DISTINCT CONTEMPORARY 2-STORY BUILDING FOR SALE

:: 1950 UNIVERSITY AVENUE, BERKELEY, CA ::

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

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1950 UNIVERSITY AVENUE, BERKELEY, CA

PERFECT FOR OWNER/USER OR INVESTOR IN BERKELEY'S VIBRANT DOWNTOWN

BUILDING SIZE: ±20,747 SF (per public record)

LOT SIZE: ±13,700 SF

PRICE: $10,000,000 ($482 psf)

YEAR BUILT: 1986

APN: 57-2024-8-1

ZONING: C-DMU (Downtown Mixed Use) Buffer

DEVELOPMENT STANDARDS:
MC-DMU Buffer:
Maximum of 50 feet; 60 feet with Use Permit (not including any density bonus)

PARKING: Mix of covered and uncovered parking in rear.
~ 14 spaces

CURRENT TENANTS

Entire Second Floor
East Bay Law Center | 10,000 rsf
(lease expires 2/28/23 with one 5-year option)

PROPERTY HIGHLIGHTS

- Two-story office building
- Large floor plates with ±10,000 rsf
- HVAC, elevator
- **Ground floor** built out with private offices, training rooms, conference room.
  - Currently vacant
  - Potential for transition to retail, service commercial, fitness, creative uses
- **Second floor** built out with 11 private offices, 2 full kitchens, large conference room, open workspace.
  - Large skylight provides great natural light
  - Sunny outdoor patio
  - Small ground floor reception area with elevator
- Gated parking in rear, with approximately 14 parking spaces
- Direct access to building from parking lot

A FEW BLOCKS FROM BART, UC BERKELEY, AND ALL DOWNTOWN AMENITIES!

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1950 UNIVERSITY AVENUE, BERKELEY, CA

CLOSE TO ALL DOWNTOWN BERKELEY RESTAURANTS AND CONVENIENCES

LOCATION HIGHLIGHTS

- **.3 mile to BART, two blocks to UC Berkeley**
- Directly across from UC Berkeley Extension
- 1/2 block to Trader Joe's
- Next to popular eatery The Butcher's Son
- Easy access to AC Transit, Bikeshares, and parking garages
- Many restaurants within a one block area
- Close to the Downtown Berkeley Arts District including Berkeley Rep, Roda Theatre, Aurora Theater, The California Jazz Conservatory, and Freight & Salvage
- Tremendous foot traffic every day
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats
- Surrounded by many new mixed-use housing developments
- Near many Berkeley restaurants topping the "best of" lists nationwide
- Excellent freeway access

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GREAT DOWNTOWN BERKELEY LOCATION
~

