

FOR SALE: CENTRALLY LOCATED DOWNTOWN BERKELEY BUILDING

:: 1915 UNIVERSITY AVENUE, BERKELEY, CA ::



GORDON
COMMERCIAL REAL ESTATE BROKERAGE

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IDEAL FOR DEVELOPMENT, OWNER-USER OR INVESTOR IN BERKELEY'S VIBRANT DOWNTOWN

BUILDING SIZE: ±4,950 SF
(per public record)

PARCEL SIZE: ±5,024 SF
(per public record)

PRICE: \$1,700,000

YEAR BUILT: 1979

APN: 57-2059-9

ZONING: C-DMU Buffer
(Downtown Mixed-Use District)

- One-story building
- 44' frontage on busy University Avenue
- Nice window frontage
- High vehicle and pedestrian traffic on busy corridor
- Traffic count on Shattuck Avenue (at Martin Luther King Jr Way) is 37,411
- Steps to signalized intersection with Trader Joe's on corner
- Across from Lulu's Cyclery, Rose Pizzeria, The Butcher's Son Vegan Delicatessen, Garden Variety, and Chocolaterie
- Excellent access to mass transit
- Easy freeway access



DEMOGRAPHICS

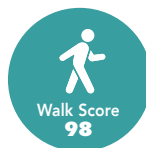
WITHIN
3 MILES

Population **211,983**

Average Household Income **\$142,014**

Daytime Employees **146,029**

Source: CoStar



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

CLOSE TO ALL DOWNTOWN BERKELEY RESTAURANTS AND CONVENIENCES

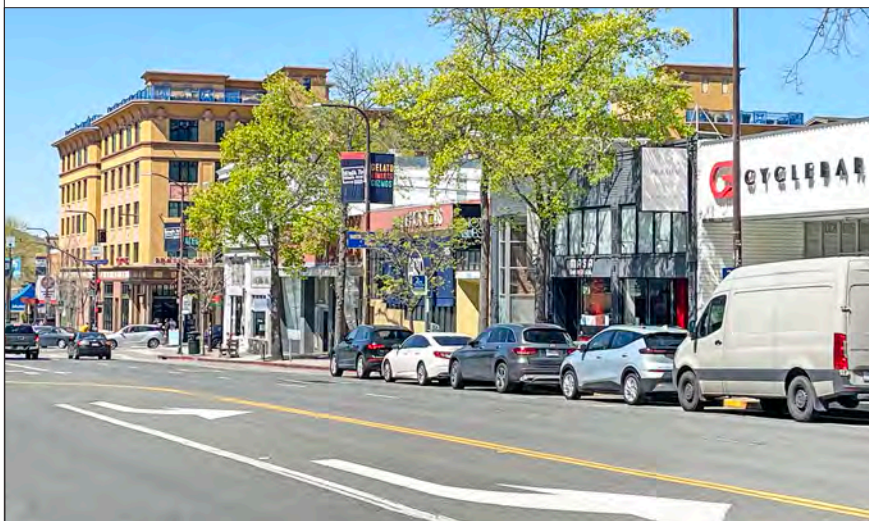
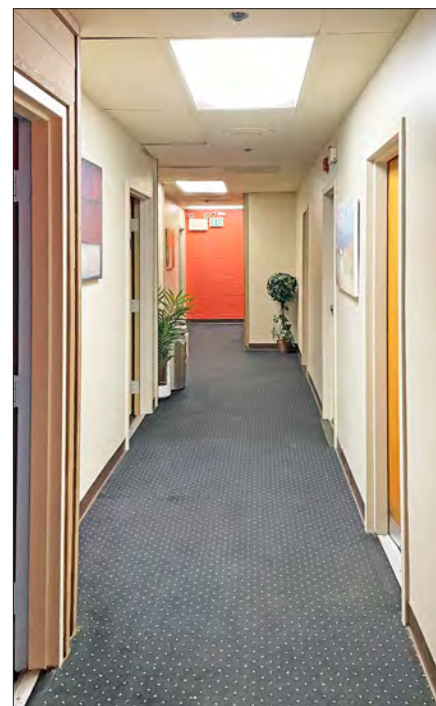
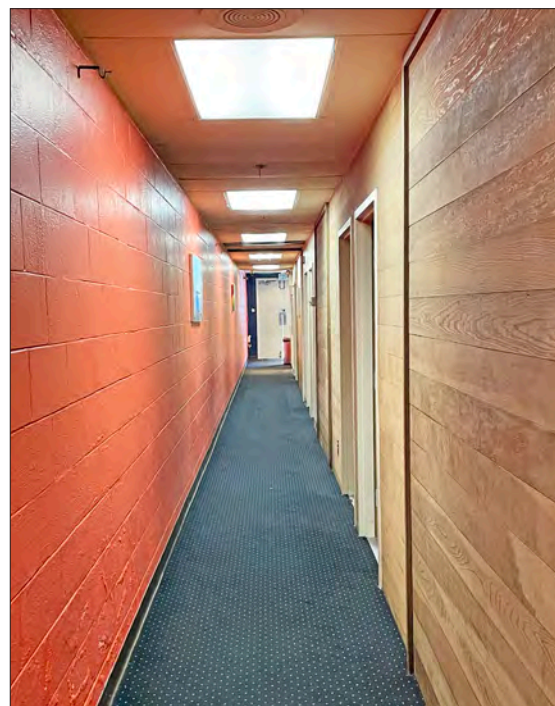
- .4 mile to BART, two blocks to UC Berkeley
- Many restaurants within a one block area
- University Avenue is a major highway corridor from I-80/I-580 to UC Berkeley campus and Downtown Berkeley
- Easy access to AC Transit, Bikeshares, and parking garages
- Close to the Downtown Berkeley Arts District 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
- One of the hottest dining destinations in the Bay Area with over 150 restaurants

