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THE OAKS THEATRE

HISTORICAL LANDMARK MOVIE THEATER
1861-1877 SOLANO AVENUE, BERKELEY

FOR SALE
or Theater for Lease



ABOUT THIS PROPERTY

At the upper end of Solano Avenue, in a vibrant commercial business district, the magnificent Oaks Theatre sits alongside numerous restaurants, coffee shops, banks and retail stores. Walk through doors and step into another era of time. Observe the beautiful interior space – the ornate entry with ticket booth, concession stand and the antique projector on display. Wood and stylized details reveal a glorious past.

The Oaks Theatre is the oldest building on upper Solano Avenue, in Berkeley's Thousand Oaks district, according to the Berkeley Architectural Heritage Association (BAHA). It was designated an historical [Berkeley landmark](#) in 2006.

PROPERTY OVERVIEW

- ± 21,578 sq. ft. building
- ± 16,329 sq. ft. parcel per county title records
- ± 16,000 sq. ft. movie theater with balcony
- Approximately 1,000 seat capacity, with two screens
- Potential to convert to ± 4 screens
- Theater is approved for quick serve restaurant with beer/wine
- 5 retail spaces; 5 offices (upstairs over retail)
- Steps away from Noah's Bagels, Peet's Coffee & Tea, Starbucks, Cactus Taqueria, Troy Greek Cuisine, Ajanta, Zachary's Pizza, Khana Peena Indian Cuisine, Safeway, iScream!, Greetings, Pegasus Bookstore, Wells Fargo Bank, Mechanics Bank, Chase Bank, US Post Office and more





OAKS THEATRE HISTORY

For many years, the Oaks Theatre was an anchor site on Solano Avenue. Built in 1925 by the Reid Brothers, it was designed in the “modified Moorish” style – much of what can be described as Moroccan “Moorish” design – and in 1935 was remodeled into Art Deco style. Originally a single-screen theater, it was renovated to two screens in 1973. Some notable buildings in San Francisco also designed by the Reid Brothers are the Fairmont Hotel (1906), the Cliff House (1909) and the Balboa Theatre (1926).

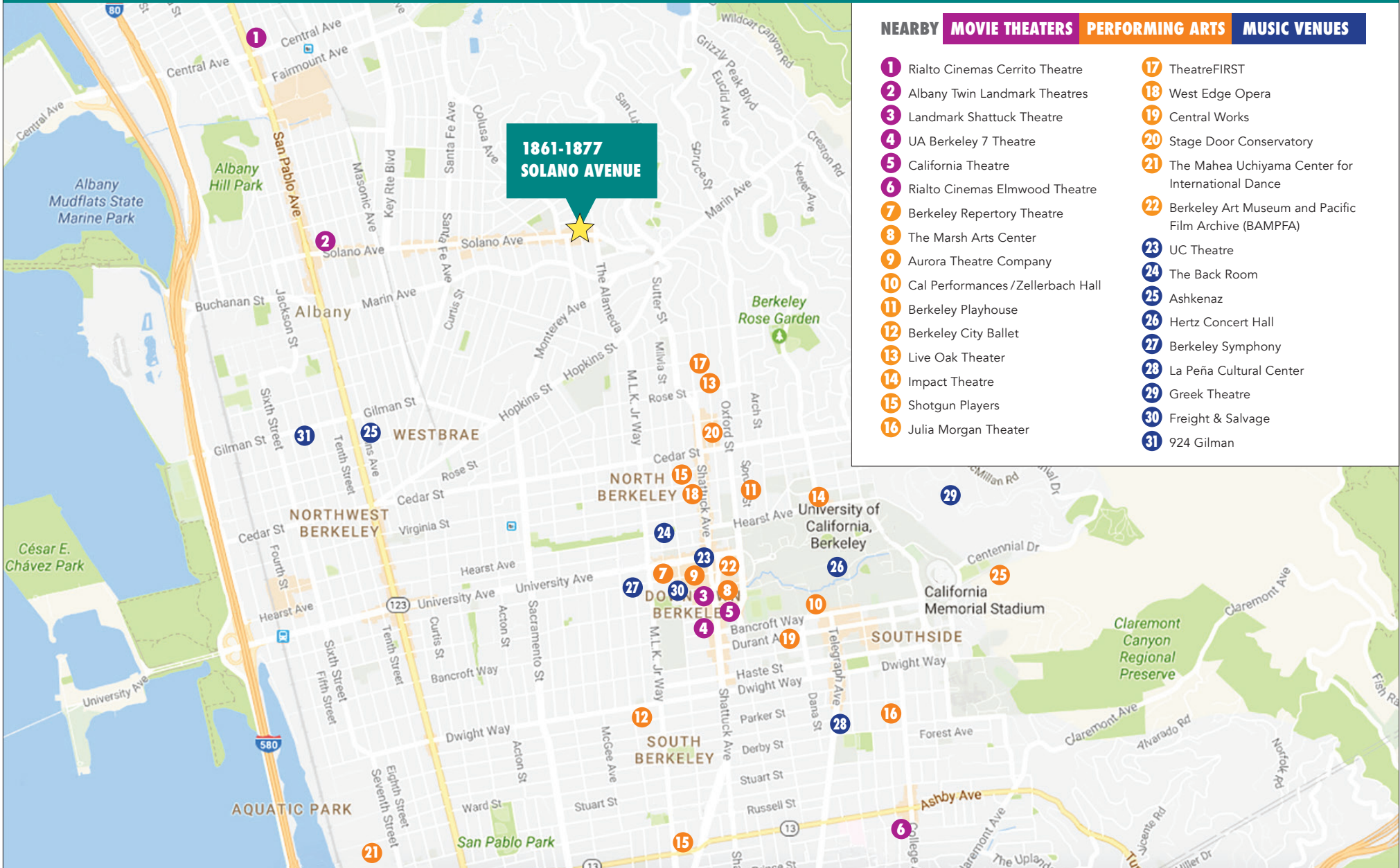
The Thousand Oaks district contains an abundance of coast live oaks and was developed as one of Berkeley’s first affluent

