



FOR SALE

2470 Telegraph Avenue

BERKELEY

CALIFORNIA

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

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RARE OWNER-USER OR INVESTMENT OPPORTUNITY

CONTEMPORARY, RENOVATED, 3-STORY BUILDING IN THE HEART OF UC BERKELEY SOUTHSIDE, RICH WITH AMENITIES, TRANSPORTATION, AND ACCESS TO HIGHLY EDUCATED WORK FORCE

OVERVIEW

SALE PRICE: \$5,100,000

PRICE / SF: \$380

BUILDING SIZE: 13,424 SF (per public record)

YEAR BUILT: 1986

APN: 55-1881-2

Ground Floor:

Sliver Pizzeria
(lease expires 3/31/29, + options), ±3,475 rsf

Little Gem Waffles
(lease expires 5/31/26, + option), ±545 rsf

Second Floor:

±4,150 rsf Available

Third Floor:

±3,861 rsf Available

PROPERTY OVERVIEW

FULL FLOOR OFFICE WITH GROWTH OPPORTUNITY, PLUS IN-PLACE INCOME

- Three-story, Mixed-Use building, office over retail
- Existing income in place with 2 retail tenants
- Available 2nd and 3rd floor space creates potential for owner-user to occupy up to ~8,000 sf
- Located in the high-density Southside neighborhood just blocks to UC Berkeley. Historically there are many institutions who want to be located near UC Berkeley, and there has been an insatiable demand for housing in the area
- Great bus lines, bikeable, walkable – 10 blocks to Downtown Berkeley BART

