

OFFICE BUILDING FOR SALE, NEAR CAMPUS AND DOWNTOWN

:: **2372-2380 ELLSWORTH STREET, BERKELEY, CA** ::



WELL-MAINTAINED, PRIDE OF OWNERSHIP PROPERTY – FIRST TIME ON THE MARKET IN OVER 40 YEARS

BUILDING SIZE: ±4,397 SF

LOT SIZE: ±9,750 SF

PRICE: \$2,450,000

APN: 55-1887-03 **ZONING:** R-S

DEMOGRAPHICS

WITHIN 3 MILES

Population **217,151**

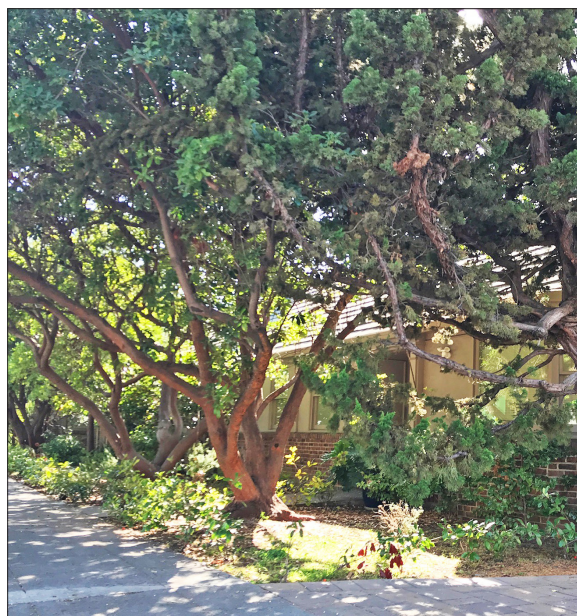
Average household income **\$98,937**

Daytime Employees **148,736**

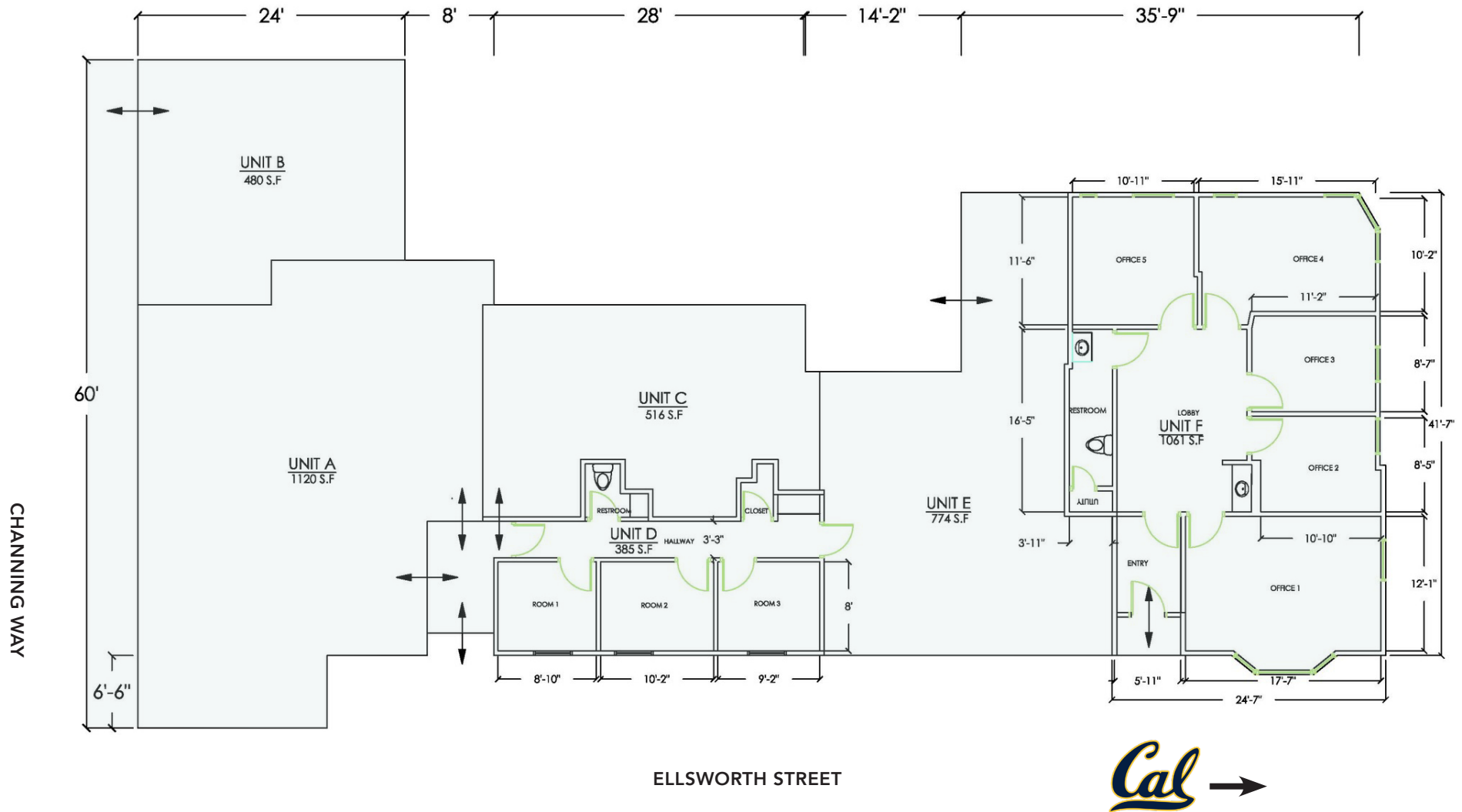
Source: CoStar

HIGHLIGHTS

- Near Downtown Berkeley and UC Berkeley campus on Southside
- Parking lot
- Skylights throughout
- 6 suites
- Lush gardens (as photos show, it's hard to see the building)
- Partially leased with existing income
- Month-to-month leases
- Separately metered gas and electric
- Easy walk to Downtown Berkeley, and BART
- 1 block to Telegraph-Channing public parking garage (first hour free!)
- 2 blocks to Telegraph Avenue with eateries such as Chipotle, Jamba Juice, Cream, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Bongo Burger, and Peet's Coffee
- Near many shops including Urban Outfitters, Brandy Melville, Bancroft Clothing, Target, CVS, Bear Basics, Games of Berkeley, Moe's Books, and Crossroads Trading
- Within 3 blocks of Zellerbach Playhouse, Cal Performances, Haas Pavilion, and Spieker Aquatics Complex
- Surrounded by ±57,637 students and UC Berkeley employees