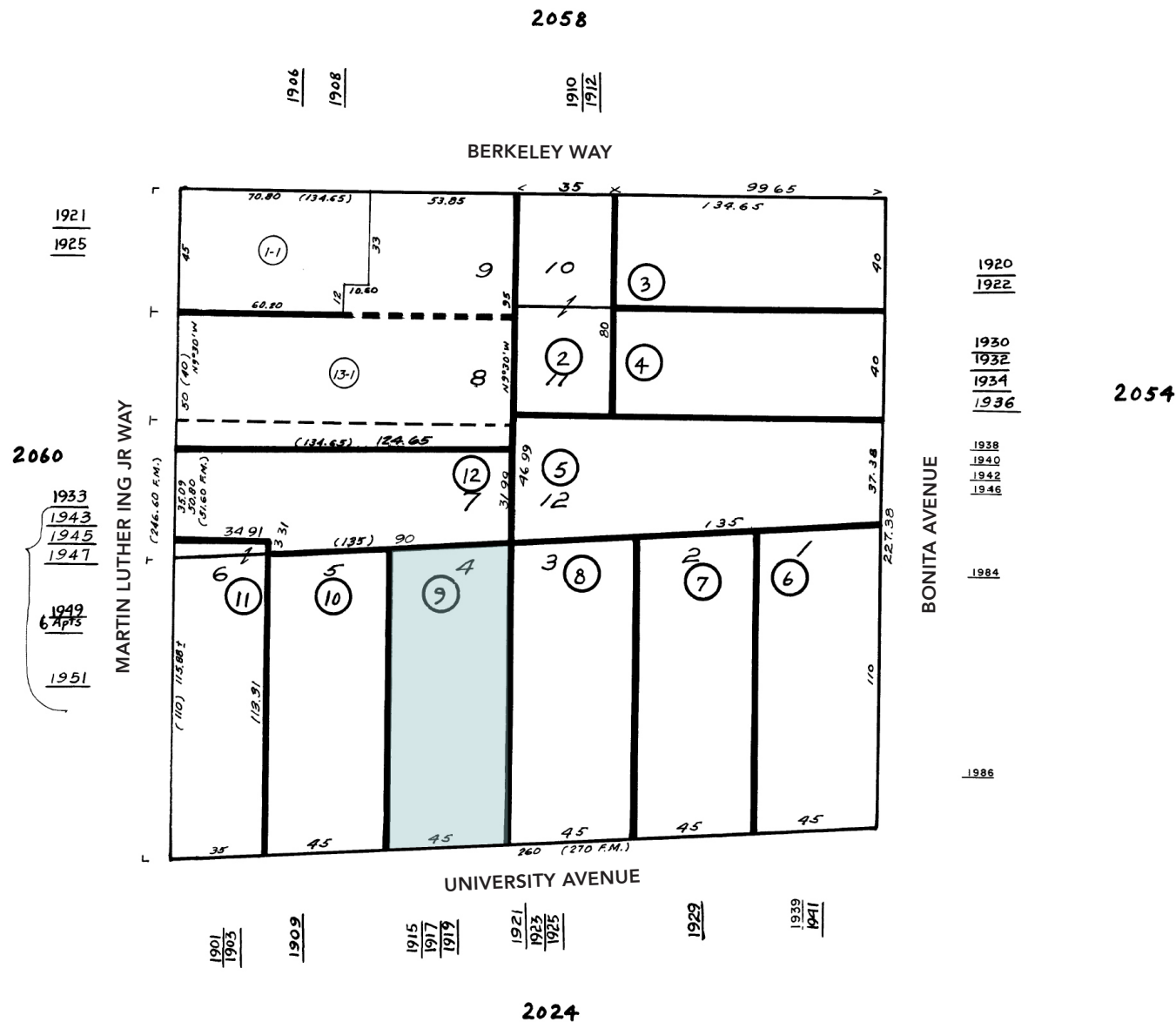
**BERKELEY'S VIBRANT CITY CENTER,
FAMOUS FOR ITS THRIVING PERFORMING
AND VISUAL ARTS SCENE, IS BURSTING
WITH HIP SPOTS TO EAT AND DRINK**