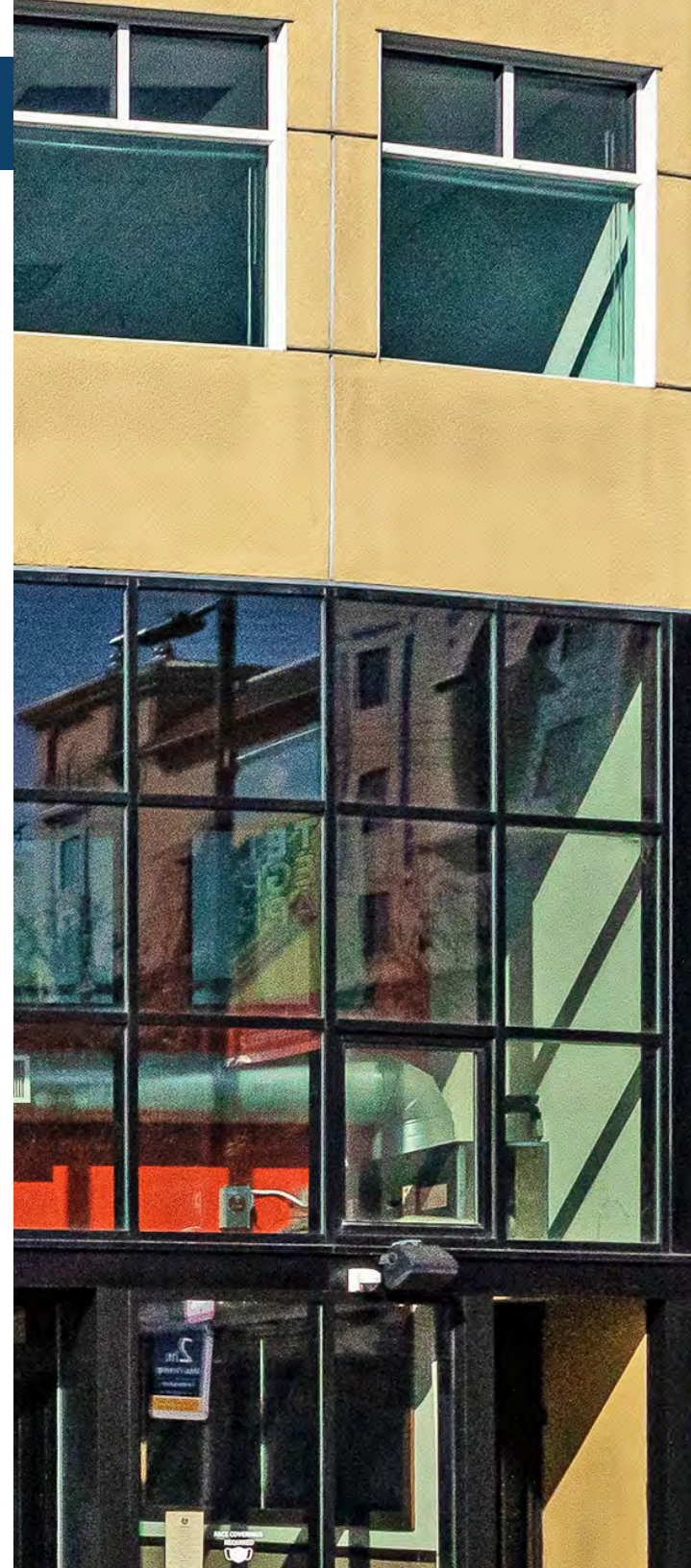
AMENITIES

- Part of an urban mall-like setting bursting with shops. Telegraph Avenue is the main shopping and eating district serving UC Berkeley
- Next to iconic Moe's Books, a sprawling book emporium and historic landmark since the 1960s.
- Situated amidst TONS of student housing, including UC and private dorms, and the new Enclave Building
- Several new housing development projects are in the works
- 5-story Telegraph-Channing Parking Garage is only 1½ blocks away

DAVID BAKER BUILDING

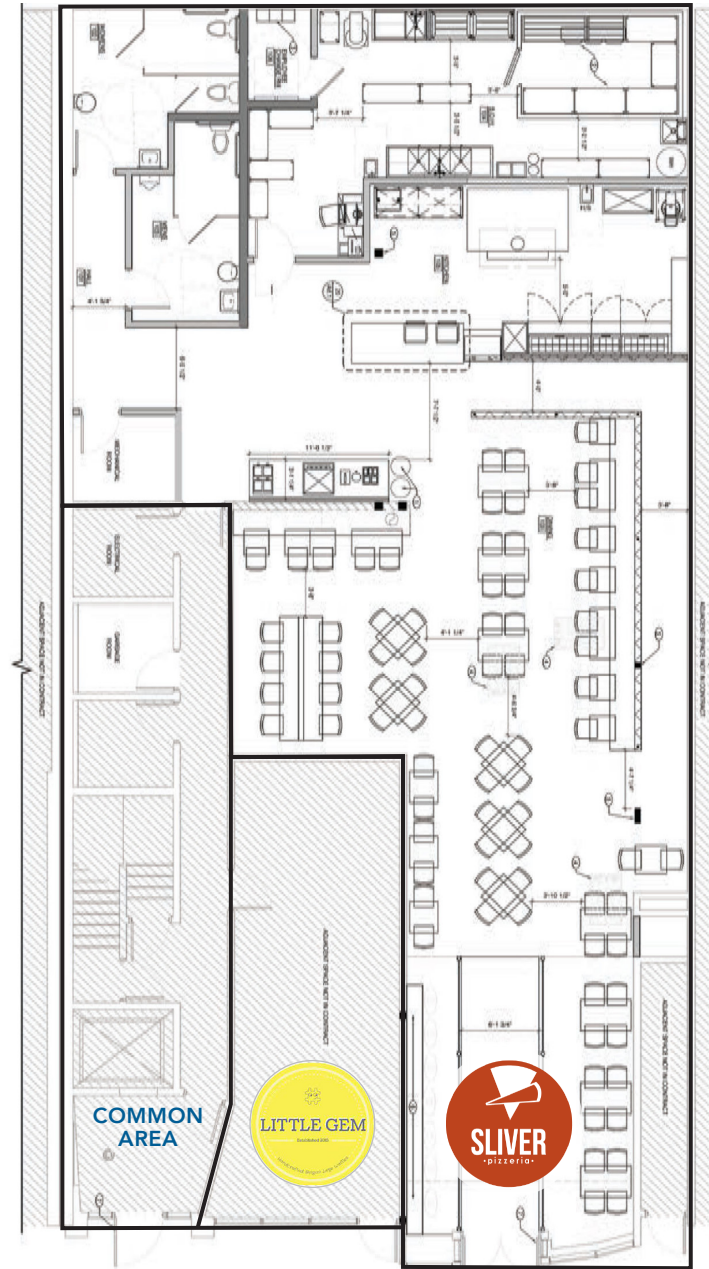
PROPERTY SUMMARY

HISTORY	Distinct contemporary building designed by award-winning local architect David Baker in 1986, 2470 Telegraph Avenue is a meticulously maintained 13,424 SF building in the soulful heart of Berkeley
UPGRADES	Façade renovation in/around 2011 by Kahn Designs and Holland & Harley GC. 2008 facade renovation and additional square footage added to 2nd floor. 2011 renovation for pizza restaurant. Seismically retrofitted with full seismic retrofit, meeting UC Seismic Standards – which meet or exceed state and local building authority standards, and are designed to ensure an acceptable level of earthquake safety for the UC community and the public at large
CONSTRUCTION	Wood frame with stucco, concrete slab on grade
INTERIOR	Two built-out restaurant spaces on ground floor. Upstairs perfect for office, classroom, or tech use. Excellent natural light. Office spaces have nice mix of open space and large private rooms. New flooring and paint throughout. Elevator, HVAC, and ADA restrooms in place. Sprinklered. Skylights, some operable windows. Views
HVAC	With multiple units and zones
ELECTRIC	Significant power with multiple meters
SECURITY	Secure entrance with key pad entry to lobby and elevator
PARKING	Large loading zone in front, 1 block to City parking garage. Hourly parking in the area. Visit www.douglasparking.com for details
ZONING	C-T (Telegraph Avenue Commercial)



