

**RETAIL FOR LEASE** :: IN THE H.J. HEINZ BUILDING AT ASHBY PLAZA

1025 ASHBY AVENUE, BERKELEY, CA



LARGE ANCHOR TENANT RETAIL SPACE IN THE ASHBY SHOPPING PLAZA. WITH ITS ELEGANT MEDITERRANEAN-STYLE FAÇADE, THE H.J. HEINZ BUILDING HAS BEEN CALLED THE MOST BEAUTIFUL INDUSTRIAL BUILDING IN BERKELEY.

## SIZE AVAILABLE

± 37,000 rsf

## LEASE RATE

Call Broker

## PROPERTY OVERVIEW

- Space fronts onto busy Ashby Avenue (Hwy 13)
- Rare on-site parking and plenty of street parking
- 1/2 mile from I-580, I-80; near I-880, I-980 and Hwy 24
- Zoned C-W (West Berkeley Commercial District)
- High ceilings with sprinkler system
- 2 roll-up doors with drive in dock
- Superb signage opportunity
- AC Transit bus stops on corner
- ±1 mile to Ashby BART



**Easily accessible from I-80/580**, the H.J. Heinz Building at Ashby Plaza is close to all public transit, convenient to entire SF Bay Area. Located at the corner of San Pablo and Ashby Avenues, 2 major traffic arteries serving Berkeley, Emeryville, and Oakland. Part of the San Pablo Corridor – a vibrant, eclectic mix of restaurants, retail, home furnishings, home improvement stores and services.

■ Co-tenants include Mancini's Sleepworld, KALA Art Institute, Looking Glass Photo, Meyer Sound, and Mid Century Mobler. Adjacent to Berkeley Bowl and across from Walgreen's. Close to Urban Ore, Ironworks Gym, City Sports Club and the new BayHealth Outpatient and Urgent Care Center – joint venture between UCSF and John Muir Health.

■ Walking distance from many bioscience companies including Xoma, Dynavax Technologies Corporation, Caribou Biosciences and AGC Biologics.

■ Walk to headquarters of Clif Bar, TCHO Chocolate, and Title Nine Sportswear.



## HISTORY

Designated a City of Berkeley Landmark in 1986, the H.J. Heinz Building is a reminder of West Berkeley's industrial history. At the corner of Ashby and San Pablo Avenues, with its elegant Mediterranean-style façade, the 2-block-long building is prominent and distinctive.

Behind its nicely detailed exterior, was once an industrial manufacturing building producing 28 of the H.J. Heinz company's famous "57 Varieties." The architect, Albert Kahn, designed a large percentage of America's industrial buildings – and this is believed to be the only building he designed in Berkeley. The Heinz Company opened its first Berkeley plant in 1926 in a small building on the current site. It was designed to be beautiful and to enhance its San Pablo Avenue location – which was the main highway at the time. Also known as State Route 123, San Pablo Avenue is one of the oldest existing roads in the East Bay and the corner is a major intersection. Immerse yourself in this dynamic area.

## CORNER INTERSECTION OF SAN PABLO AND ASHBY AVENUES circa 1940



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Daytime Population	27,716	158,035	\$282,074
Population	31,769	193,225	\$355,736
Median HH Income:	\$96,529	\$101,522	\$82,780

(Source: CoStar)

## AVERAGE DAILY TRAFFIC COUNTS PER DAY

Ashby Avenue  
West or East Bound **22,877**

San Pablo Avenue  
North or South Bound **23,287**

"Urban Chic Trendsetters" (ESRI 2018, for 94702)

## NEARBY BART STATIONS

	Drive	Bus	Distance
• Ashby	7 min	14 min	1.1 mi
• MacArthur	12 min	22 min	2.6 mi

## AREA WITH ACCESSIBILITY

**WALK SCORE 91 BIKE SCORE 99**

(walkscore.com)

Easy to get to, and easy to get around.

