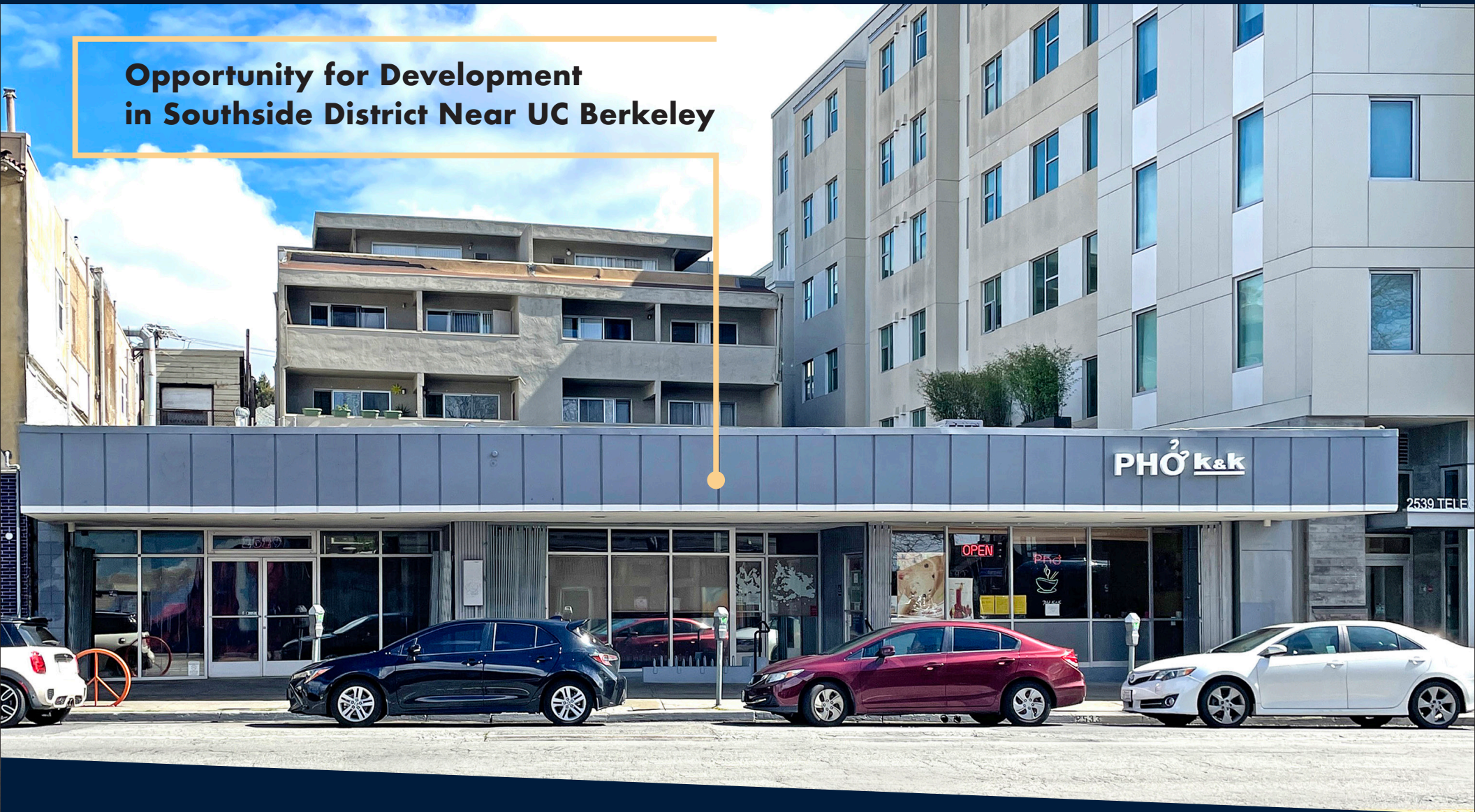


**FOR SALE: 2529-2533 TELEGRAPH AVENUE BERKELEY, CA**

**Opportunity for Development  
in Southside District Near UC Berkeley**



**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

**CONTACT: KEVIN GORDON**

510 898-0513 • [kevin@gordoncommercial.com](mailto:kevin@gordoncommercial.com) • DRE# 01884390