**EXTREMELY WELL-MAINTAINED PROPERTY - PERFECT FOR OWNER/USER OR INVESTOR
IN THE VIBRANT TELEGRAPH DISTRICT - A FEW BLOCKS FROM UC BERKELEY, DOWNTOWN ADJACENT**

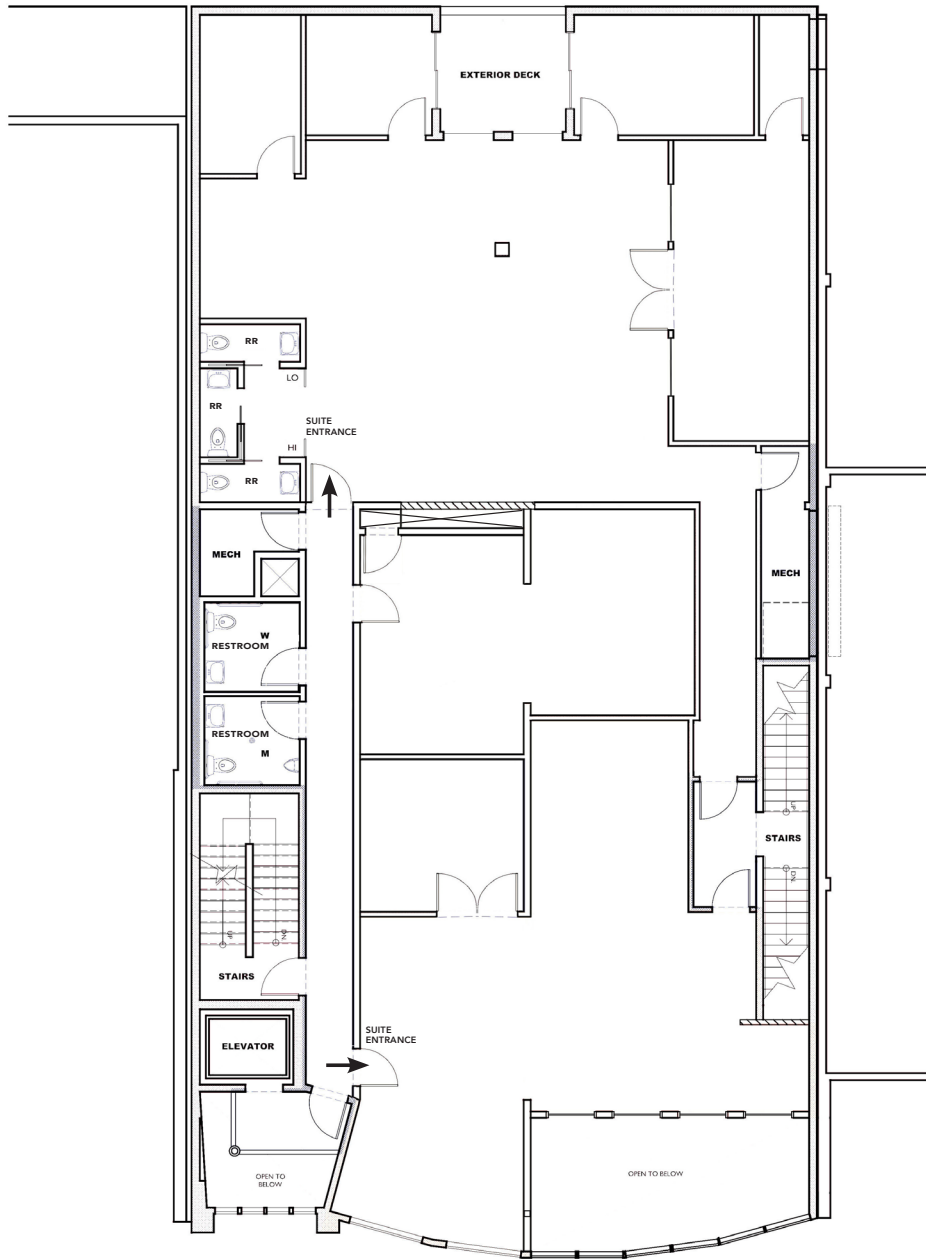
GROUND FLOOR



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

TELEGRAPH AVENUE

2ND FLOOR - AVAILABLE

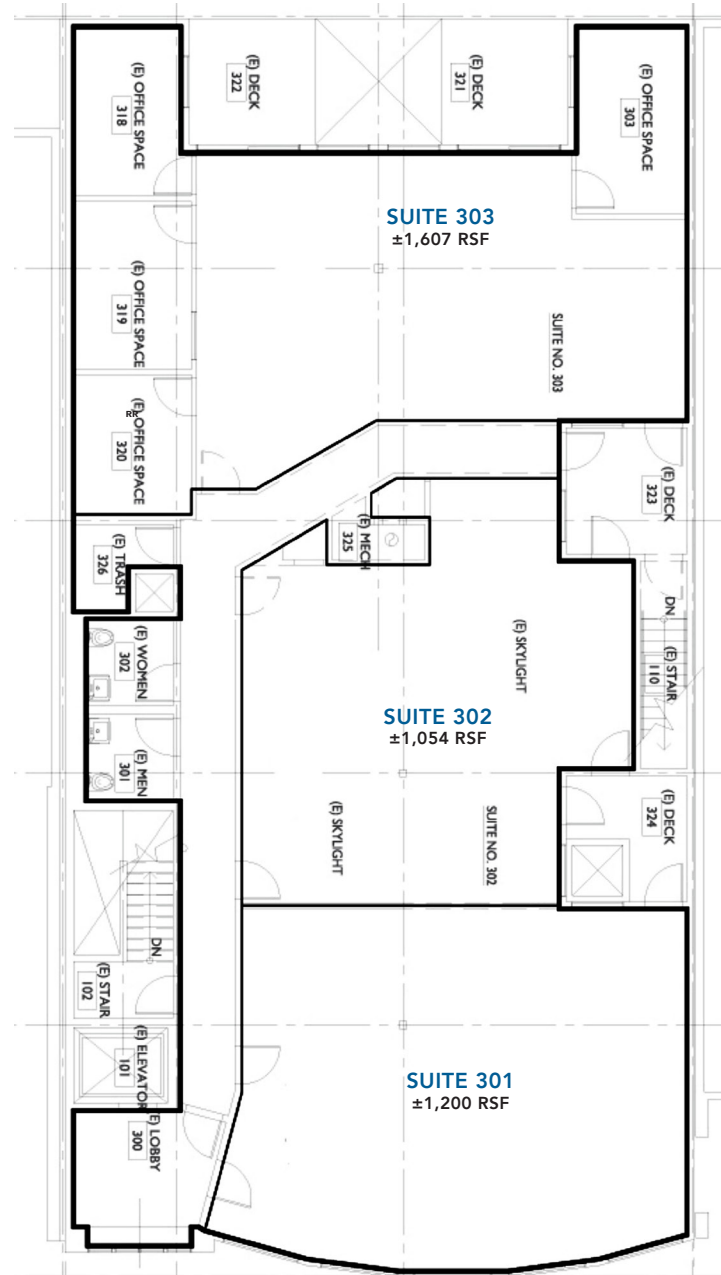


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TELEGRAPH AVENUE



3RD FLOOR - AVAILABLE



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TELEGRAPH AVENUE

PHOTO TOUR





BY THE NUMBERS

#1

TOP PUBLIC UNIVERSITY
U.S. News & World Report 2021

22

NOBEL PRIZES HELD BY UC BERKELEY ALUMNI

89.8

GLOBAL UNIVERSITY SCORE OF UC BERKELEY
U.S. News & World Report 2021

99

WALK SCORE

436

PUBLIC PARKING PLACES WITHIN 1 BLOCK

2,500

PEDESTRIANS PER HOUR

62,090

UC BERKELEY DAILY POPULATION 2022
University of California, Berkeley 2020

67,000+

JOBS WITHIN THE CITY

148,736+

UC DAYTIME EMPLOYEES

217,151

POPULATION WITHIN 3 MILES

1.65 MILLION+

VISITORS PER YEAR

THE NEIGHBORHOOD

At 4.5 miles long, Telegraph Avenue begins at the foot of UC Berkeley and stretches into Downtown Oakland.

And just 5 blocks of Telegraph (from Bancroft Way to Parker Street) are the key to the street's legacy.

This 5-block stretch of storefronts is a buzz with college students, street vendors, locals, and tourists.