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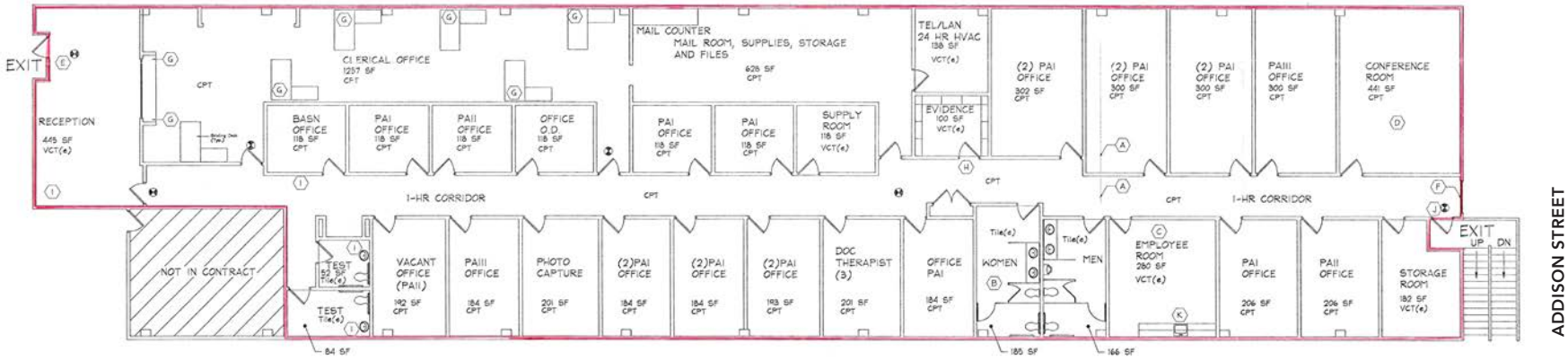
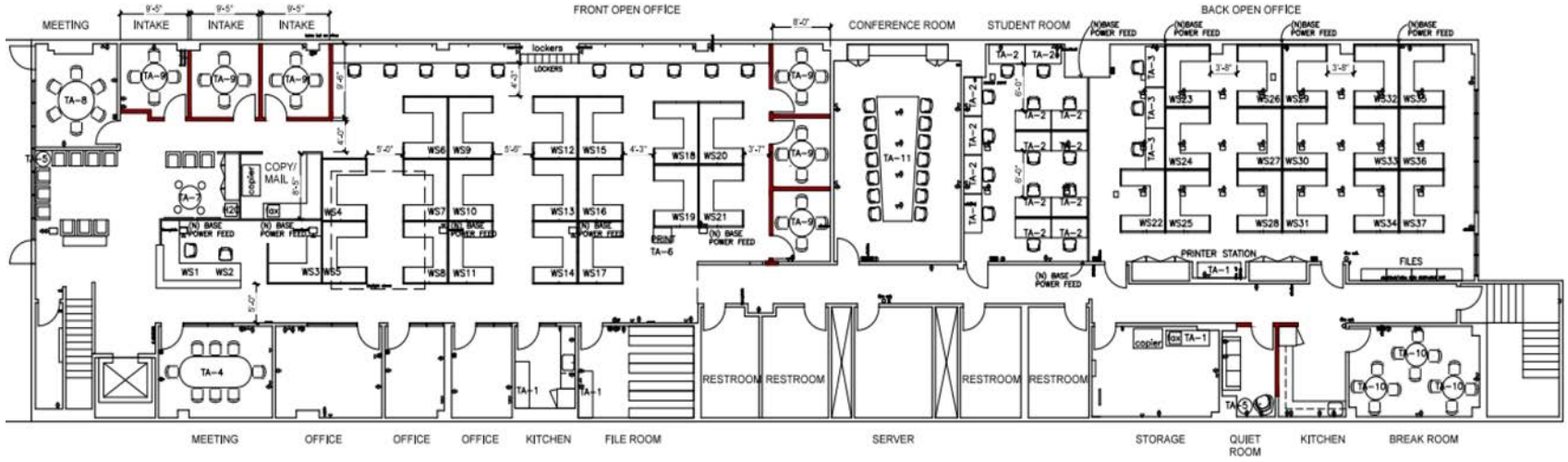
FLOOR PLANS