suburbs with nice craftsman houses and good transportation. The theater got its name from the nearby homes in Thousand Oaks (built by Mason-McDuffie). Back then, the Key System “F” train delivered passengers to Solano Avenue from San Francisco, with a stop right in front of the Oaks Theatre, and then traversed through the nearby Solano Tunnel. Over the years, Solano Avenue has served as the area’s primary business district.



The Oaks Theatre became part of a small local movie theater chain, Blumenfeld Theaters – which included the Berkeley Theater (Downtown Berkeley) and a Richmond drive-in (where the Hilltop Shopping Center is now located, and Blume Drive at Hilltop takes its name from the theater chain). Between 1994-2005, the Renaissance Rialto Theaters operated the Oaks. The Metropolitan Theaters Corporation ran it until 2010.



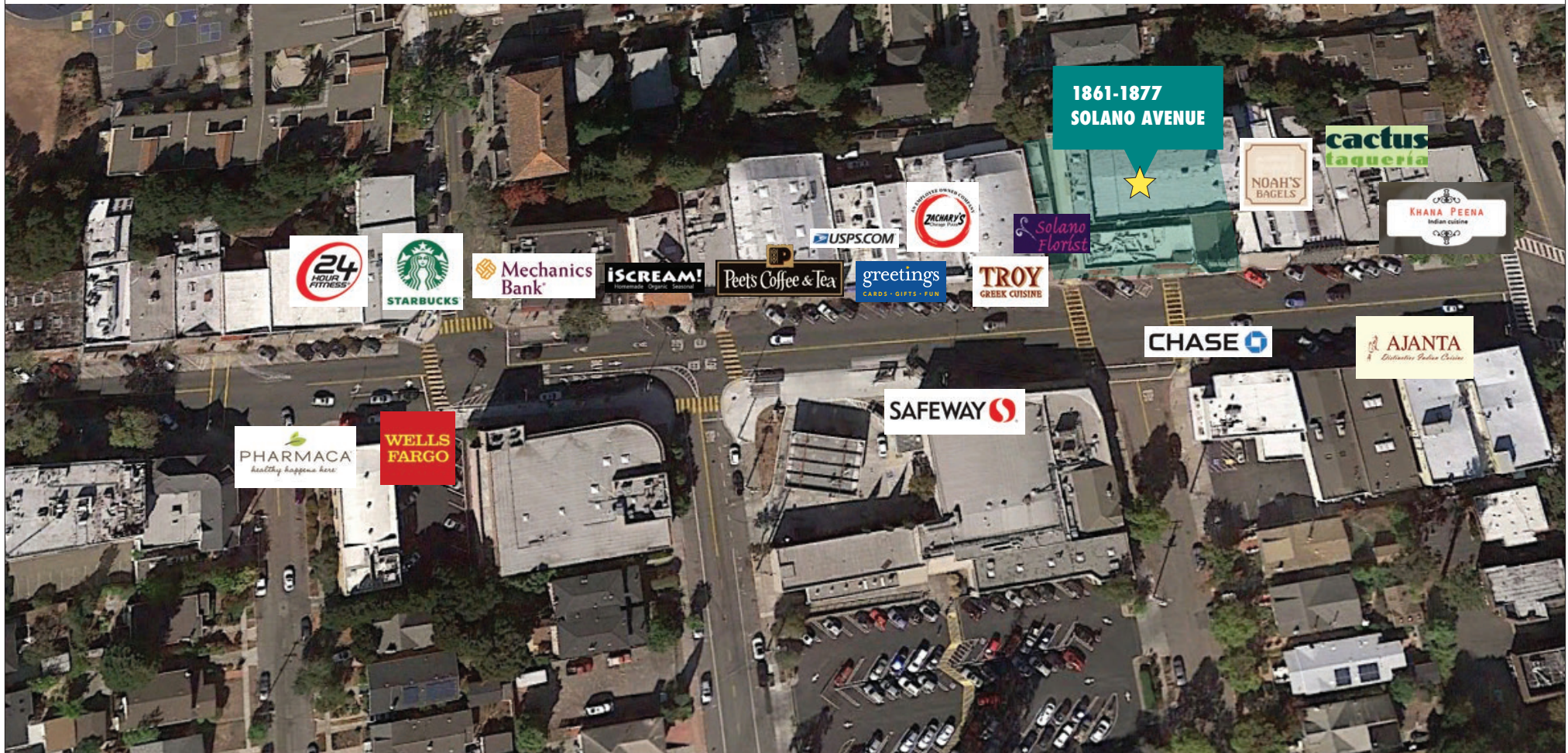


NEARBY **MOVIE THEATERS** **PERFORMING ARTS** **MUSIC VENUES**

- 1 Rialto Cinemas Cerrito Theatre
- 2 Albany Twin Landmark Theatres
- 3 Landmark Shattuck Theatre
- 4 UA Berkeley 7 Theatre
- 5 California Theatre
- 6 Rialto Cinemas Elmwood Theatre
- 7 Berkeley Repertory Theatre
- 8 The Marsh Arts Center
- 9 Aurora Theatre Company