2470
TELEGRAPH
AVE

DOWNTOWN
BERKELEY

DWIGHT WAY

BANCROFT AVE

TELEGRAPH AVE

TELEGRAPH
DISTRICT

UC BERKELEY

Noodles Fresh | Endless Summer Sweets | Crossroads Trading | CVS | Toss Noodle Bar | Eureka!
Fish & Bird | La Note | Cornerstone | Pegasus Books | Tupper & Reed | Target
1951 Coffee Company | Tacos Sinaloa | Edwards Stadium | Cal Performances | Spieker Plaza
Café Mezzo | Raleigh's Pub | Mars Mercantile | Bear Basics | Walgreens | Subway | UC Student Union | Haas Pavilion | Sproul Hall
Peet's | Bongo Burger | Ameoba Records | Cupcakin Bake Shop | Super Duper Burgers | Chipotle | Jamba Juice
Romeo's Coffee | Poke Parlor | Seniore's Pizza | Gypsy's Trattoria | Games of Berkeley | Café Milano | Hearst Field Annex
Artichoke Basille's Pizza | Graduate Berkeley | Bancroft Clothing | Berkeley City Club | Hearst Gym

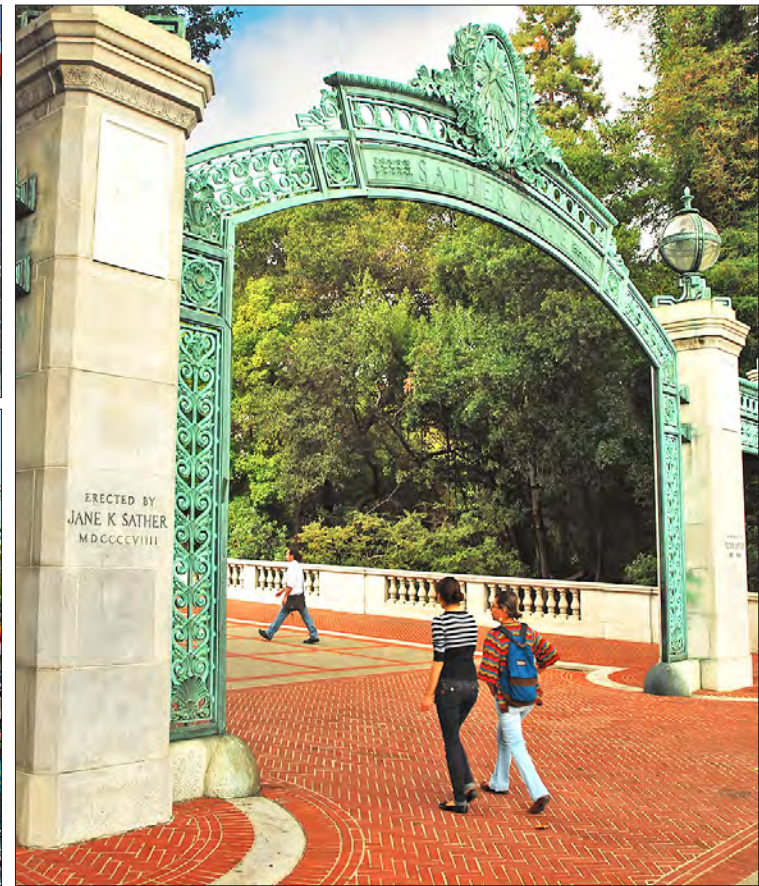
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IN THE VICINITY



TRANSPORTATION & PARKING



HOURLY AND MONTHLY PARKING OPTIONS

Trinity Parking Lot/United Methodist Church

2340 Bancroft Way | 510 444-7412

www.spotangels.com

- Monthly Parking Available

Telegraph/Channing Garage

2450 Durant Avenue | 510 843-1788

www.Lazparking.com

- 420 spaces including 6 EV charging spaces
- Monthly Parking Available

Perry Lot

2542 Durant Avenue | 510 444-7412

www.douglasparking.com

also www.spotangels.com

There are also many hourly parking lots in the area. Visit www.douglasparking.com

EXCELLENT ACCESS TO MASS TRANSIT

Berkeley benefits from immediate access to rail, sea, highway and bus service, and is convenient to all major employment and residential areas in the greater Bay Area. Few places are as accessibly located as Berkeley.

- **Public Transit:** BART, Amtrak, AC Transit, Ferry
- **Major Highways:** I-80/Bay Bridge, I-580, I-880, SR-24, SR-13
- **Parking:** 5,000+ spaces Downtown
- **Bike Share:**
19 spaces at Telegraph and Haste
23 at Bancroft and Telegraph
- **International Airports:**
OAK - 14 miles
SFO - 23 miles
SJC - 44 miles