GROUND FLOOR



SECOND FLOOR



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

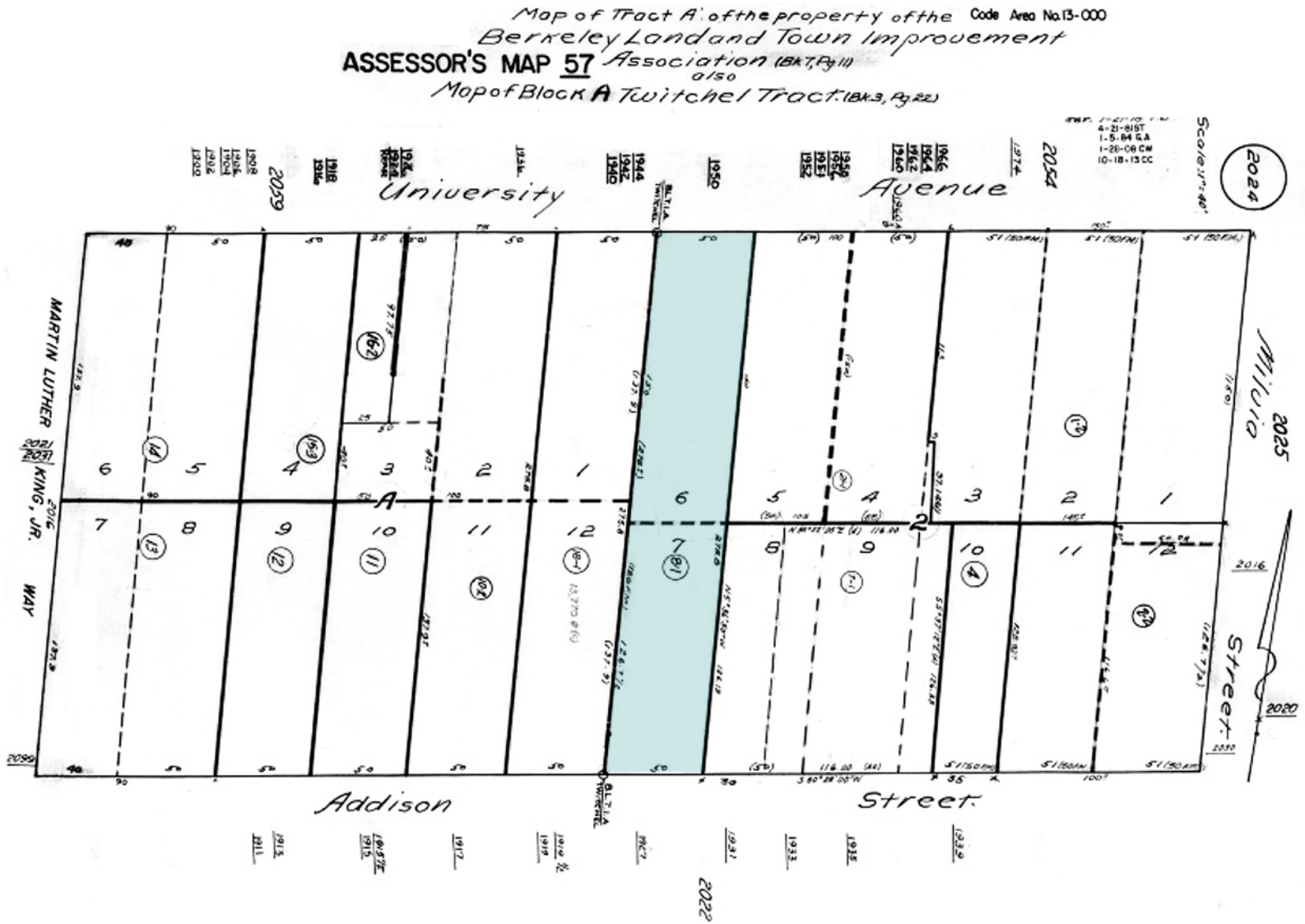


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PHOTO TOUR

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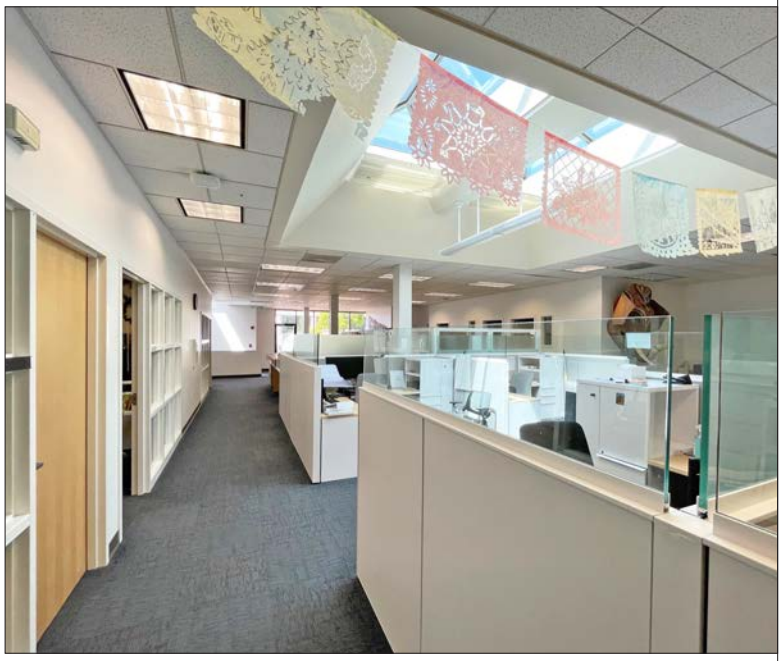
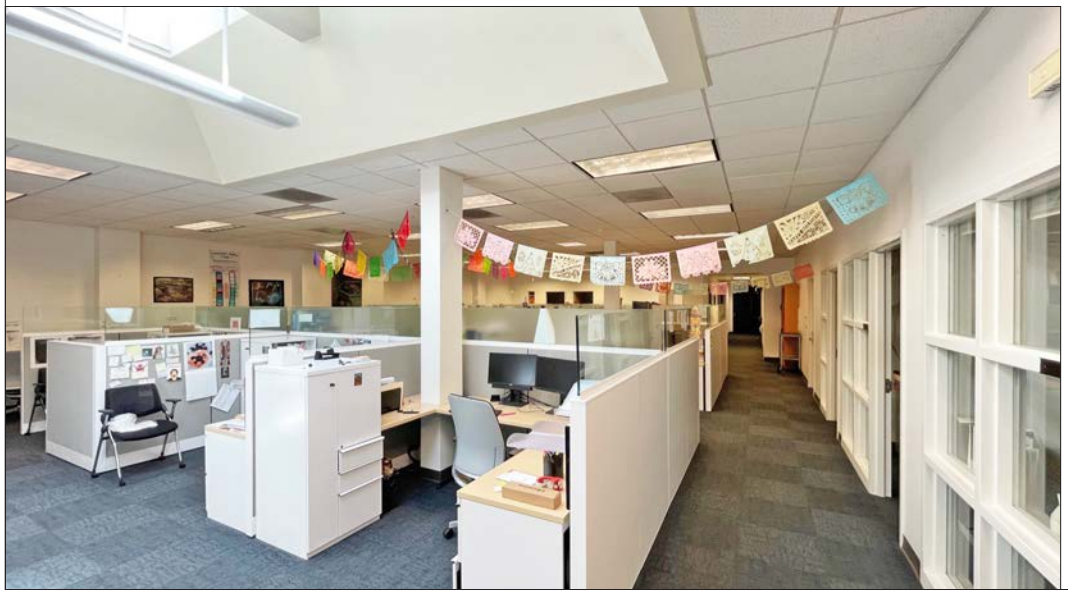
BUILDING DETAILS