**PARCEL SIZE:** ±6,118 SF

**BUILDING SIZE:** ±5,656 SF

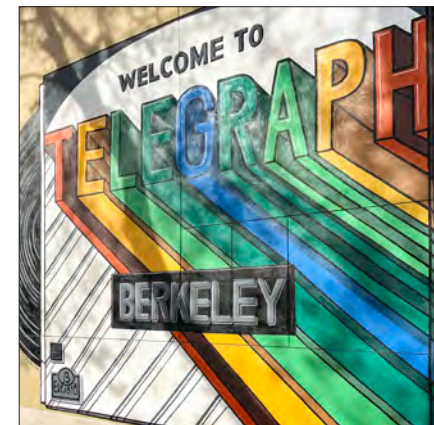
**YEAR BUILT:** 1961

**APN:** 55-1839-15-2

**SALE PRICE:** Call Broker

### PREMIUM LOCATION, PRIME DEVELOPMENT OPPORTUNITY

- Single-story building to be delivered partially vacant with short-term tenant
- Nice window frontage on busy Telegraph Avenue
- 5 blocks to UC Berkeley
- High vehicle and pedestrian traffic on busy corridor
- Area undergoing growing residential density, with many new housing projects underway nearby
- Excellent access to mass transit
- AC Transit Line 6 stops at corner of Dwight every 15 minutes going to/from Downtown Berkeley BART (8 minute bus ride)
- Zoned C-T  
(Telegraph Avenue Commercial District)