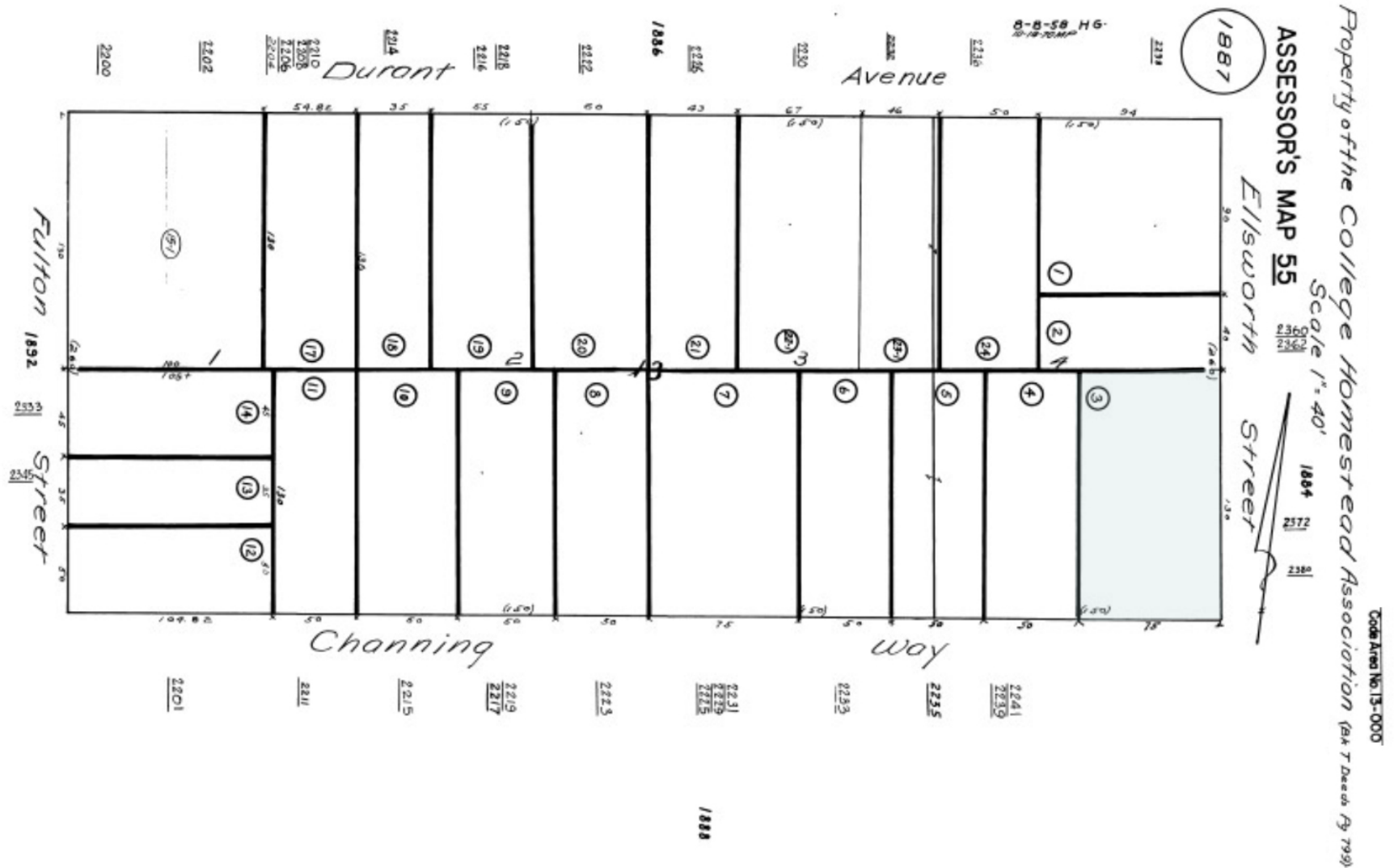


FLOOR PLAN



This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

PLAT MAP