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**CENTRAL
DOWNTOWN
BERKELEY
LOCATION**
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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.

RESTAURANTS, BARS AND CAFÉS

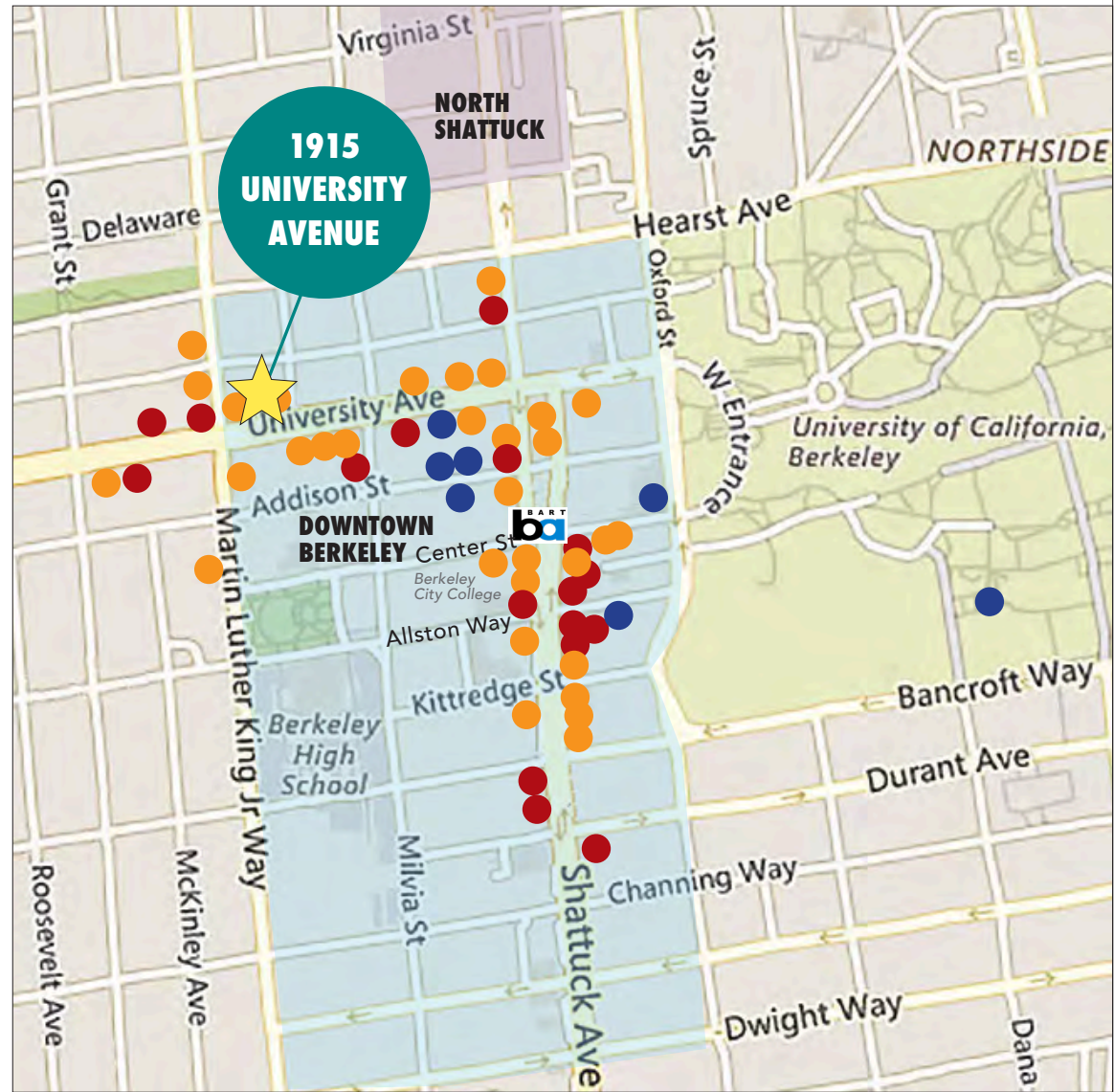
The Butcher's Son	Stand-Up Burgers
Garden Variety	Angeline's Louisiana Kitchen
Rose Pizzeria	Poki Poke
Chocolaterie	Revival Bar + Kitchen
Café Etoile	Namaste Madras Cuisine
Udupi Palace	La Note Restaurant
Masa Ramen Bistro	Ippudo
Las Cabañas Taqueria	Blue Bottle Coffee
Sushi California	Oasis Grill
Nation's Giant Hamburgers	Starbucks
Comal Restaurant	Ben & Jerry's
Lucia's Italian Restaurant	Tupper & Reed Cocktail Bar
Tender Greens	