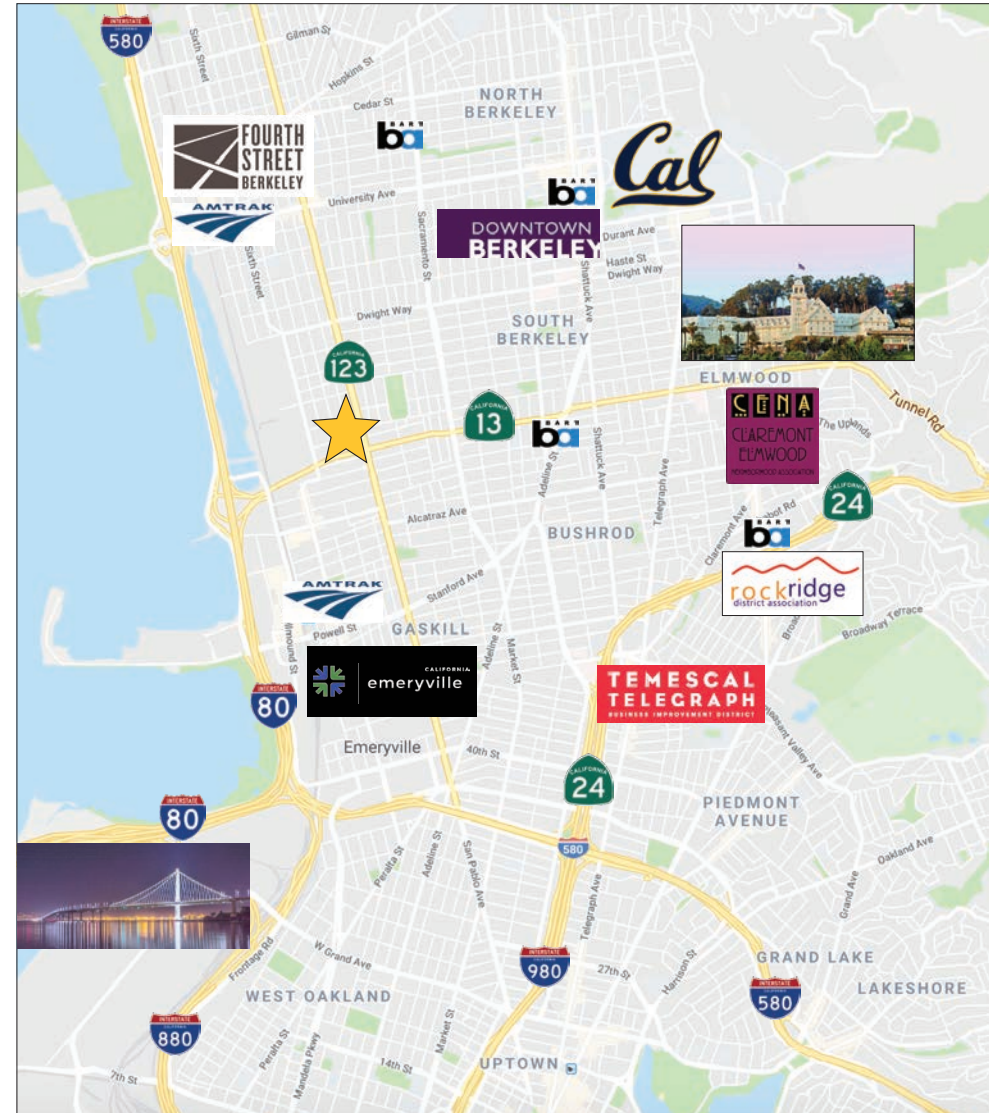
High-traffic location with convenient freeway access and easy parking. Walkable area with high visibility. Close to Downtown Berkeley, Fourth Street, Elmwood, Rockridge and Temescal retail districts.