- 10 Cal Performances / Zellerbach Hall
- 11 Berkeley Playhouse
- 12 Berkeley City Ballet
- 13 Live Oak Theater
- 14 Impact Theatre
- 15 Shotgun Players
- 16 Julia Morgan Theater
- 17 TheatreFIRST
- 18 West Edge Opera
- 19 Central Works
- 20 Stage Door Conservatory
- 21 The Mahea Uchiyama Center for International Dance
- 22 Berkeley Art Museum and Pacific Film Archive (BAMPFA)
- 23 UC Theatre
- 24 The Back Room
- 25 Ashkenaz
- 26 Hertz Concert Hall
- 27 Berkeley Symphony
- 28 La Peña Cultural Center
- 29 Greek Theatre
- 30 Freight & Salvage
- 31 924 Gilman

NEIGHBORS

Solano Avenue's commercial district spans over 26 blocks and boasts over 250 businesses – a combination of local operators, service-based businesses, modern boutiques, several coffeeshops, over 55 restaurants/cafes and two movie theaters. The Oaks Theatre is at the top – surrounded by Noah's Bagels, Ajanta Indian Cuisine, Solano Florist, Troy Greek Cuisine, Pegasus Bookstore, Zachary's Pizza, Greetings, iScream!, Khana Peena Indian Cuisine, Peet's Coffee & Tea, Starbucks, two Post Offices, a UPS store, several banks, Safeway and more. The residents of this Thousand Oaks district consider Solano Avenue to be their gathering place.