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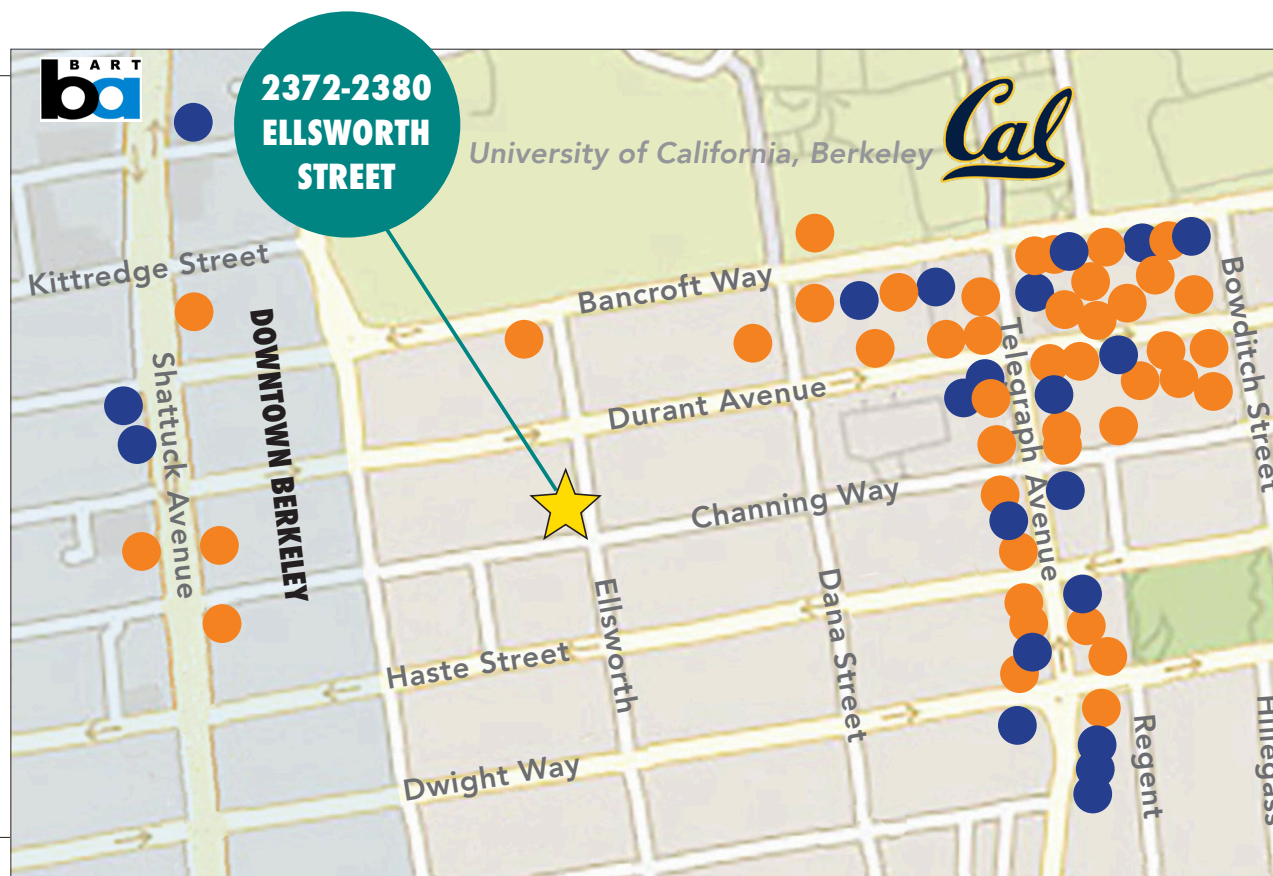
NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

