

WEST BERKELEY INNOVATION & POWER HUB

INDUSTRIAL FOR SALE

1320 NINTH STREET

BERKELEY, CA 94710



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PROPERTY OVERVIEW

Ideal for owner-users seeking a versatile space in R&D, laboratory, robotics, tech or light manufacturing.

The building features full HVAC temperature-control, a grade-level roll up door and industrial grade heavy power to accommodate a variety of business needs.

Previously occupied by Cannabis Business.

Minutes from the vibrant 4th St shopping district, the building is close to many retail, dining, and business amenities including Whole Foods, Philz Coffee, REI, Office Depot, and more.

Easy Access to I-80 and I-580 provides a smooth commute, offering well-situated travel throughout the San Francisco Bay Area.

Under 3 miles to UC Berkeley and Lawrence Berkeley National Lab (LBNL).

Nearby Biotech Clusters: Bayer Healthcare Biotech Campus, Dynavax, and Berkeley Commons life sciences.

Nearby Advanced Tech Hub: Rigetti Quantum Computing, Ekso Bionics, and Meyer Sound.

PROPERTY SUMMARY

For Sale:

\$1,470,000

\$PSF:

\$254.5

Total Building Sqft:

± 5,775

*Total Lot Sqft:

± 8,712

Year

Built:

1960

Zoning:

**Mixed Use-Light
Industrial (MU-LI)**

APN#:

60-2351-3

PROPERTY HIGHLIGHTS



Power: 1600 AF Switchboard system 208Y/120V 60 HZ



1000 AT Seismic certified supply of 1600 Amps/3 phase 4w



Title 24 lighting energy efficiency and saving compliant



Grade Level Roll-Up Door

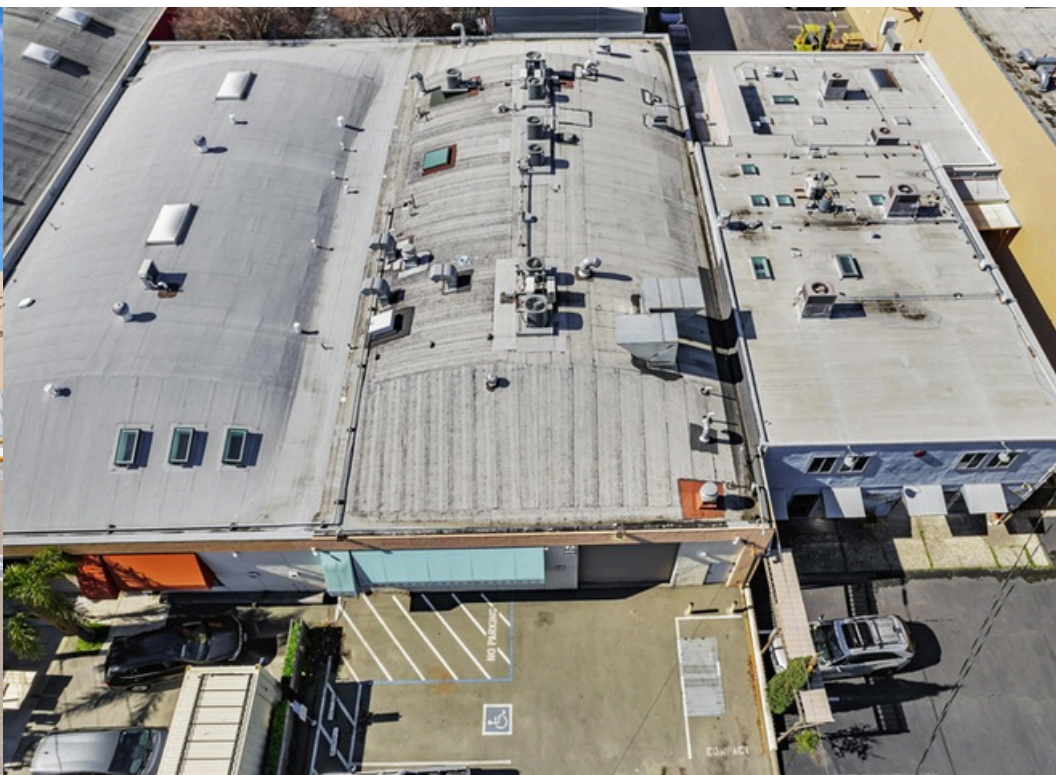
*Total Lot SQ Ft with neighbour's condo: +/-17,424 SF