LOCATION HIGHLIGHTS

The Thousand Oaks area of Berkeley borders both Albany and Kensington. Located at the base of the Berkeley Hills, this district features a charming mixture of restaurants, cafes, coffeehouses, retail stores, professional services and specialty shops.

NEIGHBORHOOD OVERVIEW

SOLANO AVENUE is a major 2-mile east-west retail corridor, extending west into Albany and east into Berkeley, with two movie theaters – the Albany Twin near the bottom and the Oaks Theatre at the top. Solano Avenue is also the principal shopping area of this primarily residential neighborhood. The area has a variety of housing, mostly single-family homes built in the early 1900s – but also in-law units and a handful of apartments. With a robust neighborhood area and strong demographics, the “Solano shopping district” boasts high car counts and pedestrian traffic.

- 130 commercial spaces and ±191,000 SF of commercial space (2016 COB)
- 250 businesses (Inside Solano Avenue, a Snapshot, 3/10/2016)
- Unmatched array of popular restaurants and retail establishments
- Charm of a small town, yet rich in diversity and culture
- Large collection of independently-owned business

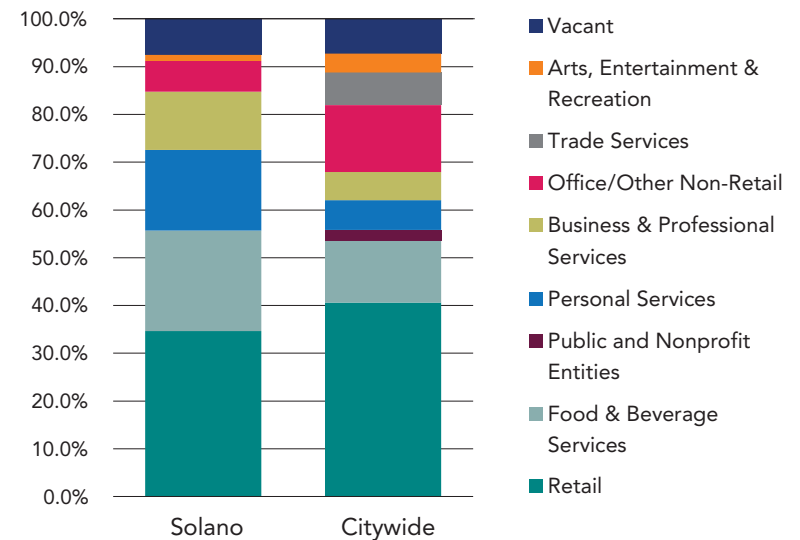
THE SOLANO AVENUE STROLL is an annual street fair held on the second Sunday of September on Solano Avenue. Approaching its 44th year, it has become the East Bay’s largest street festival. This fair attracts over 300,000 participants and guests from all over the west coast. Featuring over 500 local businesses and vendors – with live music and entertainment, food booths, artisan crafters and a parade, this event showcases the Thousand Oaks district. In 2001, the Solano Avenue Stroll was designated a “National Local Legacy” by the Library of Congress.

AREA DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---|-----------|-----------|-----------|
| Population | 26,809 | 150,968 | 284,762 |
| % population with Bachelor's degree | 22.47% | 18.75% | 15.76% |
| % population with Master's degree or more | 43.87% | 31.87% | 26.01% |
| Median Owner-Occupied Housing Value | \$606,473 | \$470,538 | \$429,895 |
| Estimated Average Household Income | \$127,156 | \$79,082 | \$80,067 |

| | |
|---|----|
| Walk score | 89 |
| Bike score | 88 |
| Bus score (AC Transit stops every 3 blocks along Solano Avenue) | 41 |

BERKELEY BUSINESS MIX 2016 (by Square Footage)