- Many cafés, gyms and shops within 1-2 blocks
- 1.5 miles to Emeryville's Bay Street with Apple Store, Barnes & Noble, J.Crew, West Elm, Sephora, Old Navy, Athleta and more!
- 2 miles from Downtown Berkeley, 2 miles from UC Berkeley Campus
- 10 miles to San Francisco Embarcadero, 40 minutes to Silicon Valley
- In the vicinity of 2 Amtrak train stations and near 3 international airports (OAK, SFO and SJC).
- Near 3 campuses: UC Berkeley, Berkeley City College and Berkeley High School
- The East Bay is the region's fastest-growing area in terms of tech employment, reporting 4.1% expansion (year ending May 2017) according to Beacon Economics, strengthening the market for housing along Alameda and Contra Costa Counties' transit corrido

## NEAR MANY OF THE TOP 25 BERKELEY EMPLOYERS

*City of a Berkeley Economic Dashboard, February 2018*

Alta Bates Medical Center • Lifelong Medical Care • Ansys Inc. • Bayer Healthcare • Meyer Sound • MSCI Inc. • OC Jones & Sons • Berkeley Cement Inc. • Berkeley Bowl • Whole Foods Market • Berkeley City College • Target • YMCA • UC Berkeley • Berkeley Marina Doubletree • Berkeley Repertory Theatre • US Postal Service • REI • BUSD • City of Berkeley • Siemens Corp. • Weatherford Motors Inc. • Genji Pacific • Kaiser Permanente • Lawrence Berkeley Laboratory





### RESTAURANTS, CAFÉS AND BARS

Spoon Korean Bistro	Starbucks
Figaro Gelato	Home Grown Oakland
Standard Fare	Novel Brewing Company
Riva Cucina	The Rare Barrel
Subway	Far Leaves Tea
Augie's Montreal Deli	Mint Leaf Vietnamese
Anchalee Thai Cuisine	Prizefighter
Caffè Chiave	Los Moles
Paisan Berkeley	Emeryville Public Market
Longbranch Saloon	Rotten City Pizza
900 Grayson	Noodle Theory Provisions
Uncommon Grounds Coffee	Donut Farm Oakland
Tribu Cafe	James & the Giant Cupcake
Black Diamond Cafe	Townhouse Bar & Grill

### FITNESS

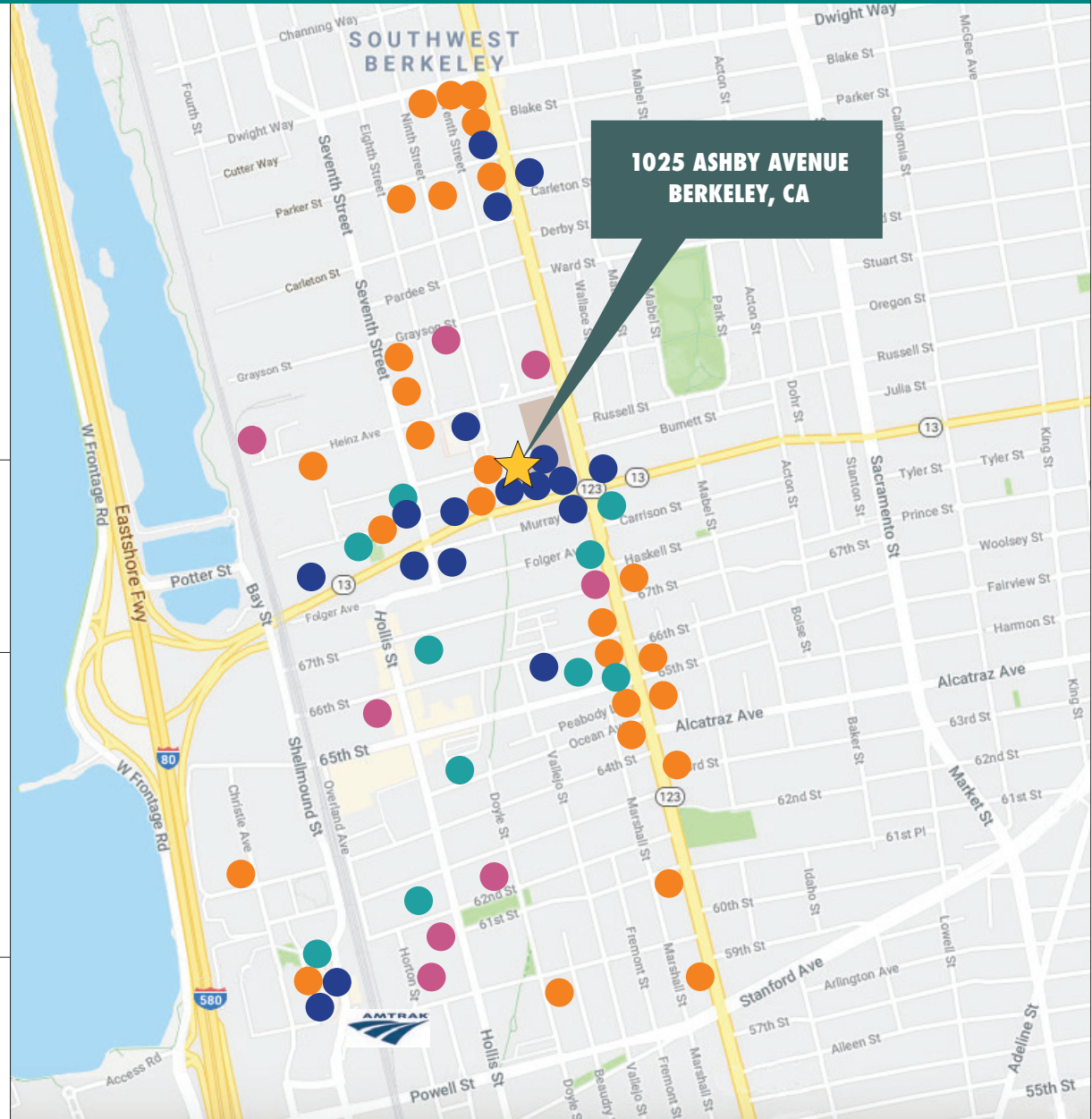
Iron Works Climbing Gym	Orangetheory Fitness
City Sports Club	Team Tufunga Training
Soja Mind/Body	Oakland Karate & Kickboxing
Kids Gym Berkeley	Oakland Fitness Company
Sobekick Gym	Max's Gym / Crossfit

