

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR SALE :: 1926 UNIVERSITY AVENUE, BERKELEY, CA
Rare Development/Redevelopment in Downtown Berkeley



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HIGH-VISIBILITY DEVELOPMENT OPPORTUNITY AMID MIX OF RETAIL, RESTAURANTS AND COMMERCIAL SERVICES

LOT: ±2,444 SF

BUILDING SIZE: Unknown

APN: 57-2020-16-02

SALE PRICE: Call Broker

PROPERTY OVERVIEW

- University Avenue is a major highway corridor from I-80/I-580 to UC campus and Downtown Berkeley
- Strong pedestrian foot traffic
- Near restaurants topping “best of” lists nationwide, including Comal, The Butcher’s Son, Cheeseboard and Chez Panisse
- Outstanding public transportation with AC Transit, BART, Bikeshare
- 3 blocks to Downtown BART; 7 minute walk to UC Berkeley
- High traffic counts 19,316 (CoStar)
- Zoning C-DMU Buff (Downtown Mixed-Use District)



DEVELOPMENT STUDY AVAILABLE UPON REQUEST



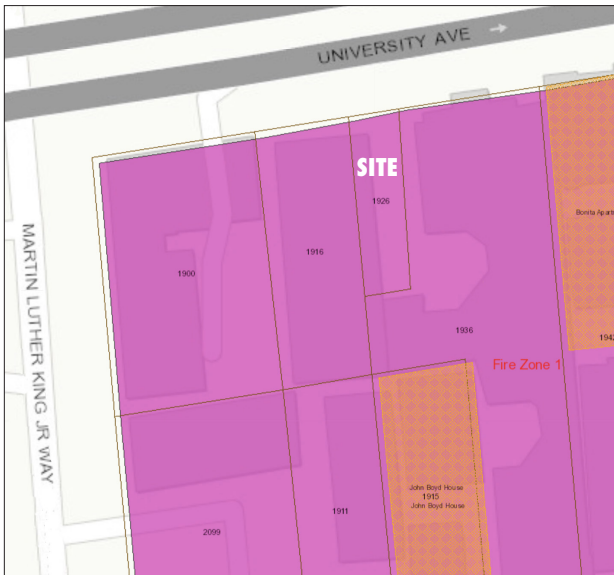
LOCATION OVERVIEW

- 1 block to the Downtown Arts District – with the Aurora Theatre, Berkeley Rep Theatre, Freight & Salvage, UC Theatre, and Jazz Conservatory
- According to Sperling’s Best Places, Berkeley’s future job growth over the next 6 years is estimated to be 41.43% (US is 37.98%)
- Amid popular eateries including Tender Greens, The Butcher’s Son, Comal, Ippudo, Sliver Pizzeria, Eureka!, Jupiter, Stand Up Burgers, and Blue Bottle
- Across from Trader Joe’s
- 2 blocks to UC Berkeley campus
- Near fitness/gyms including Pure Barre, CorePower Yoga, Yoga Kula, Berkeley YMCA, and CycleBar
- Quick walk to North Shattuck’s culinary wonderland with The Cheeseboard, Via Del Corso, Grégoire Restaurant, Crepevine, and Chez Panisse



DEVELOPMENT

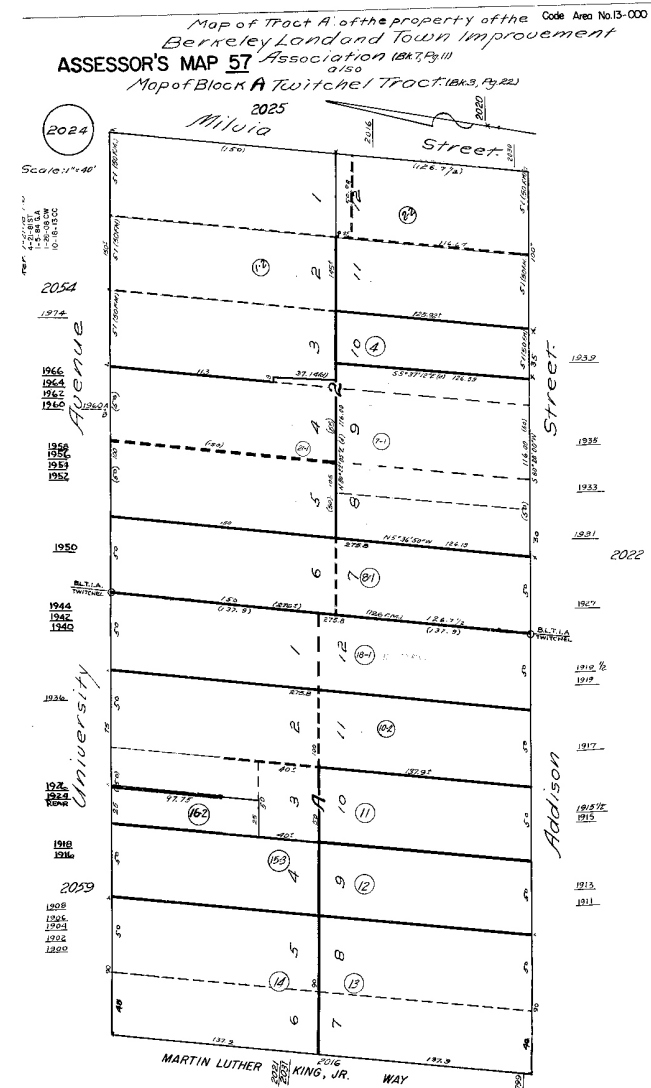
- Experiencing explosive growth, new housing cannot be built quickly enough to catch up with rising number of high-paying jobs created in the SF Bay Area
- Submarkets like Berkeley have become some of the most desirable regions in the world for investment + development
- Development Study available upon request
- **Zoning: C-DMU**