Downtown BART Accessible

- 8 minute bus ride from the property.
- 19 minute walk from the property

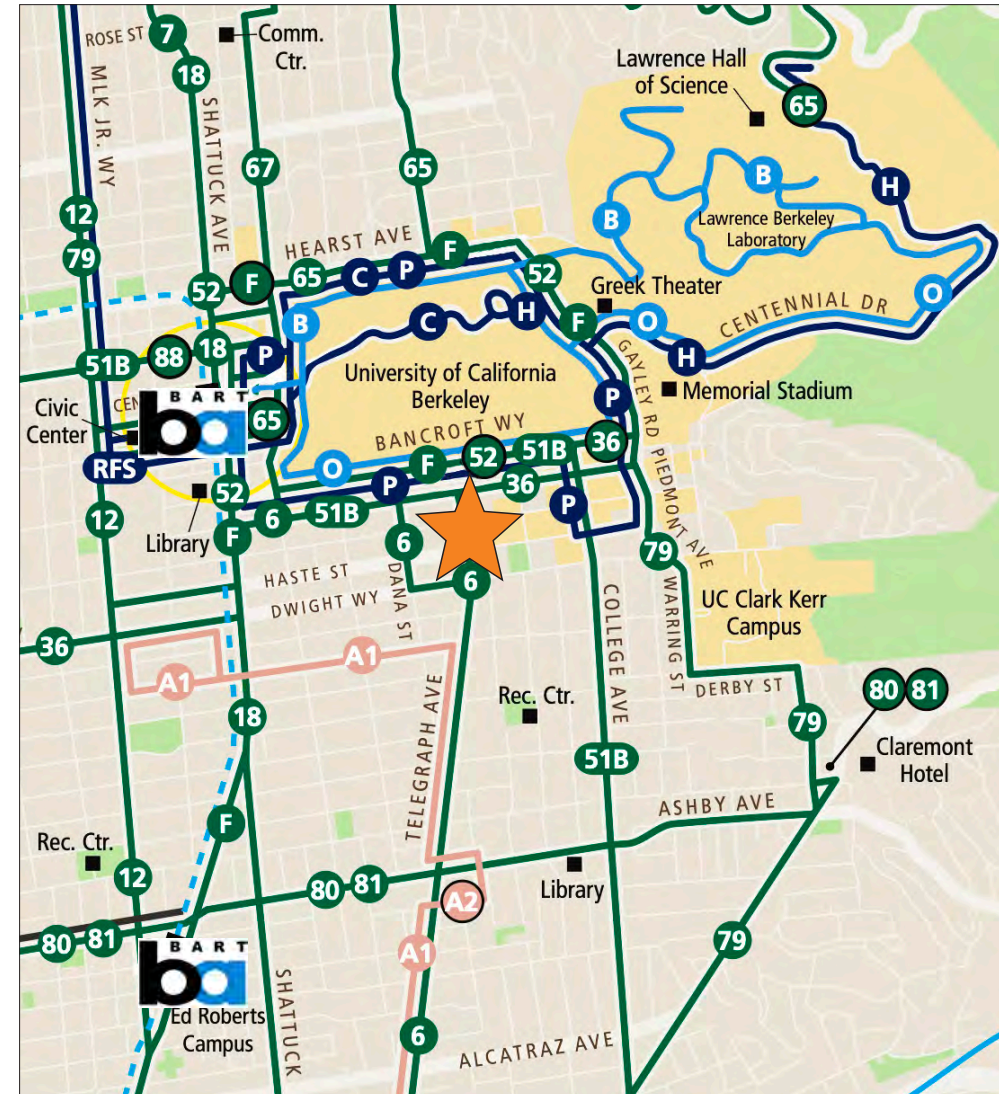
Other Nearby BART Stations

- MacArthur, Rockridge, and Ashby BART stations are all less than 20 minutes away via AC Transit

AC Transit

Oakland-based public transit serving Alameda and Contra Costa counties.

- Line 6 stops at corner of Dwight every fifteen minutes going to and from Downtown Berkeley BART