ENTERTAINMENT

Milkbomb Ice Cream	UC Theatre
MY Coffee Roastery	Berkeley Repertory Theatre
Platano Salvadoran Restaurant	Aurora Theatre Company
Triple Rock Brewing	Freight & Salvage
Peet's Coffee	The Marsh Arts Center
Sliver Pizzeria	Cal Performances/Zellerbach
Eureka!	BAMPFA
Jupiter Pizza & Beer	

RETAIL

Trader Joe's	Half Price Books
Lulu's Cyclery	Verizon
Walgreens	Berkeley Ace Hardware
Stone Room 2	Luggage Center
Forrests Music	Shop College Wear
UPS Store	Crossroads Trading
FedEx	Lhasa Karnak Herb Company
Target	Pegasus Books





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



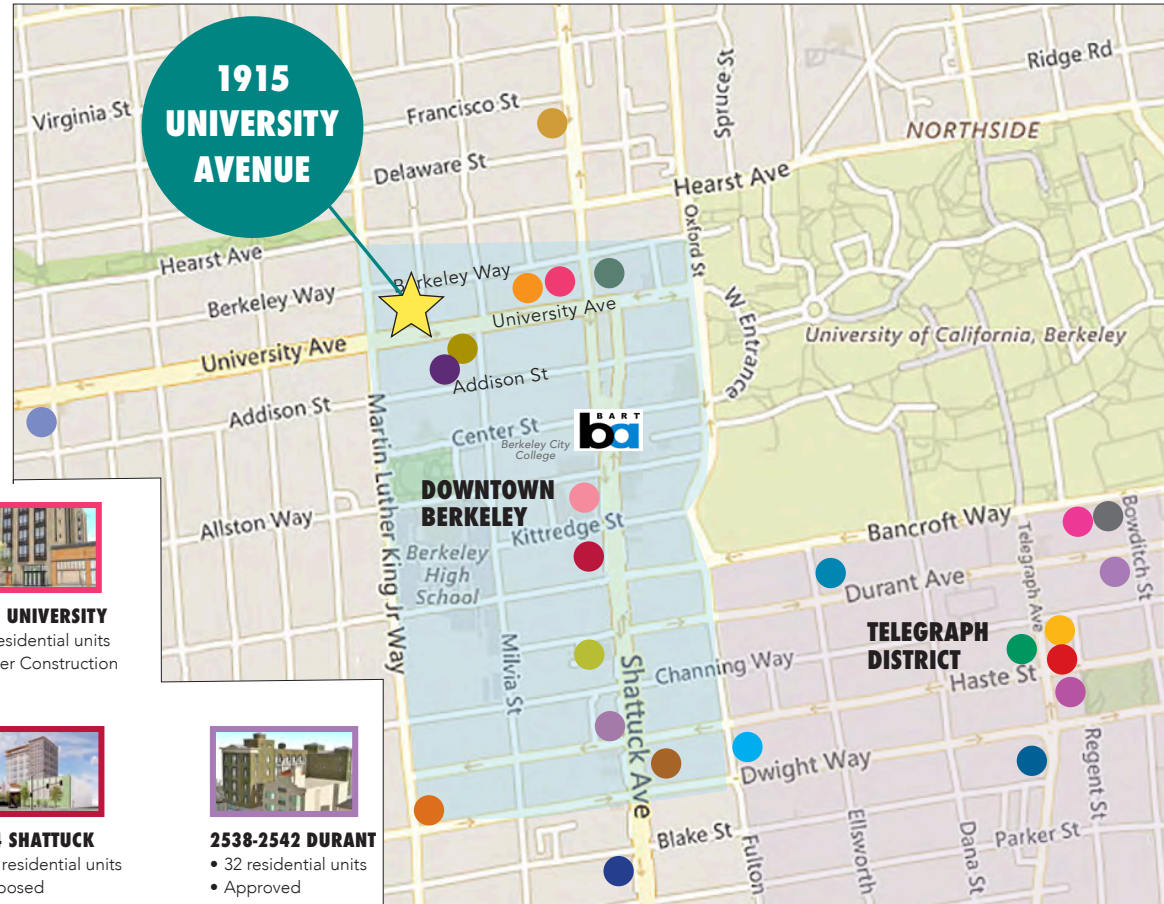
THE STANDARD

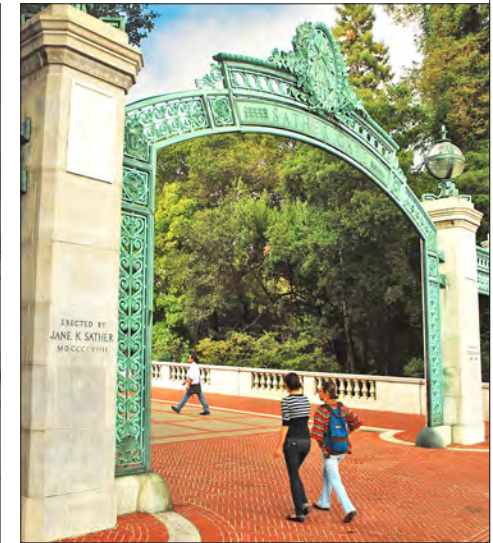
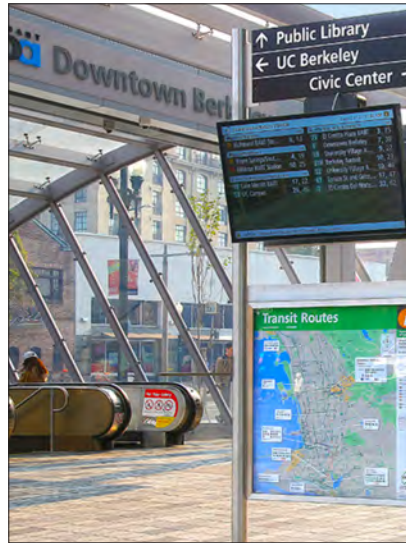
- 330 Beds
- Under Construction



THE CROFT

- Units TBD
- Under Construction





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.