BERKELEY'S NEW PARKING POLICY

Most new housing projects in Berkeley will no longer have to build off-street parking, a move the city hopes will "more aggressively promote" alternative modes of transportation, such as walking and biking, and advance the city's climate goals. Developers who want to build off-street parking will still be able to do so under the new rules, but the city did put limits in place about how much parking they can build in transit-rich areas without requesting special permission from the city.

PLAT MAP



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

NEARBY NEW HOUSING DEVELOPMENTS



STONEFIRE
 • 98 residential units
 • Opened 2017



PARKER PLACE
 • 155 residential units
 • Opened 2017



TOWERS
 • 155 residential units
 • Proposed



THE PANORAMIC
 • 69 residential units
 • Opened 2019



METROPOLITAN
 • 45 residential units
 • Opened 2017



THE DEN
 • 40 residential units
 • Opened 2022



SEQUOIA
 • 42 residential units
 • Opened 2017



THE VARSITY
 • 96 residential units
 • Opened 2017



THE DWIGHT
 • 99 residential units
 • Opened 2017



2067 UNIVERSITY
 • 50 residential units
 • Under Construction



2556 TELEGRAPH
 • 22 residential units
 • Opened 2023



STRANDA HOUSE
 • 21 residential units
 • Opened 2017



ACHESON COMMONS
 • 205 residential units
 • Opened 2022



2274 SHATTUCK
 • 239 residential units
 • Proposed



2538-2542 DURANT
 • 32 residential units