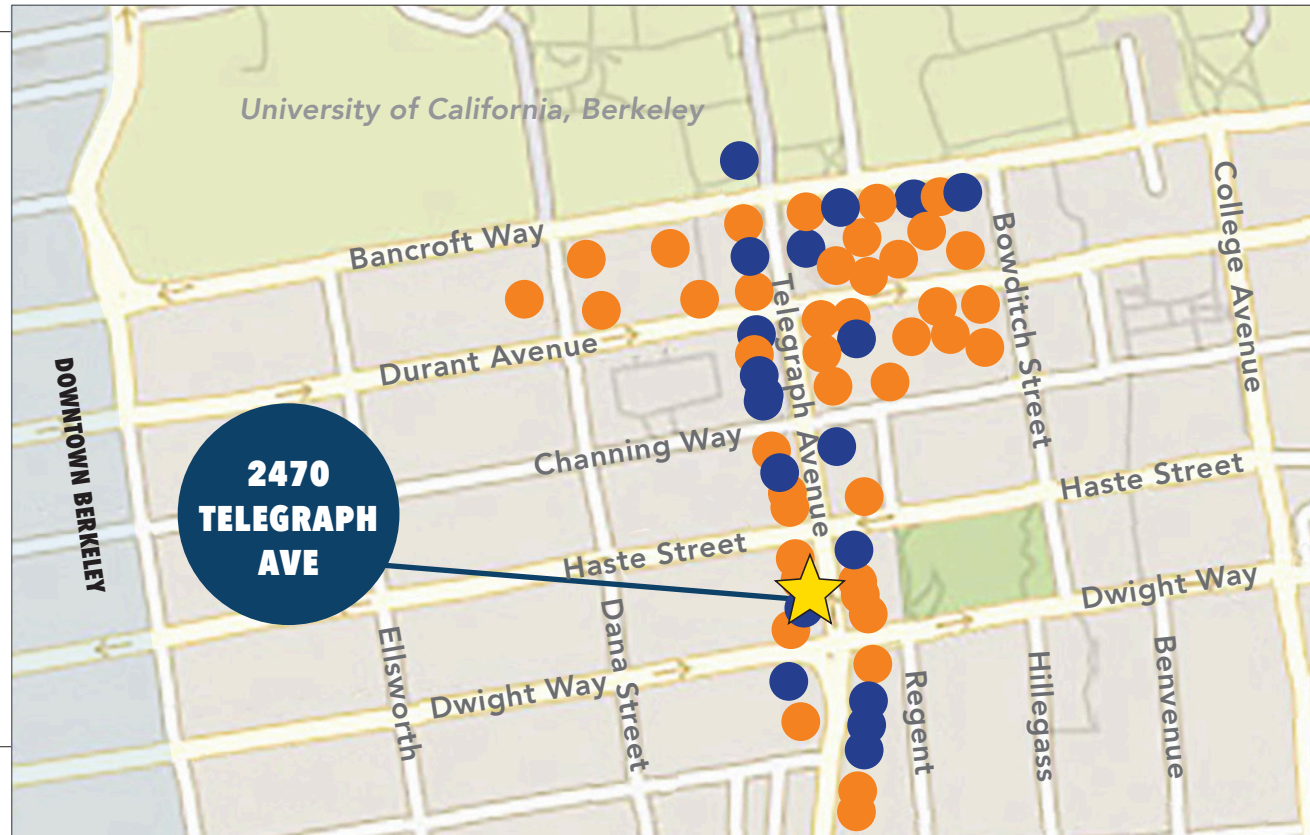
NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

- | | |
|----------------------------|----------------------------|
| Little Gem Belgian Waffles | Peet's Coffee |
| Sliver Pizzeria | Gypsy's Trattoria Italiana |
| Super Duper Burgers | Ladle & Leaf |
| Chipotle Mexican Grill | House of Curries |
| Jamba Juice | Dumpling Express |
| Yogurt Park | La Burrita |
| Subway | Racha Café |
| Sourdough and Co | Mezzo |
| Kip's Bar & Grill | Raleigh's Pub |
| Gordito Amigos | Uji Time Dessert |
| Tacos Sinaloa | Tap Haus |
| Rare Tea Berkeley | Bagel Street Café |
| Cupcakin Bake Shop | Top Dog |
| Cream Berkeley | Seniore's Pizza |
| Romeo's Coffee | Nom Nom Bánh Mi |
| Abe's Pizza | Pasta Bene |
| Poke Parlor | 1951 Coffee Company |
| Bongo Burger | Artichoke Basille's Pizza |

RETAIL

- | | |
|---------------------------|----------------------|
| Bancroft Clothing Company | Moe's Books |
| Walgreens | Ink Stone Art Supply |
| Cal Student Store | Sleepy Cat Books |
| Bear Basics Clothing | Bows and Arrows |
| Beck's Shoes | Berkeley Hat Company |
| Games of Berkeley | The T-Shirt Orgy |
| Anastasia Clothing | 510 Skateboarding |
| Indigo Vintage Co-Op | Amoeba Music |
| Mars Mercantile | 2nd Street Clothing |