Chipotle Mexican Grill	Gypsy's Trattoria Italiana
Jamba Juice	Ladle & Leaf
Yogurt Park	House of Curries
Kip's Bar & Grill	Dumpling Express
Café Blue Door	Super Duper Burgers
Julia's Restaurant	La Burrita
The Musical Offering Cafe	The Organic Coup
Tacos Sinaloa	Café Mezzo
Pappy's Grill & Sports Bar	Raleigh's Bar & Grill
Fat Slice Pizza	RareTea Berkeley
Cream Berkeley	Tap Haus
The Bear's Lair	Tivoli Caffé
Sliver Pizzeria	Top Dog
Romeo's Coffee	Seniore's Pizza
Abe's Pizza	Tako Sushi
Poke Parlor	Artichoke Basille's Pizza
Bongo Burger	Endless Summer Sweets
Little Gem Belgian Waffles	Tupper & Reed Bar
Berkeley Thai House	La Note Restaurant
Peet's Coffee	Royal Ground Coffee

RETAIL

Apothecarium	Moe's Books
Walgreens	Sleepy Cat Books
Bancroft Clothing Company	Bows and Arrows
The Student Store	The T-Shirt Orgy
Bear Basics Clothing	Rasputin Music
Games of Berkeley	510 Skateboarding
Brandy Melville Clothing	Amoeba Music
Indigo Vintage Co-Op	Crossroads Trading
CVS	Target



Brandy ♥ Melville



BOWS AND ARROWS.