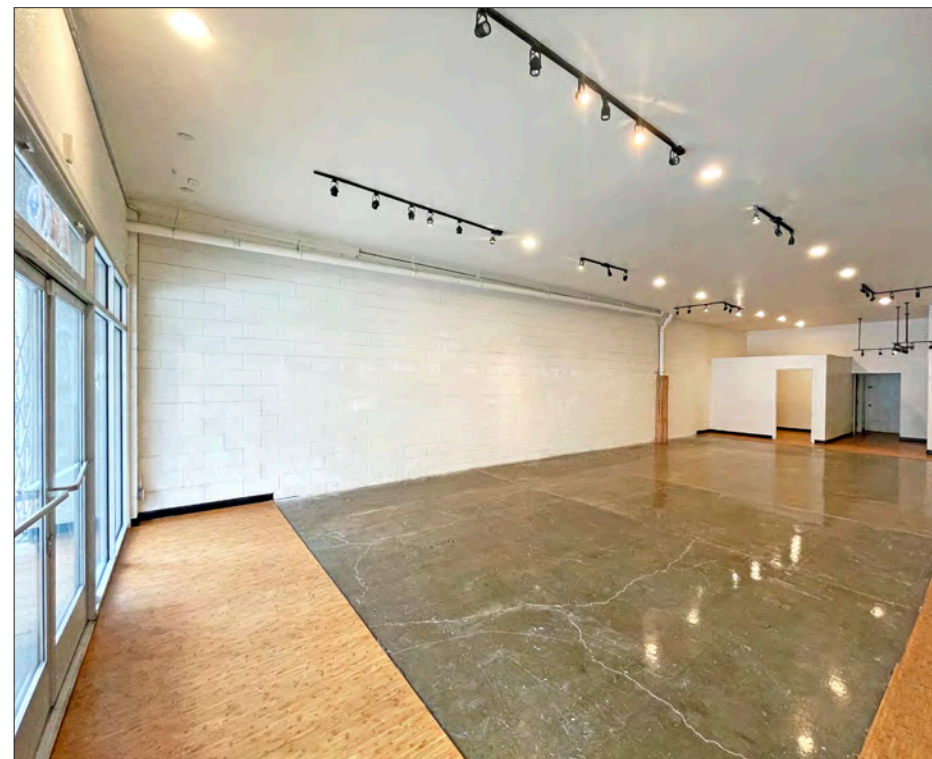
98



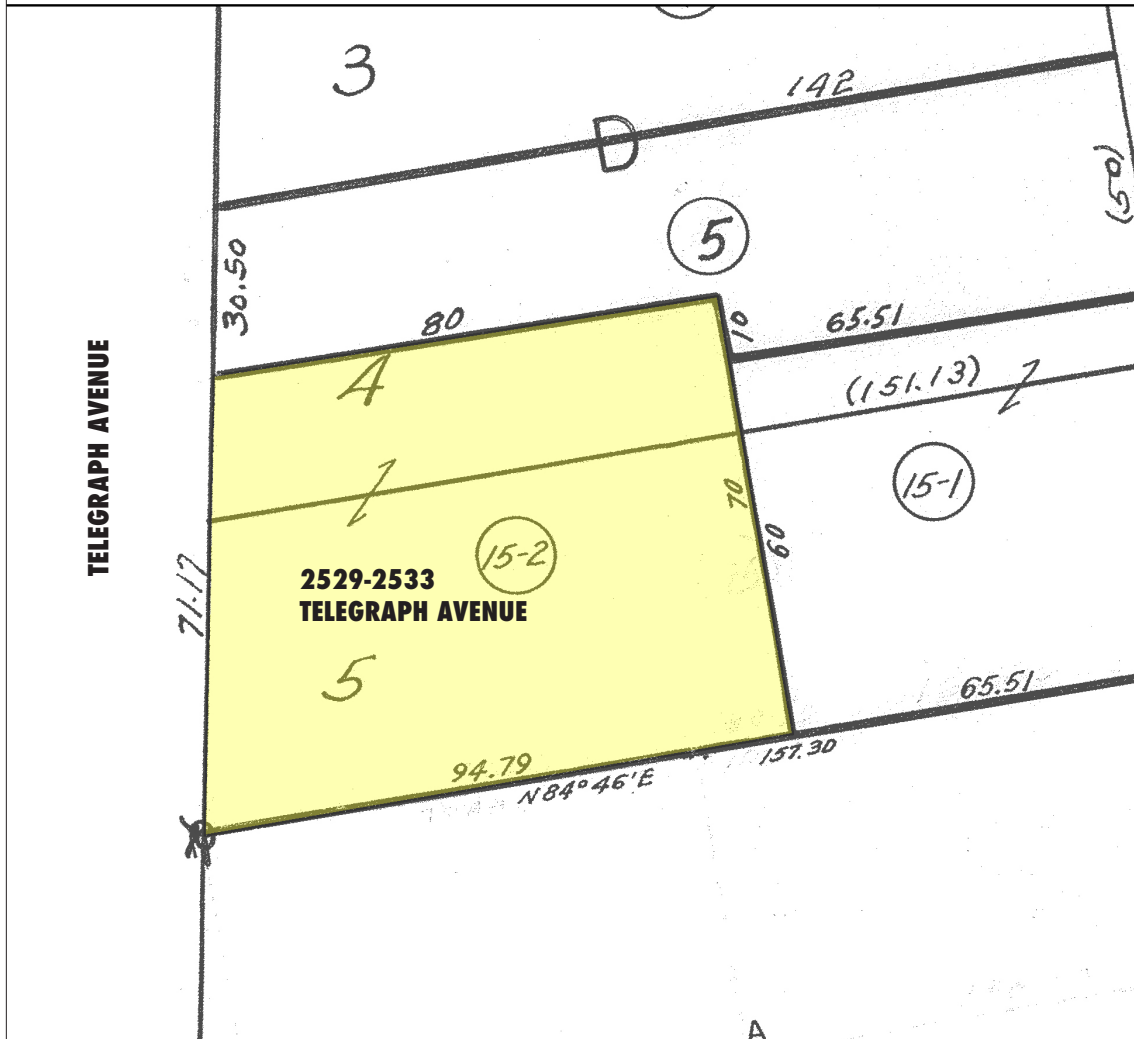
95



Near Popular  
Eateries



### PLAT MAP



### DEVELOPMENT

- Experiencing explosive growth, new housing cannot be built quickly enough to catch up with housing requirements and student housing demand near UC Berkeley
- Submarkets like Berkeley have become some of the most desirable regions in the world for investment + development

