

Inside Solano Avenue - a snapshot (3.0 10.2016)
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Solano Avenue is a one-mile long commercial district that spans two cities, Albany and Berkeley (California / USA). It is surrounded by the "Thousand Oaks" residential district of Berkeley, and the residents of Albany, who consider Solano Avenue to be their "downtown".

Solano Avenue unites the two beautiful cities of Albany and Berkeley California by bringing together the best of what makes each unique. Spanning 26 blocks long, Solano Avenue hosts over 250 businesses comprised of a combination of "mom and pop" shops, service based businesses, modern boutiques, a full array of over 55 restaurants and Cafés (most of them Zagat and Michelin rated), a movie theatre, 3 "pocket parks" and 2 elementary schools. No matter what you are looking for you will always find plenty of opportunities to EAT, SHOP, PLAY and LIVE on Solano Avenue.

Solano Avenue boasts:

- Largest collection of independently-owned businesses in the region (we also have our share of chain stores.)
- Culturally diverse group of entrepreneurs
- Unmatched array of business types

(You can "eat, shop, play and live"; almost anything on Solano Avenue - It's "on Solano")

We estimate that 35 percent of our businesses are family-owned by residents who live within 20 miles of the district, making them true members of the community.

Opportunity and Foot Traffic:

- The average size of businesses on the ground-floor of the Avenue is 1,500 square feet
 - Our anchor stores include two grocery stores (Andronico's Market and Safeway), as well as two 500+ seat movie theaters (Landmark Theater's Albany Twin and the "Oaks" - which is currently vacant)
 - Two public elementary schools on the Avenue (Thousand Oaks and Cornell); this along with our many professional services provide consistent foot traffic
 - Two Federal Post Offices and a UPS Store
 - Two public transportation routes; stops are every-three blocks (Alameda County Transit)
 - Several coffee shops (including Pete's and Starbucks)
 - Rents range dynamically from \$1.50 per square-foot, up to \$4.50
(Some leases are "triple net" and have "strings attached")
- We are also the gateway and "downtown" for Kensington (who satellite us in the north-east) and El Cerrito, our northern next-door neighbor (both in Contra Costa County, please see the map below)

Albany:

Demographics Albany: As of the census of 2010, there were 18,539 people and 7,401 occupied households in the city. The population density was 10,905.3 people per square mile (4,213.4/km²). There were 7,889 housing units at an average density of 4,640.6 per square mile (1,793/km²). The racial makeup of the city is 49.3% non-Hispanic White, 3.3% non-Hispanic Black or African American, 0.2% Native American, 31.0% Asian, 0.2% Pacific Islander, 0.6% from other races, and 5.2% from two or more races. Hispanic or Latino of any race were 10.2% of the population.

Berkeley:

Berkeley is on the east shore of San Francisco Bay in northern Alameda County, California. It is named after the 18th-century Anglo-Irish bishop and philosopher George Berkeley. It borders the cities of Oakland and Emeryville to the south and the city of Albany and unincorporated community of Kensington to the north. Its eastern border with Contra Costa County generally follows the ridge of the Berkeley Hills.

Berkeley Continued: Berkeley is home to the oldest campus in the University of California system, the University of California, Berkeley and of the Lawrence Berkeley National Laboratory, which is managed and operated by the university. It also has the Graduate Theological Union, one of the largest religious studies institutions in the world. It is one of the most politically liberal cities in the United States.

The 2010 United States Census reported that Berkeley had a population of 112,580. The racial makeup of Berkeley was 54.7% non-Hispanic White, 10.0% African American, 0.4% Native American, 2.4% Asian Indian, 8.6% Chinese, 1.5% Filipino, 1.6% Japanese, 2.1% Korean, 1.0% Vietnamese, 2.2% other Asian, 0.2% Pacific Islander, 4.4% from other races, and 6.2% from two or more races. Hispanic or Latino of any race were 10.8% of the population, with 6.8% of the population being Mexicans.

El Cerrito:

The 2010 United States Census[12] reported that El Cerrito had a population of 23,549. The population density was 6,385.3 people per square mile (2465.6/km²). The 2010 racial makeup of El Cerrito was: 12,543 (53.3%) White; 6,439 (27.3%) Asian; 1,819 (7.7%) African American; 107 (0.5%) Native American; 37 (0.2%) Pacific Islander; 1,079 (4.6%) from other races, and 1,525 (6.5%) from two or more races.

Kensington:

Kensington is an affluent, unincorporated community located in the Berkeley Hills, neighboring Solano Avenue.

The 2010 United States Census reported that 5,077 people, 2,199 households, and 1,417 families resided in the CDP. The population density was 5,361.1 people per square mile (2,069.7/km²). There were 2,305 housing units at an average density of 2,409.7 per square mile (930.4/km²). The racial makeup of the CDP was 78.1% White (74.8% non-Hispanic), 2.6% African American (2.5% non-Hispanic), 0.3% Native American, 12.0% Asian, 1.1% from other races, and 5.9% from two or more races. 5.2% of the population was Hispanic or Latino of any race.

"Snapshots" of the Cities are found on their individual Wikipedia pages at:

Albany: http://en.wikipedia.org/wiki/Albany,_California

Berkeley: http://en.wikipedia.org/wiki/Berkeley,_California

El Cerrito: https://en.wikipedia.org/wiki/El_Cerrito,_California

Kensington: https://en.wikipedia.org/wiki/Kensington,_California

City websites are here:

Albany: <http://www.albanyca.org>

Berkeley: www.ci.berkeley.ca.us

El Cerrito: <http://www.el-cerrito.org>

Kensington: <http://kensingtoncalifornia.org>

County websites are here:

Alameda County, CA: <https://www.acgov.org>

Contra Costa County, CA: <http://www.co.contra-costa.ca.us>

Other Resources:

East Bay Economic Development Alliance: <http://www.eastbayeda.org>

US Department of Commerce, Bureau of Economic Analysis: <http://bea.gov>