HOUSING DEVELOPMENTS

RECENTLY COMPLETED UNITS



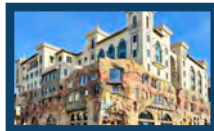
SEQUOIA
• 42 residential units



THE PANORAMIC
• 69 residential units



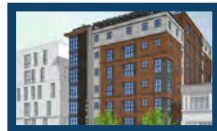
GARDEN VILLAGE
• 84 residential units



THE ENCLAVE
• 254 residential units



METROPOLITAN
• 45 residential units



THE DEN
• 40 residential units



THE STANDARD
• 330 Beds



THE LAUREATE
• 22 residential units



TELEGRAPH GARDENS
• 45 residential units

UNITS UNDERWAY



THE CROFT
• 87 residential units



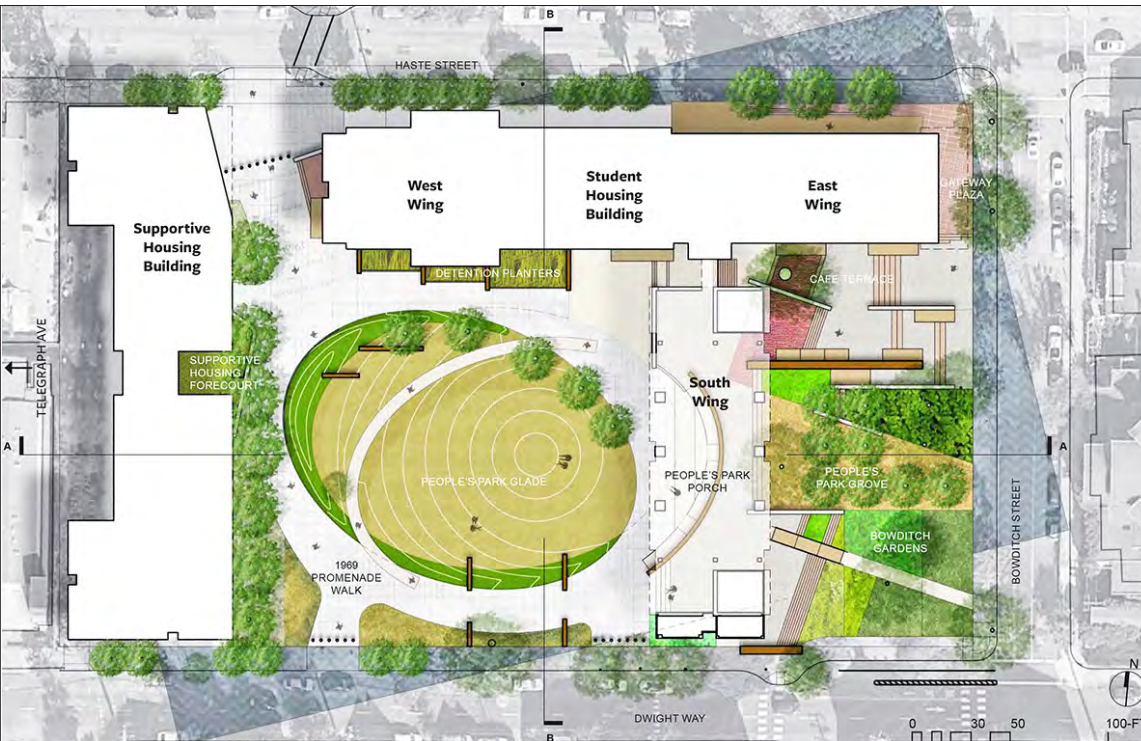
2538-2542 DURANT
• 32 residential units



CONTINUOUS GROWTH PLANNED AT UC BERKELEY

UC Berkeley announced its updated Long Range Development Plan (LRDP) and draft EIR report in 2021 including 2 major new projects and an expanded campus population.

The proposed LRDP Update planning projection for the UC Berkeley population is **48,200 students and 19,000 faculty and staff in the 2036-37 academic year.** The LRDP Update proposed development program includes approximately **8,096,249 gross square feet of academic life, campus life, residential, and parking spaces,** including approximately **11,073 student beds and 549 employee housing units.**



THE TWO MAJOR NEW PROJECTS ARE:

Housing Project #1 (also known as the Helen Diller Anchor House or Anchor House)

The 0.92-acre site is located in the City Environs Properties and is across Oxford Street to the west of the Campus Park in Downtown Berkeley. It would involve the demolition of all the existing on-site structures and the construction and operation of a new 16-story (14 above ground and 2 below-ground levels) mixed-use building with a combination of residential, campus life, and uses not operated by UC Berkeley. The proposed Housing Project #1 would include student housing (approximately 770 beds), campus life space (approximately 20,000 SF), and ground-floor commercial (approximately 17,000 SF).

◀ Housing Project #2 (also known as People's Park)



JUST 1 BLOCK TO 2470 TELEGRAPH AVENUE

The 2.8-acre site is located in the City Environs Properties three blocks south (0.2 miles) of the Campus Park at 2556 Haste Street. It would involve the demolition of the existing on-site structures and park amenities, and the construction and operation of two new mixed-use buildings with a combination of residential, campus life, academic life, and uses not operated by UC Berkeley. The proposed student housing building would include student and faculty/staff housing (approximately 1,187 beds), campus life space (approximately 12,000 SF), and ground-floor public space (approximately 3,500 SF). The affordable and supportive housing building would include affordable and supporting housing (approximately 125 beds) for UC Berkeley – and non-UC Berkeley – affiliated residents, and academic life space for a clinic (approximately 7,000 SF). The project site would include 82,000 SF of open space with amenities.