**DEVELOPMENT STUDY AVAILABLE UPON REQUEST**

### PARKING POLICY

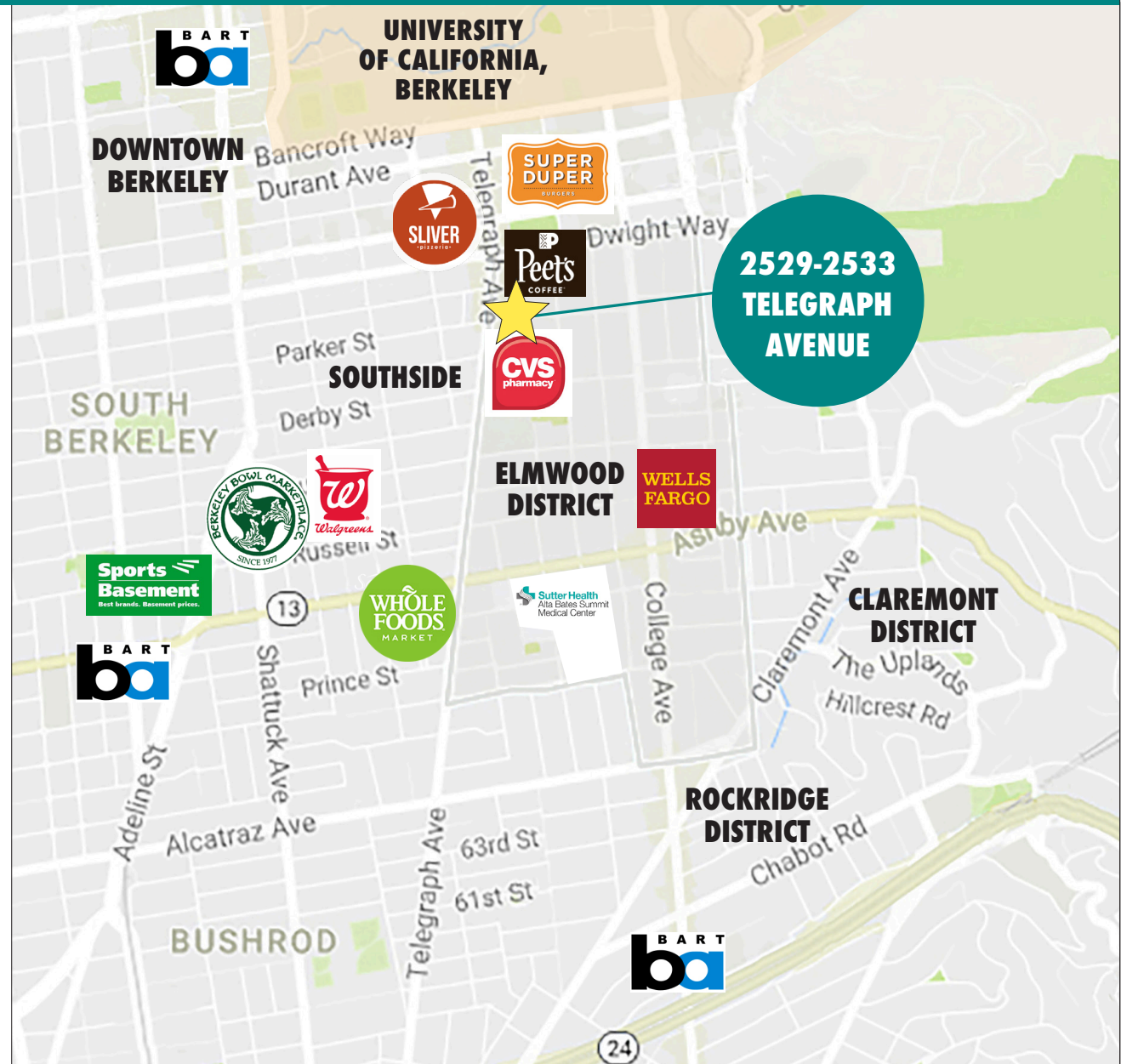
Most new housing projects in Berkeley will no longer have to build off-street parking, a move the city hopes will "more aggressively promote" alternative modes of transportation, such as walking and biking, and advance the city's climate goals. Developers who want to build off-street parking will still 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.