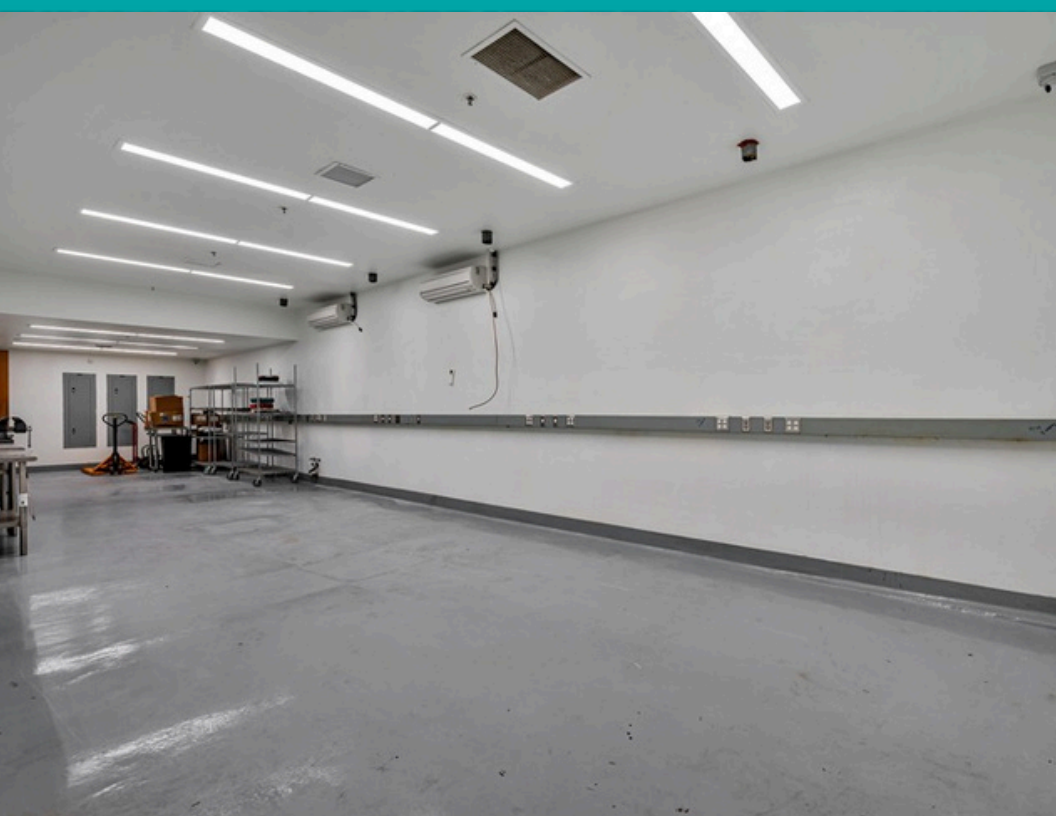
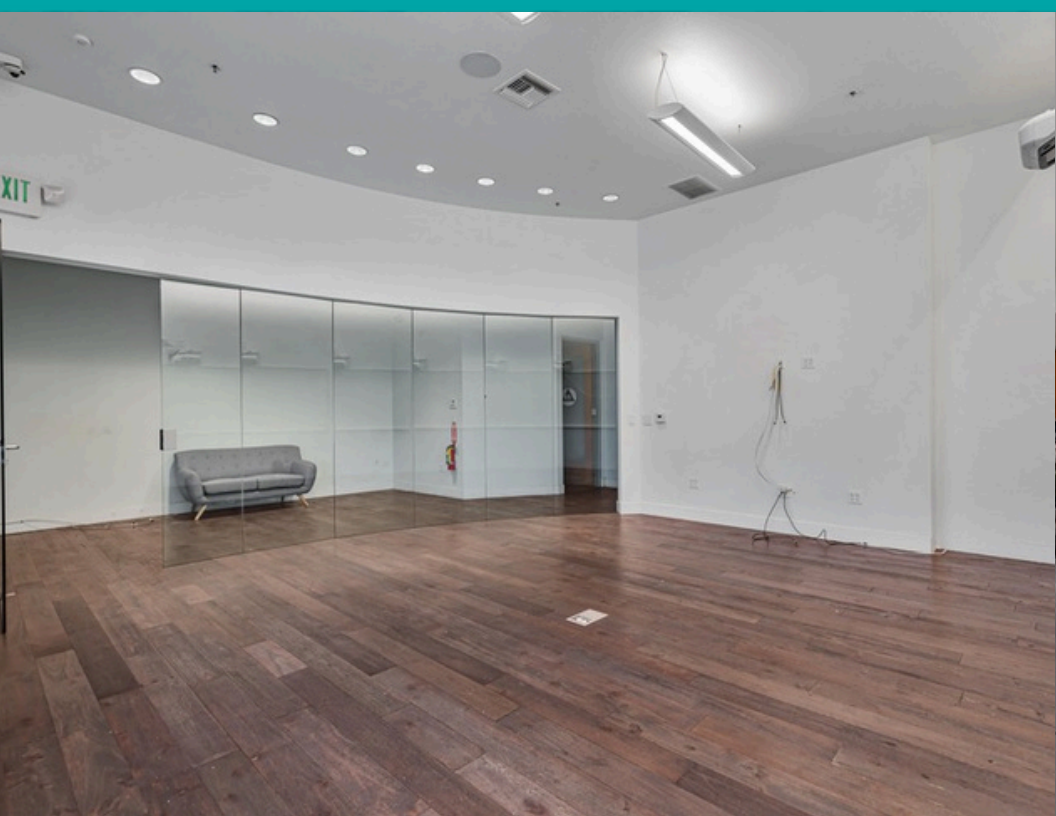