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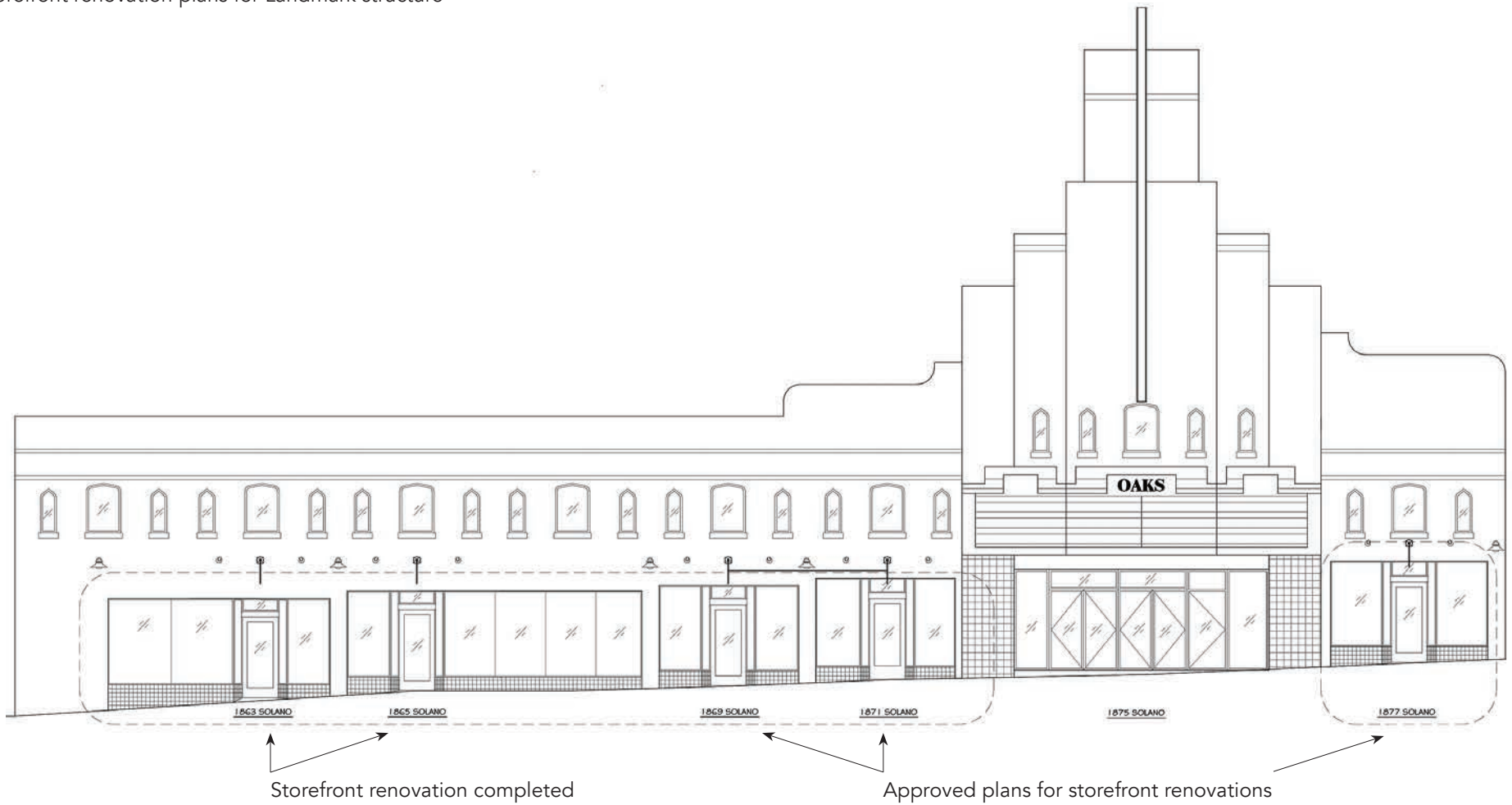