### SOUTHSIDE DISTRICT

This Southside District, adjacent to UC Berkeley, is home to thousands of students with increasing demand for housing. Telegraph Business Improvement District (TBID) is active hosting events and business support services. The updated Southside Plan is pending and focuses on increased housing density.



- Just 5 blocks to UC Berkeley's main entrance
- Amid Southside shops and restaurants
- On busy Telegraph Avenue – a major bus/vehicle route extending from UC Berkeley into Downtown Oakland
- 18 minute walk to Downtown Berkeley BART
- High traffic counts (38,991 at Blake Street)
- Nearby eateries include Chipotle, Jamba Juice, Cream, Mezzo, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Kip's Bar and Grill, Bongo Burger, and Peet's Coffee
- Walk to retail shops such as Walgreens, Amazon, Bancroft Clothing, Bear Basics, Games of Berkeley, Mars Mercantile, Moe's Books, and Indigo Vintage
- Easy walk to Zellerbach Playhouse, Haas Pavilion, Cal Performances, and Spieker Aquatics Complex





### 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



### 2556 TELEGRAPH

- 22 residential units
- Opened 2023



### STRANDA HOUSE

- 21 residential units
- Opened 2017



### ACHESON COMMONS

- 205 residential units
- Opened 2022



### THE ENCLAVE

- 254 residential units
- Opened 2020



### GARDEN VILLAGE

- 84 residential units
- Opened 2017



### THE LAIR

- 40 residential units
- Under Construction



### 2067 UNIVERSITY

- 50 residential units
- Under Construction



### 2274 SHATTUCK

- 239 residential units
- Proposed



### 2538-2542 DURANT

- 32 residential units
- Approved



### 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





# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2529-2533 TELEGRAPH AVENUE, BERKELEY, CA  
**LOCATION 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**

**67,000+**

**JOBS WITHIN THE CITY**

**148,736+**

**UC DAYTIME EMPLOYEES**

**217,151**

**POPULATION WITHIN 3 MILES**

**1.65 MILLION+**

**VISITORS PER YEAR**





### HOURLY AND MONTHLY PARKING OPTIONS Trinity Parking Lot/United Methodist Church

2340 Bancroft Way | 510 444-7412

[www.spotangels.com](http://www.spotangels.com)

- Monthly Parking Available

### Telegraph/Channing Garage

2450 Durant Avenue | 510 843-1788

[www.Lazparking.com](http://www.Lazparking.com)

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

### Perry Lot

2542 Durant Avenue | 510 444-7412

[www.douglasparking.com](http://www.douglasparking.com)

also [www.spotangels.com](http://www.spotangels.com)

There are also many hourly parking lots in the area. Visit [www.douglasparking.com](http://www.douglasparking.com)