- Concrete block construction
- Two-story building with flat roof
- HVAC Multiple units
- Security Key pad entry for second-floor space
- 14 Parking Spaces
- Zoning C-DMU (Downtown Mixed Use) Buffer





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NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

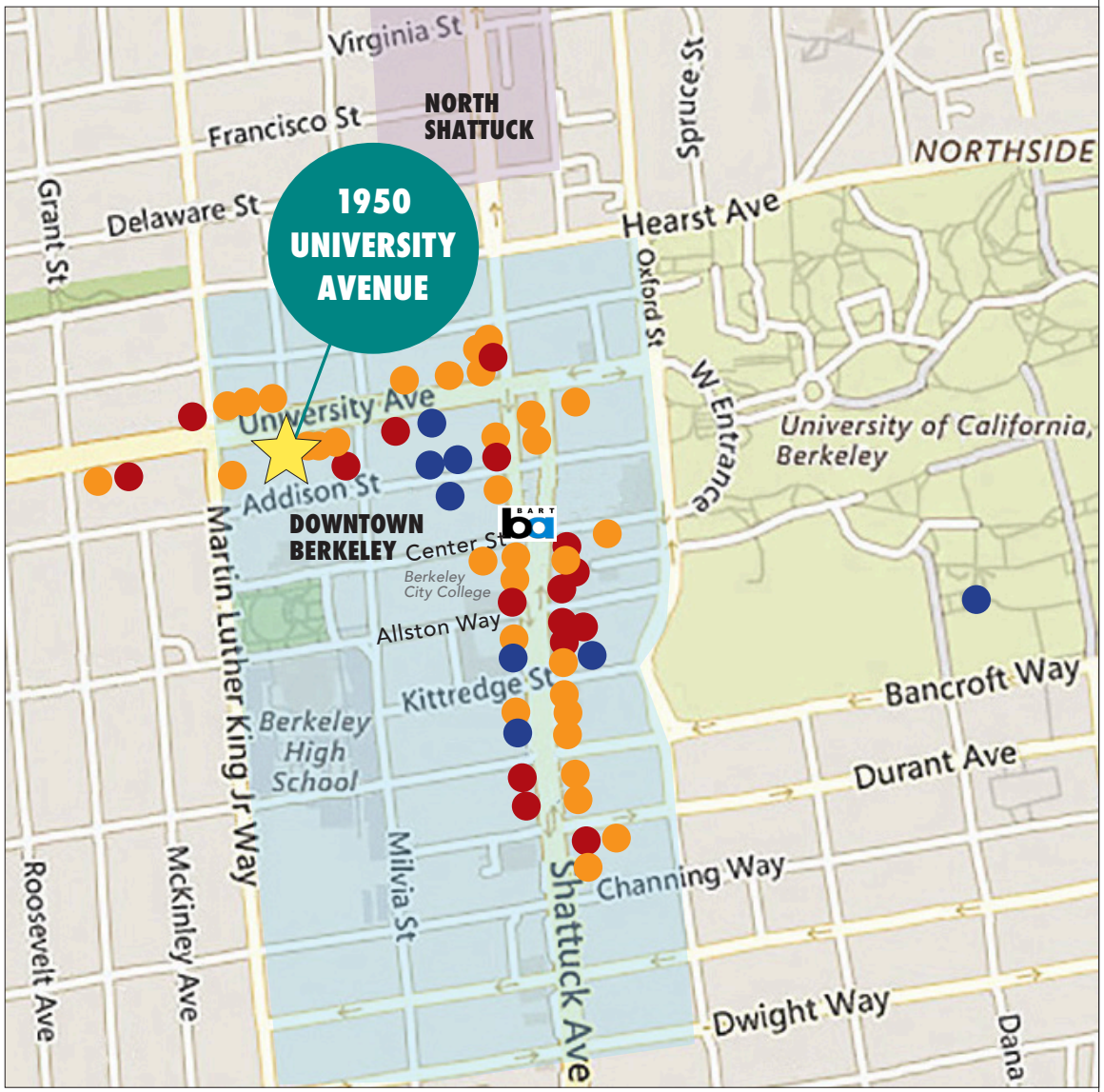
The Butcher's Son
Garden Variety
Chocolaterie
Nation's Giant Hamburgers
Comal Restaurant
Lucia's Italian Restaurant
Tender Greens
Milkbomb Ice Cream
Plearn Thai Restaurant
Sushi California
Peet's Coffee
Sliver Pizzeria
Ike's Sandwiches
Eureka!
Jupiter Pizza & Beer
Stand-Up Burgers
Angeline's Louisiana Kitchen
Poki Poke
Rojbas
El Burro Picante
Revival Bar + Kitchen
Namaste Madras Cuisine
La Note Restaurant
Ippudo
Blue Bottle Coffee
Spats Berkeley
Starbucks
Ben & Jerry's
Draw Billiards Club
Tupper & Reed Cocktail Bar

