	320,697

HOUSEHOLDS

2025 Estimated Households	14,481	91,706	175,068
2030 Projected Households	14,481	91,706	175,068
2020 Census Households	13,890	89,548	173,778
2010 Census Households	13,969	88,528	166,844
Projected Annual Growth 2025 to 2030	-0.8%	-0.5%	-0.1%
Historical Annual Growth 2010 to 2025	0.7%	0.7%	0.9%

RACE & ETHNICITY

2025 Estimated White	46.5%	48.1%	45.1%
2025 Estimated Black or African American	15.7%	11.5%	14.0%
2025 Estimated Asian or Pacific Islander	46.5%	48.1%	45.1%
2025 Estimated American Indian or Native Alaskan	15.7%	11.5%	14.0%
2025 Estimated Other Races	18.3%	23.1%	23.8%
2025 Estimated Hispanic	0.8%	0.5%	0.5%
	18.7%	16.8%	16.6%
	16.3%	14.4%	14.5%

INCOME

2025 Estimated Average Household Income	\$159,273	\$182,517	\$180,661
2025 Estimated Median Household Income	\$108,785	\$131,147	\$130,768
2025 Estimated Per Capita Income	\$71,898	\$78,247	\$80,768

EDUCATION (AGE 25+)

2025 Estimated Elementary (Grade 0-8)	0	2.4%	3.6%
2025 Estimated Some High School (Grade 9-11)	2.7%	2.1%	2.8%
2025 Estimated High School Graduate	10.1%	8.1%	10.0%
2025 Estimated Some College	11.3%	11.7%	12.1%
2025 Estimated Associates Degree Only	4.4%	4.1%	4.5%
2025 Estimated Bachelors Degree Only	32.0%	34.0%	33.1%
2025 Estimated Graduate Degree	35.9%	37.7%	33.9%

BUSINESS

2025 Estimated Total Businesses	2,137	11,871	22,660
2025 Estimated Total Employees	19,196	101,115	206,418
2025 Estimated Employee Population per Business	9	9	9
2025 Estimated Residential Population per Business	15	18	17

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CONTACT



The information contained in this document has been secured from sources we believe reliable, but we make no representations or Warranties, expressed or implied, as to the accuracy of the information. We bear no liability for any errors, inaccuracies or omissions.

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25 YEARS
2000 - 2025

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& Associates**

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