

For Sale

3020 San Pablo Avenue is an entitled* mixed-use development opportunity in West Berkeley. Plans feature a five-story building with 29 residential units, one ground-floor commercial space, private balconies, a rooftop deck, and 29 parking spaces. The ±9,104 SF corner site offers excellent access to shopping, dining, public transportation, and major freeways.

**Buyer to independently verify all entitlements and permits.*

Entitled 30-Unit Multifamily Development Opportunity | Berkeley, California*

3020 San Pablo Ave, Berkeley, CA 94702



CONTACT US:

Harmit S Toor

Broker

Bay East Brokers, Inc.

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(925) 202-7027

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PROPOSED DEVELOPMENT HIGHLIGHTS

- 29 residential units plus ground-floor commercial space
- $\pm 33,645$ SF Gross Building Area
- $\pm 9,104$ SF corner parcel in West Berkeley
- $\pm 28,307$ Residential SF
- $\pm 1,627$ Commercial SF
- 29 on-site parking spaces and dedicated bicycle storage
- Excellent access to BART, AC Transit, I-80 and I-580
- 3 Studio Units
- 14 One-Bedroom Units
- 12 Two-Bedroom Units
- 1 Commercial Unit



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BAY EAST
B R O K E R S

Extensive Pre-Development Work Completed

Prime West Berkeley Infill Opportunity: 3020 San Pablo Avenue is a entitled $\pm 9,104$ sq. ft. parcel zoned C-W. Designed by Joe DeCredico Studio, the permit-pending project features a five-story mixed-use building with 29 light-filled residential units (including two-story lofts and 4 inclusionary units), ground-floor retail, and 29 parking spaces. Located in an exceptionally walkable and bikeable transit hub (Walk Score 93 / Bike Score 92) with immediate access to I-80/580, BART, and local amenities.





Prime Border Location (West Berkeley & Emeryville)

Retail & Dining: Situated near bustling commercial hubs, offering residents easy walkability to local cafes, breweries, artisan shops, and popular dining spots along San Pablo Avenue.

Job & Innovation Hubs: Nestled between Berkeley's tech/lab ecosystem and Emeryville's major biotech, retail, and corporate hubs (including Pixar, Wareham Development campuses, and Bay Street Emeryville).

Traffic & Visibility (Approx.)

Situated directly at the northwest corner of **San Pablo Avenue and Folger Avenue**, giving the property prominent exposure and dual-street frontage.

Heavy Daily Vehicular Traffic: San Pablo Avenue acts as a major regional arterial thoroughfare connecting Berkeley, Emeryville, and Oakland, driving continuous daily drive-by traffic for ground-floor retail and signage.

Exceptional Foot & Bike Traffic: Boasts a **Walk Score of 93** and a **Bike Score of 92**, ensuring strong pedestrian flow and high visibility from nearby foot traffic and cyclists via the nearby Emeryville Greenway.

Demographic Highlights:

Affluent & Educated: Driven by nearby UC Berkeley, tech hubs, and biotech firms.

High Rental Demand: Strong concentration of young professionals seeking transit-friendly housing.

Growing Urban Density: Steady neighborhood growth with high local purchasing power.

LOCATION ADVANTAGES

BART & Rail: Minutes from **Ashby BART Station** and the **Emeryville Amtrak Station**, providing direct, fast commutes to Downtown San Francisco, Oakland, Silicon Valley, and the broader Bay Area.

Bus Service: Positioned along major **AC Transit** routes, offering rapid regional bus service and local connections right at the doorstep.

Highway Access: Immediate access to I-80, I-580, and Highway 13 (Ashby Avenue), making commutes by vehicle seamless across the region.

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NEARBY FREEWAY ACCESS

I-80 | I-580 | CA-13 / ASHBY AVE



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Buyer to independently verify all property information, zoning, development potential, permits, approvals, reports, plans, and the transferability and status of all development documents with the City of San Jose and the applicable consultants. Development plans and supporting documents are available upon request.

INVESTMENT HIGHLIGHTS

Entitled Project: Significantly reduces development timeline and risk with existing entitlements.

High-Demand Mixed-Use Design: Features 29 residential units—including desirable two-story lofts, private balconies, and a shared rooftop garden—plus a ground-floor commercial space.

State Density Bonus Optimization: Includes 4 inclusionary affordable units, maximizing density potential on a compact $\pm 9,104$ sq. ft. corner parcel.

Efficient Parking System: Integrated 3-tier mechanical parking lift system provides 29 spaces, optimizing on-site footprint and construction efficiency.

Prime Transit-Oriented Location: Boasts a **Walk Score of 93** and **Bike Score of 92**, positioned near Ashby BART, Amtrak, AC Transit express routes, and major Bay Area freeway corridors (I-80/580).