### RETAIL

Mancini's Sleepworld	Weatherford BMW
Looking Glass Photo	Ecology Center
Mid Century Mobler Furniture	Dave's Record Shop
Reliable Parts	Ecohome Improvement
Berkeley Bowl West	Berkeley Heat Tubmakers
Walgreens	Urban Ore
Discount Fabrics	Urban Outfitters
Ashby Lumber	Guitar Center
Rocket Restaurant Resource	

### HEADQUARTERS

Clif Bar & Company	Whole Foods Market (Regional)
Title Nine Sportswear	Acme Bread
TCHO Chocolate	Metropolis Baking
Meyer Sound Laboratories Inc	F'real Foods



## OVERVIEW OF DESIGN LOOP OFFERINGS

The West Berkeley Design Loop is a group of local merchants, teamed up to provide an unparalleled home improvement shopping experience.

Located along a convenient path of travel – from I-80 via Ashby Avenue, University Avenue, or Gilman Street exits – West Berkeley Design Loop merchants work together in the spirit of “co-opetition”.

- Home goods
- Home improvement
- Design Loop area

## CATEGORIES OF MERCHANTS INCLUDE:

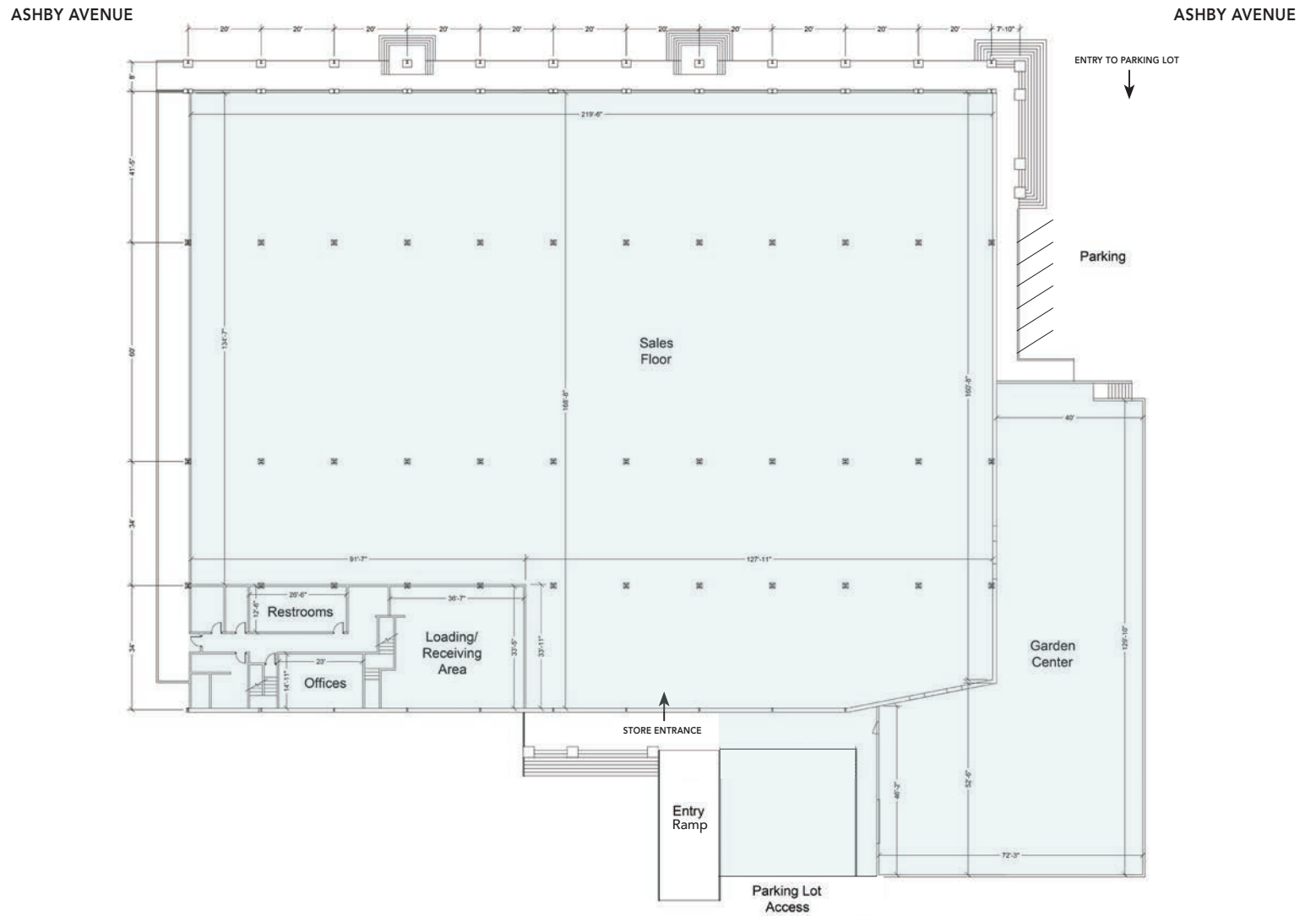
- Antique and Salvage
- Beds and Bedding
- Books and Educational Resources
- Cabinets and Countertops
- Flooring and Tile
- Furniture
- Glass and Stained Glass
- Hardware Store
- Home and Garden
- Home Décor
- Lighting
- Lumber and Decking
- Plumbing Fixtures and Hardware

## JOIN A GROUP OF NEARBY CO-TENANTS ON THE LOOP:

- Metro Lighting
- Ohmega Salvage
- The Gardener
- Keetsa Mattress
- Fenton MacLaren
- The Sink Factory
- Truitt and White Lumber
- EcoHome Improvement