ENTERTAINMENT

UC Theatre
Landmark Shattuck Theatre
UA Berkeley 7 Theatre
California Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
Freight & Salvage
The Marsh Arts Center
Cal Performances/Zellerbach
BAMPFA

RETAIL

Trader Joe's
CVS
Walgreens
Stone Room 2
UPS Store
FedEx
Verizon
GNC
Half Price Books
Target
Berkeley Ace Hardware
Luggage Center
Shop College Wear
Crossroads Trading
Mike's Bikes of Berkeley
Missing Link Bicycle Coop



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OVERVIEW OF DOWNTOWN BERKELEY

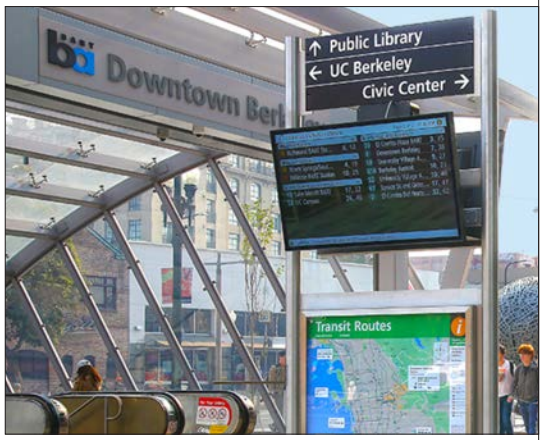
Berkeley is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown, with a third of their household annual incomes greater than $100,000. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees. It's a central hub of public transportation with its Downtown BART (± 27,000 daily ridership entries and exits) and AC Transit. One of the hottest dining destinations in the Bay Area with over 150 restaurants.

DEMOGRAPHICS	WITHIN 3 MILES
Population	212,725
Average household income	$142,014
Daytime Employees	142,939

Source: CoStar

- High foot traffic every day; working population is 72,000. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley campus has over 56,000 daily population – projected by 2022 to be 65,000
- Berkeley City College has ± 7,000 students each semester; Berkeley High School has ± 3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Over 119,166 live theater, music, movie theater and sports venue seats
- More than 2 million annual theater and cinema patrons
- $4.04 billion in total spending power

BERKELEY'S VIBRANT CITY CENTER, FAMOUS FOR ITS THRIVING PERFORMING AND VISUAL ARTS SCENE, IS BURSTING WITH HIP SPOTS TO EAT AND DRINK



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 sale.