NEARBY NEW HOUSING DEVELOPMENTS



STONEFIRE

- 98 residential units
- Opened 2017



PARKER PLACE

- 155 residential units
- Opened 2017



2538-2542 DURANT

- 32 residential units
- Approved



THE STANDARD

- 330 Beds
- Under Construction



THE CROFT

- Units TBD
- Approved



THE PANORAMIC

- 69 residential units
- Opened 2020



METROPOLITAN

- 45 residential units
- Opened 2017



THE DWIGHT

- 99 residential units
- Opened 2017



SEQUOIA

- 42 residential units
- Opened 2017



THE VARSITY

- 96 residential units
- Opened 2017



LOGAN PARK

- 204 residential units
- Approved



VILLAGE

- 76 residential units
- Proposed



STRANDA HOUSE

- 21 residential units
- Opened 2017



ACHESON COMMONS

- 205 residential units
- Under Construction



THE ENCLAVE

- 254 residential units
- Under Construction



GARDEN VILLAGE

- 84 residential units
- Opened 2017



THE DEN

- 36 residential units
- Under Construction

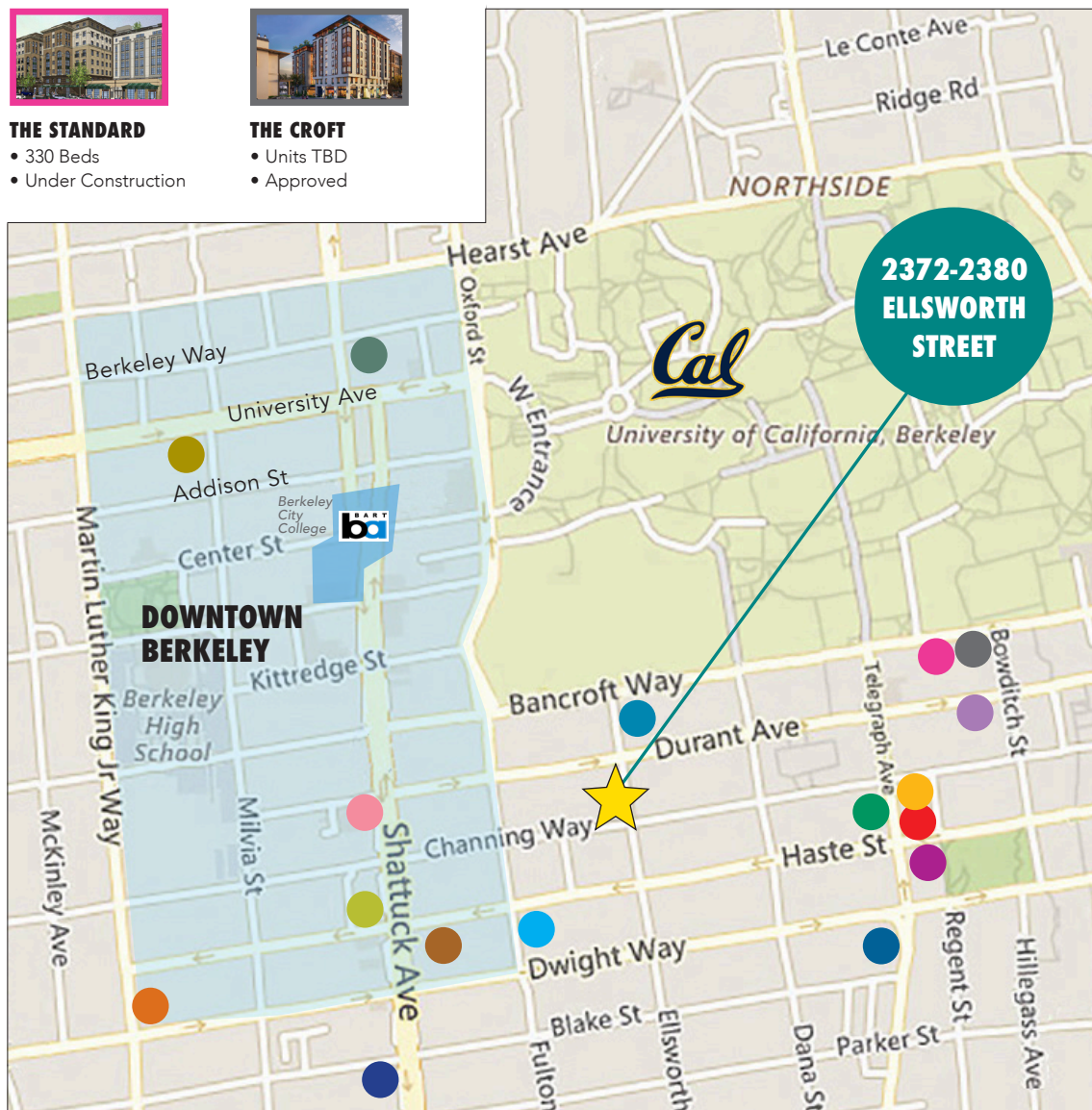


PHOTO TOUR



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.