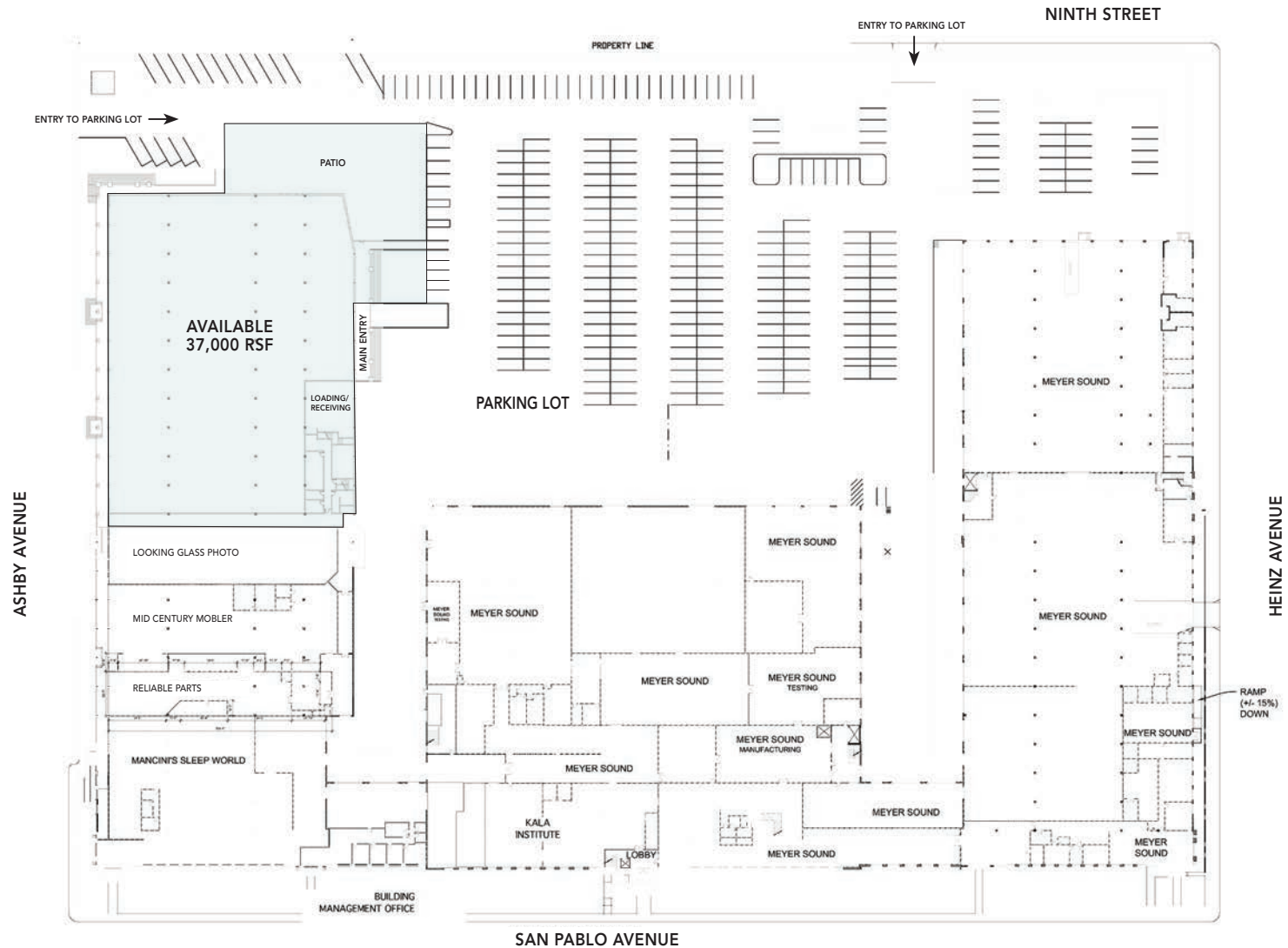


## FLOOR PLAN

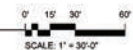


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## ASHBY PLAZA 1st FLOOR



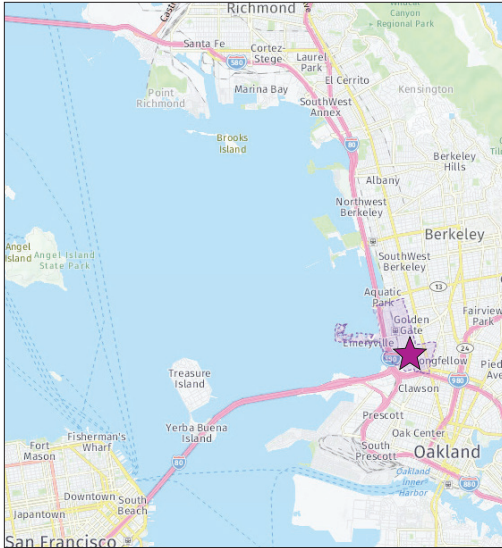
1 BERKELEY BUSINESS CENTER LOWER LEVEL FLOOR PLAN



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## ABOUT BERKELEY AND THE LOCAL AREA