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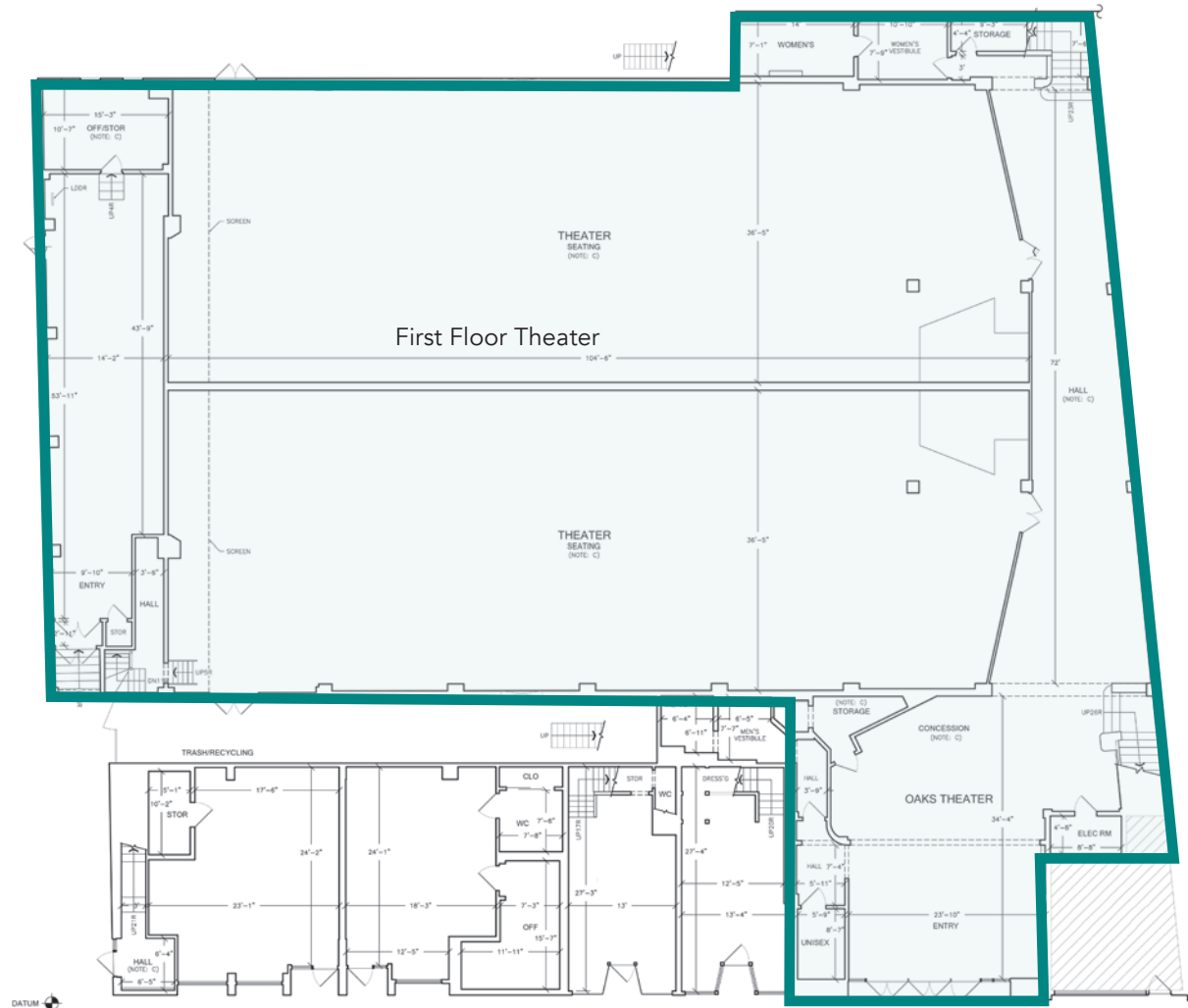