### EXCELLENT ACCESS TO MASS TRANSIT

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  
SCI - 44 miles

### Downtown BART Accessible

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

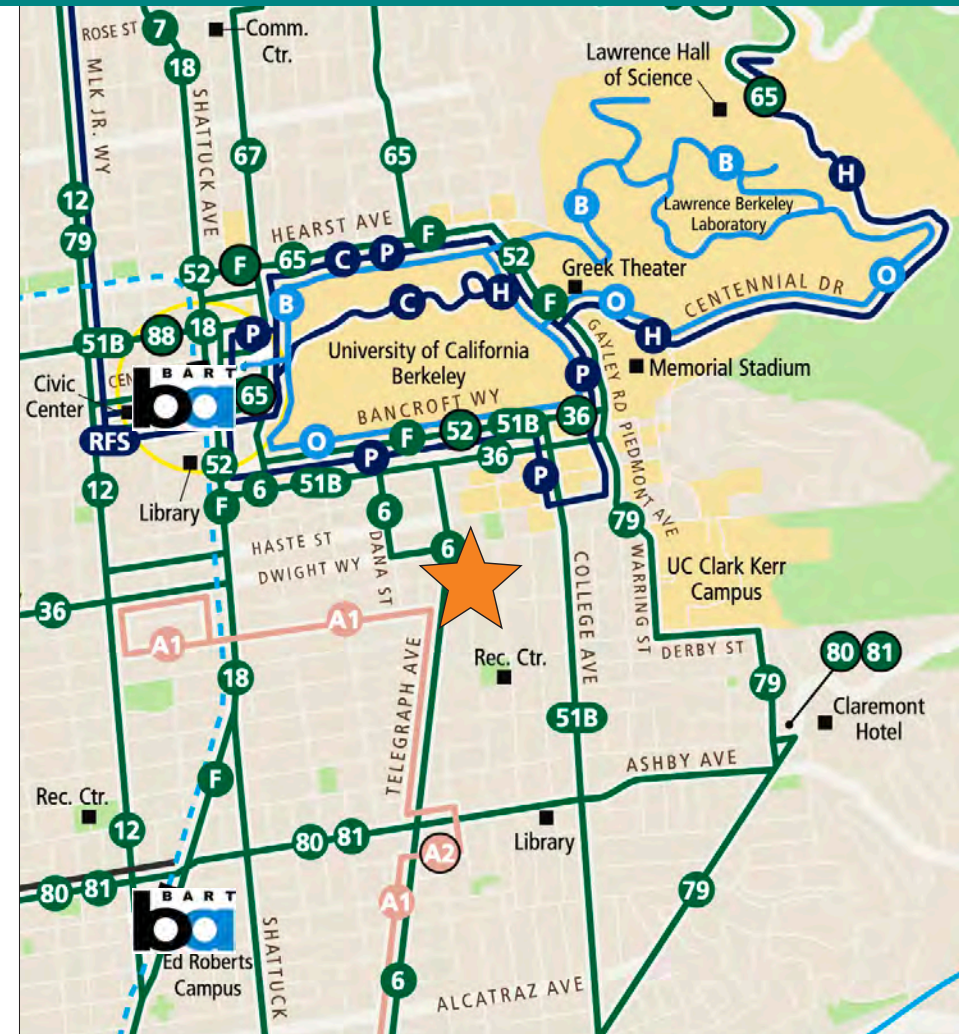
### Other Nearby BART Stations

- 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





- Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors
- Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings
- Leading directly to the UC Berkeley campus, Telegraph is home to street fairs, annual music festivals and street vendors
- UC Berkeley campus daily population is projected to reach 62,090 this year
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats
- \$4.04 billion in total spending power

### DEMOGRAPHICS

	1 MILE	3 MILE
Population	55,162	225,363
Households	20,383	95,927
Average HH Income	\$181,837	\$131,686
Average Home Value	\$1,067,155	\$1,057,489

(Source: CoStar)



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.