- Located centrally within the SF Bay Area, Berkeley is the nation's 5th-largest metro area and home to 8.4 million people
- Berkeley is one of the densest cities in the U.S., surpassing Seattle, Oakland and San Jose – with a highly educated, high-income population. There are ~90,000 residents within a 2-mile radius of downtown, with a third of their household annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees
- Berkeley boasts stronger demographics within a 3-mile radius than comparable markets, with more affluent households, a higher number of college-educated residents and greater spending power
- 22-minute BART ride, or 24-minute drive from San Francisco
- Berkeleyans are true "early adopters", having long introduced trends like artisanal coffee, locavore farm-to-table cuisine and

environmental sustainability, that have since entered the mainstream of modern urban culture. This pioneering streak has endured in the form of a distinctive lifestyle and sensibility, shaped by cultural sophistication, progressive values, and educational attainment

- Women's activewear brand Title Nine was founded here 30 years ago. Many new companies are founded each year in connection with ideas and innovations that originated at UC Berkeley or Lawrence Berkeley National Lab.

**BIOTECHNOLOGY COMPANIES IN THE VICINITY** include: Dynavax Technologies Corporation, Caribou Biosciences, Xoma, Cetus Corporation, AGC Biologics, Exogen Biotechnology, Carmot Therapeutics Inc, Newomics Inc, Bell Biosystems Inc, Lumiphore Inc, Bell Biosystems Inc, Plexxikon Inc, Newomics Inc, Afingen, Amyris, Inc, Zymergen, Nanomix Inc, Catalent Pharma Solutions, Symbic Bio Inc, 4D Molecular Therapeutics, Kinemed Inc, Bios Pacific Inc, Channel Medsystems, Crystal Bioscience, Thermo Fisher Scientific, Exogen Biotechnology, Aduro Biotech, Inc, Carmot Therapeutics Inc, Berkeley Advanced Biomaterials, and Koniku Inc

## COMPANY HEADQUARTERS IN THE VICINITY

Annie's Homegrown

Clif Bar & Company

TCHO Chocolate

Whole Foods Market (Regional)

Title Nine Sportswear

Acme Bread Company

Metropolis Baking

Good Bean Snack Company

Broc Cellars

Bolt Threads

Modern-twist Inc

LeapFrog

F'real Foods

REBBL Drinks

Premier Nutrition Corporation

Meyer Sound Laboratories Inc

GU Energy Labs

3D Robotics

Ripple Foods

La Tourangelle Artisan Oils

Peet's Coffee Corporate Headquarters

Pixar Animation Studios

## NEARBY REGIONAL RETAIL MARKETS

Retailers love the San Francisco Bay Area because of its demographics and ability to sustain retailers. Metro areas like the Bay Area, Seattle, Boston or New York have higher-educated communities with greater discretionary income.