STREET VIEW

Storefront renovation plans for Landmark structure

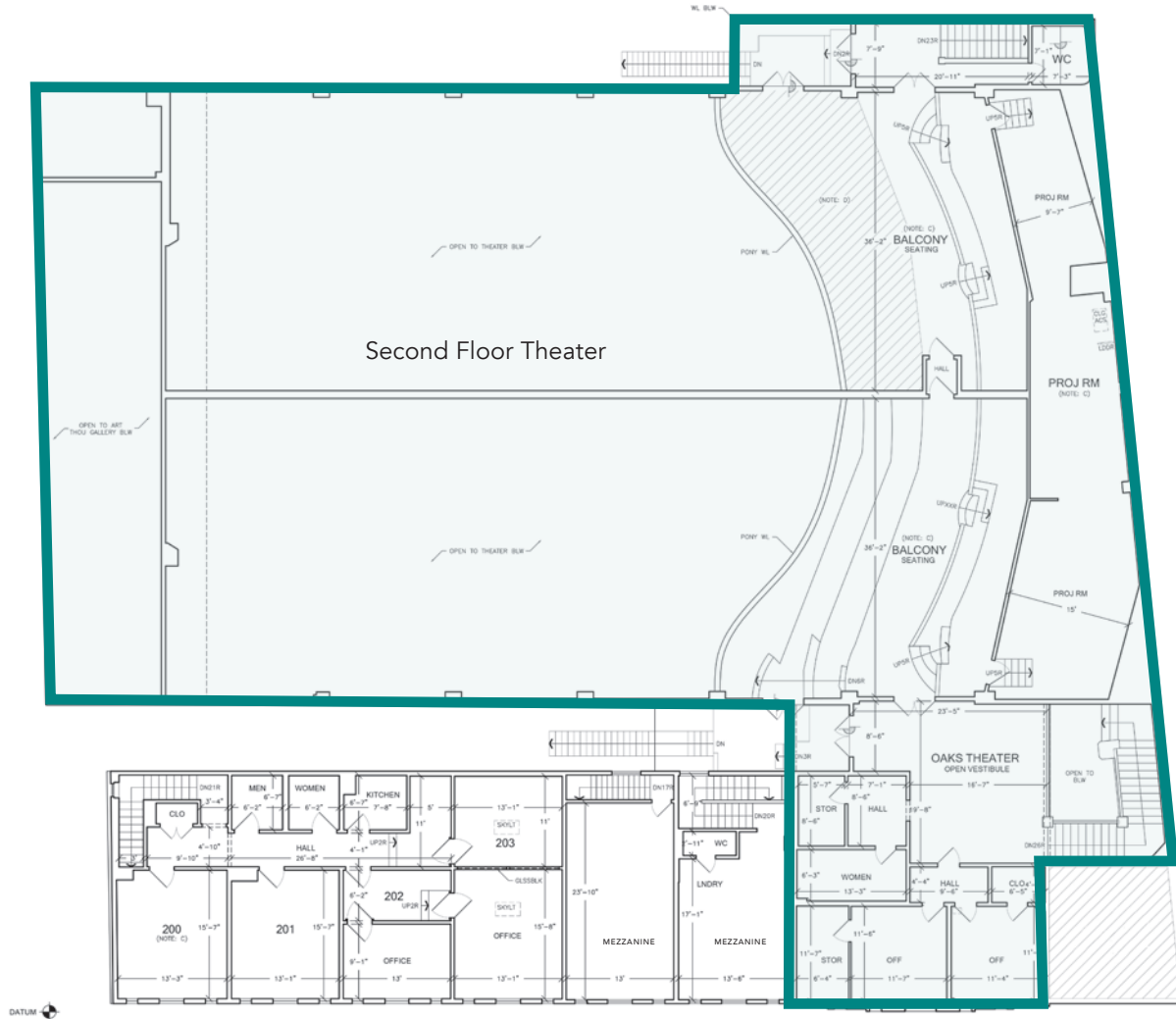


FLOORPLAN - LOWER LEVEL



② EXISTING ENTRY LEVEL FLOOR PLAN
14,253 SQFT INTERIOR
528 SQFT EXTERIOR

FLOORPLAN - UPPER LEVEL



1 EXISTING UPPER LEVEL FLOOR PLAN
7,323 SQFT INTERIOR
313 SQFT EXTERIOR

PARCEL MAP

Parcel Square Feet: ± 16,329 (per county title records)

APN 61-2602-40-1

Zoning: C-SO - Solano Avenue Commercial, R-1H

Year Built: 1925

PROPERTY PURCHASE PRICE: \$4,250,000
THEATER LEASE RATE: \$12,000/Month NNN (± 16,000 SF)



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.