 • Approved



THE ENCLAVE
 • 254 residential units
 • Opened 2020



GARDEN VILLAGE
 • 84 residential units
 • Opened 2017



THE LAIR
 • 40 residential units
 • Under Construction



1752 SHATTUCK
 • 68 residential units
 • Proposed



1935 ADDISON
 • 69 residential units
 • Open



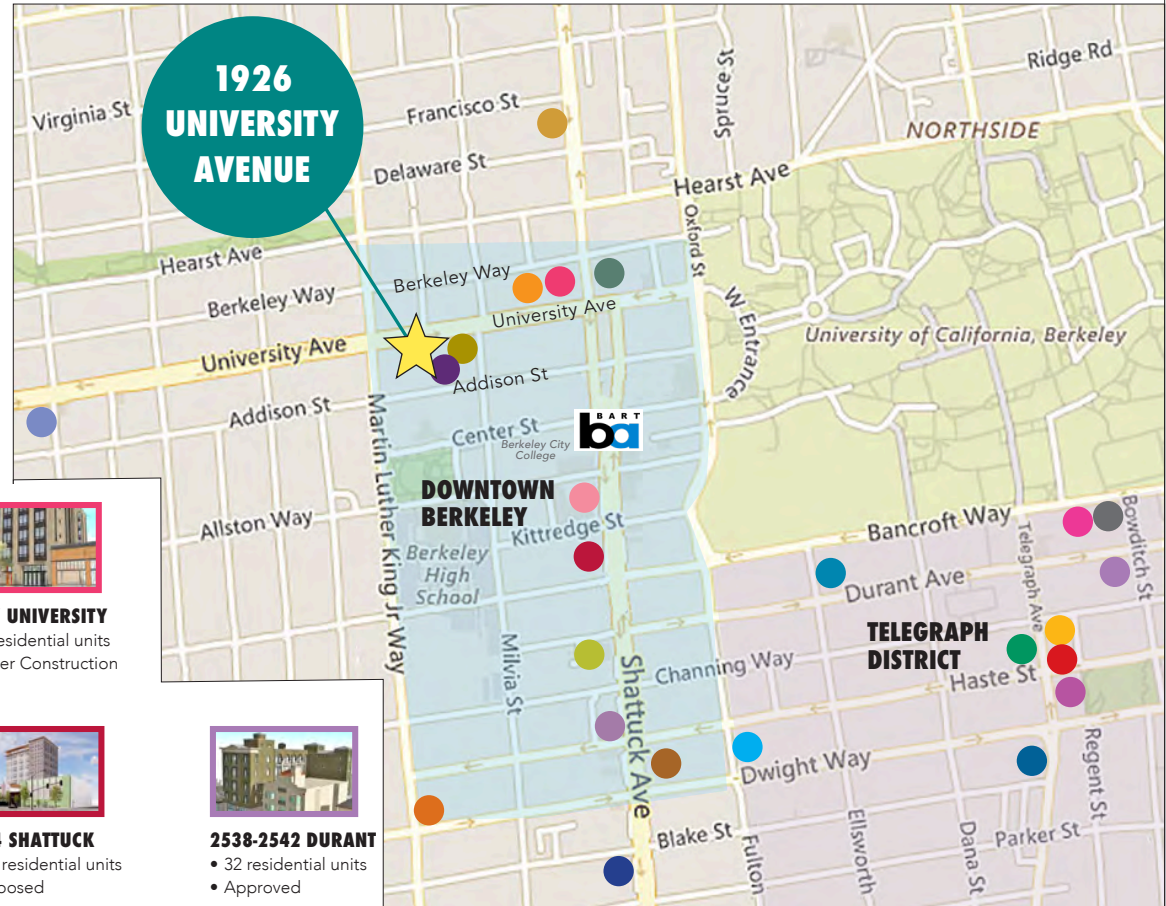
1598 UNIVERSITY
 • 210 residential units
 • Proposed



THE STANDARD
 • 330 Beds
 • Under Construction



THE CROFT
 • Units TBD
 • Under Construction



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 Plaza (± 27,000 daily ridership entries and exits) and AC Transit. One of the hottest dining destinations in the Bay Area with over 150 restaurants.

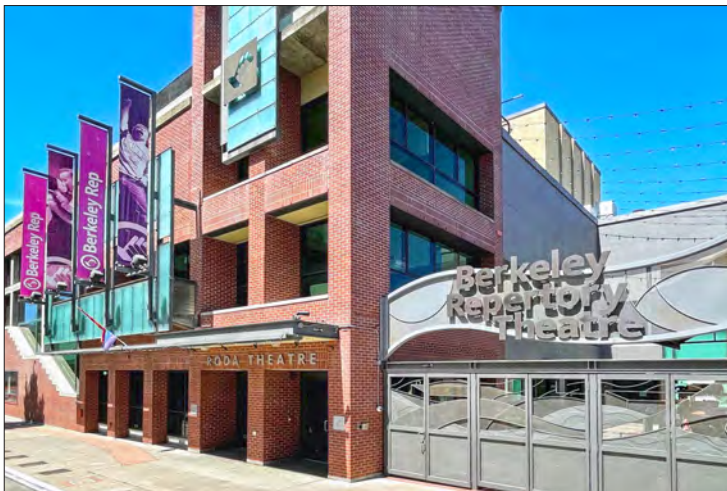
- High foot traffic every day; working population is 72,000. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley's daily headcount is over 62,000
- Berkeley City College has ±7,000 students each semester; Berkeley High School has ±3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Walking distance to over 119,100 live theater, music, and sports venue seats
- Over 2 million annual theater and cinema patrons
- \$4.04 billion in total spending power

DEMOGRAPHICS

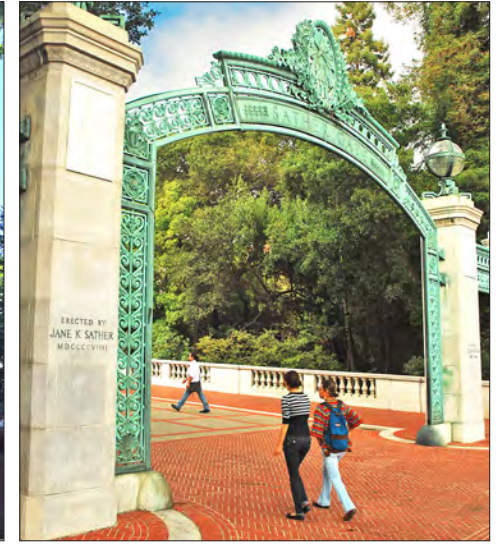
WITHIN 3 MILES

Population	212,725
Average household income	\$142,014
Daytime Employees	142,939

Source: CoStar



NEIGHBORHOOD



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.