

FOR LEASE OR SALE > ±3,865 SF FREESTANDING COMMERCIAL BUILDING

# 1177 San Pablo Avenue

BERKELEY, CA 94706



## Highlights

- > ±3,865 square foot freestanding commercial building
- > ±6,800 square foot lot
- > Highly-visible pole sign
- > One grade-level drive-in door
- > Zoning: C-W West Berkeley Commercial
- > Within one block of Gilman District (Whole Foods) and University Village (Sprouts)

## Traffic Volume

- > San Pablo Avenue @ Harrison Street: ±22,747 ADT

## Demographic Snapshot

|                    | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|--------------------|---------------|----------------|----------------|
| Population         | 30,335        | 183,015        | 321,793        |
| Daytime Population | 31,790        | 228,898        | 377,028        |
| Daytime Employees  | 15,957        | 127,089        | 200,646        |
| Households         | 12,132        | 73,402         | 129,572        |
| Average Income     | \$111,290     | \$100,768      | \$98,159       |



**MICHAEL DRAEGER**  
michael.draeger@colliers.com  
+1 650 486 2221  
CA License No. 01766822

**NICK ANGELOS**  
nick.angelos@colliers.com  
+1 510 433 5814  
CA License No. 01924357

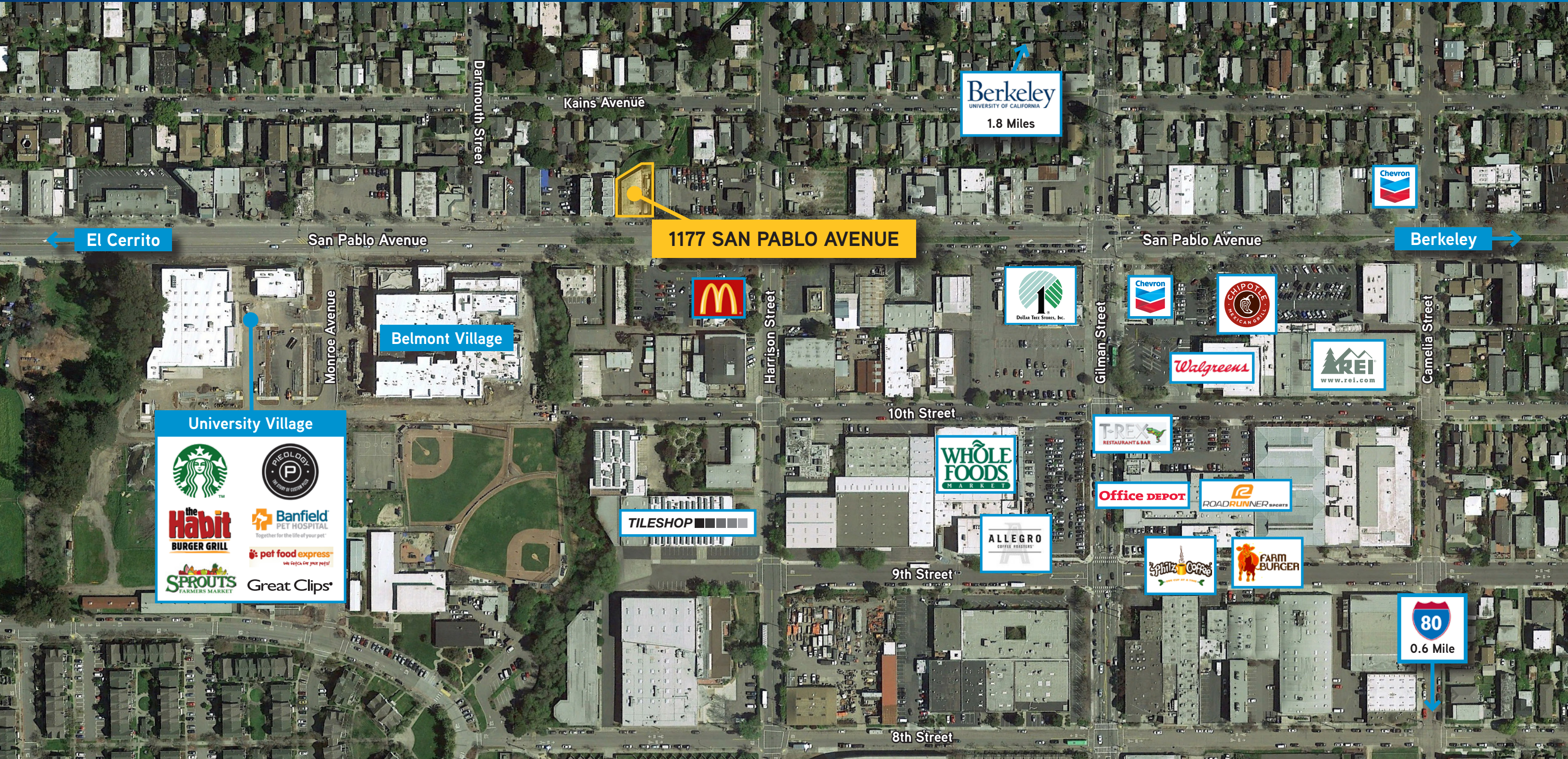
**COLLIERS INTERNATIONAL**  
203 Redwood Shores Pkwy, Ste 125  
Redwood City, CA 94065  
colliers.com/redwoodcity



FOR LEASE OR SALE > ±3,865 SF FREESTANDING COMMERCIAL BUILDING

# 1177 San Pablo Avenue

BERKELEY, CA 94706



**MICHAEL DRAEGER**  
michael.draeger@colliers.com  
+1 650 486 2221  
CA License No. 01766822

**NICK ANGELOS**  
nick.angelos@colliers.com  
+1 510 433 5814  
CA License No. 01924357

**COLLIERS INTERNATIONAL**  
203 Redwood Shores Pkwy, Ste 125  
Redwood City, CA 94065  
colliers.com/redwoodcity



FOR LEASE OR SALE > ±3,865 SF FREESTANDING COMMERCIAL BUILDING

# 1177 San Pablo Avenue

BERKELEY, CA 94706



## Property Aerial



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2017 Colliers International

**MICHAEL DRAEGER**  
michael.draeger@colliers.com  
+1 650 486 2221  
CA License No. 01766822

**NICK ANGELOS**  
nick.angelos@colliers.com  
+1 510 433 5814  
CA License No. 01924357

**COLLIERS INTERNATIONAL**  
203 Redwood Shores Pkwy, Ste 125  
Redwood City, CA 94065  
colliers.com/redwoodcity