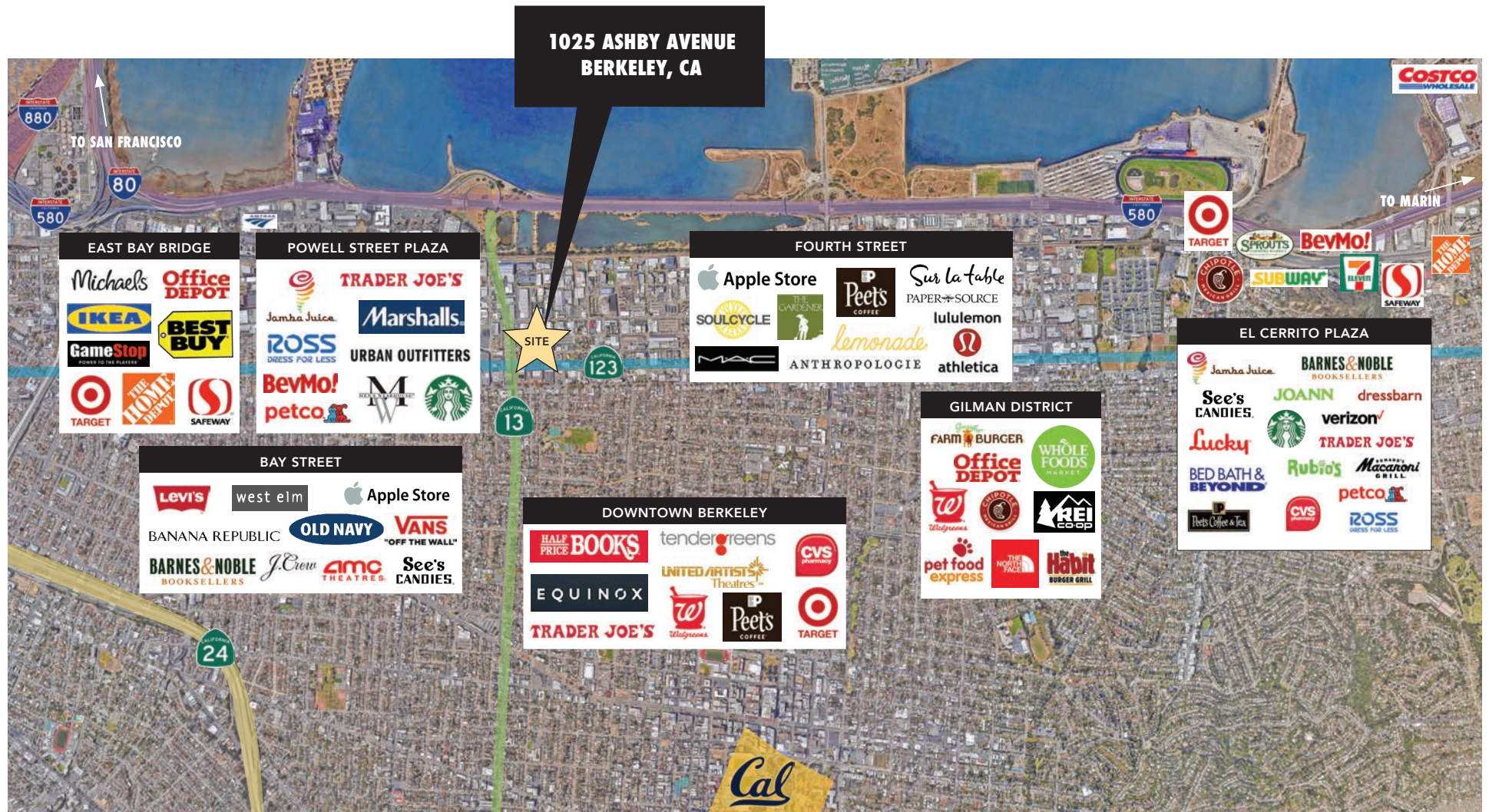
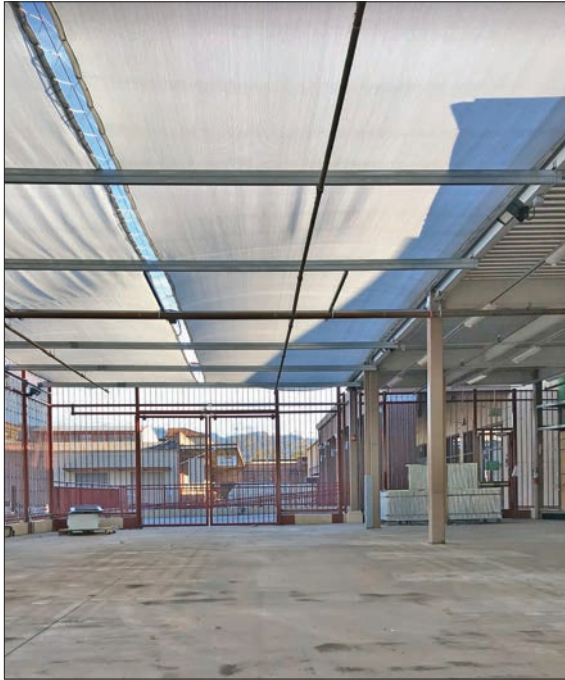




PHOTO TOUR





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