**1320 Ninth
Street**
Berkeley CA







BERKELEY, CA

Berkeley, California, offers a thriving environment for entrepreneurs and businesses seeking growth and innovation. Known for its prestigious University of California campus, the city fosters a culture of research, creativity, and cutting-edge technology, providing ample opportunities for startups and tech ventures. Berkeley's diverse population and progressive values create a supportive ecosystem for socially-conscious businesses, with an emphasis on sustainability and green initiatives. The city's well-developed infrastructure, including easy access to San Francisco via BART/ AC Transit and a strong local economy, makes it an ideal location for companies seeking both talent and a connected market. With a vibrant arts scene, a focus on inclusivity, and a wealth of resources for businesses, Berkeley is an attractive city for entrepreneurs looking to make a meaningful impact while tapping into the dynamic Bay Area market.

WALKSCORE

85
Walk Score






83
Bike Score



60
Transit Score



TRANSIT HIGHLIGHTS

-  North Berkeley Bart Station 1.3mi
-  AC Transit Line .2mi
-  I580 & I 80 Access .5mi

Healthiest Cities in America

#1 of 229

POPULATION

121,385

MEDIAN HOUSEHOLD INCOME

\$104,716

MEDIAN HOME VALUE

\$1,280,300

MEDIAN RENT

\$2,067

SITE ATTRACTIONS



Tilden Regional Park



The Greek Theatre



Lawrence Hall of Science

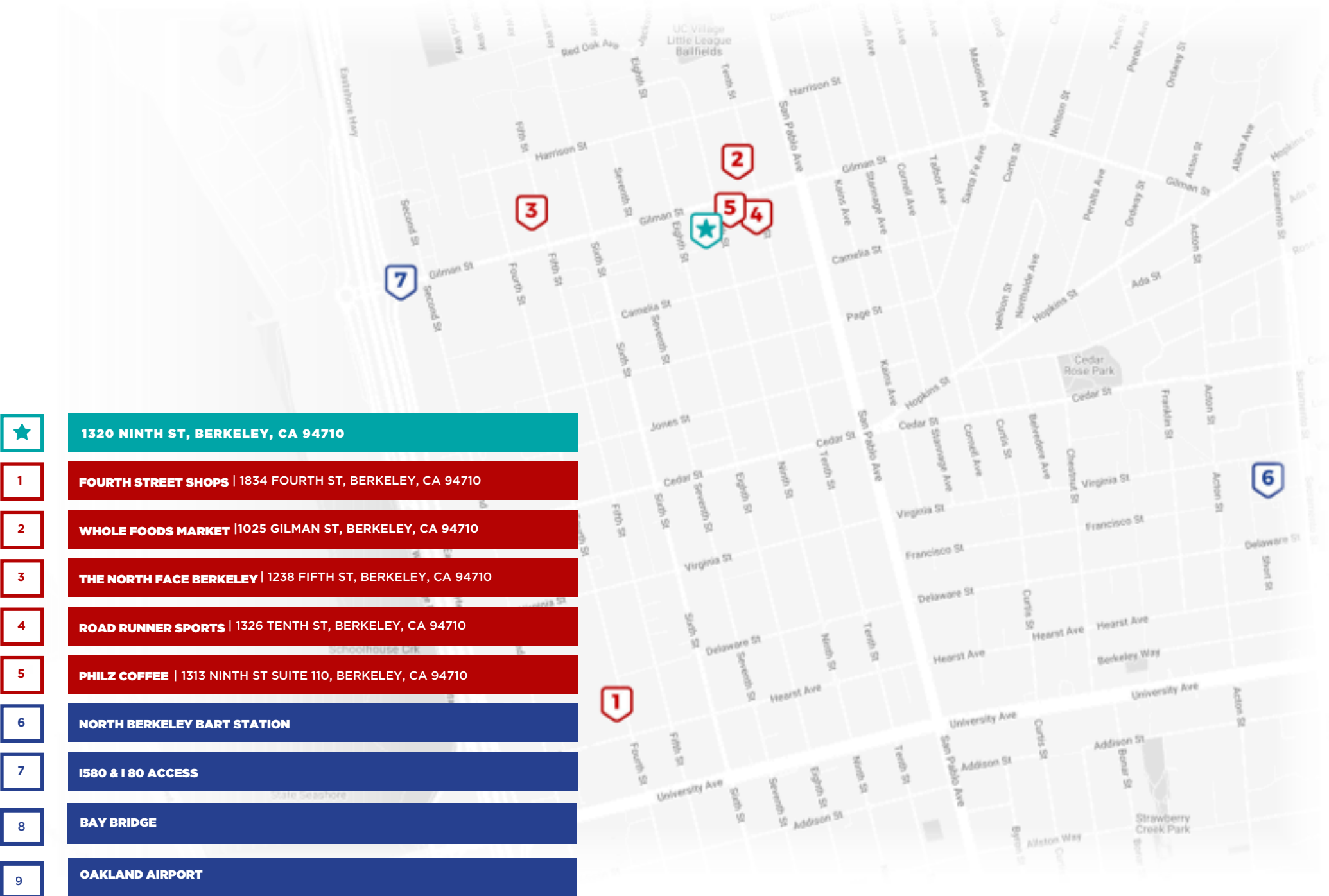


Berkeley Art Museum and Pacific Film Archive



Berkeley Rose Garden

LOCAL AMENITIES



-  **1320 NINTH ST, BERKELEY, CA 94710**
-  **FOURTH STREET SHOPS** | 1834 FOURTH ST, BERKELEY, CA 94710
-  **WHOLE FOODS MARKET** | 1025 GILMAN ST, BERKELEY, CA 94710
-  **THE NORTH FACE BERKELEY** | 1238 FIFTH ST, BERKELEY, CA 94710
-  **ROAD RUNNER SPORTS** | 1326 TENTH ST, BERKELEY, CA 94710
-  **PHILZ COFFEE** | 1313 NINTH ST SUITE 110, BERKELEY, CA 94710
-  **NORTH BERKELEY BART STATION**
-  **I 580 & I 80 ACCESS**
-  **BAY BRIDGE**
-  **OAKLAND AIRPORT**

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