

MIXED-USE PROPERTY FOR SALE IN WEST BERKELEY
:: **755/757 FOLGER AVENUE, BERKELEY CA** ::

755/757 Folger Avenue
is a contemporary
architectural gem!
Residential above
ground floor office,
each with its own
entrance. Beautiful
building materials and
graciously sized, this
is a pride of ownership
building.



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BUILDING SIZE: ±2,630 SF
(per public record)

PARCEL SIZE: ±1,939 SF
(per public record)

YEAR BUILT: 2002

APN: 53-1635-10-1

ZONING: MU-LI

PRICE: \$1,900,000

755/757 FOLGER AVENUE

is part of new, modern residential and office boutique enclave on Folger Avenue, at the border of Berkeley and Emeryville, designed by David Wilson.

Walkable area with many new developments, popular eateries, and businesses.

Easy access to San Francisco, Oakland Airport and Marin.

RESIDENTIAL ABOVE GROUND FLOOR OFFICE – WITH SEPARATE ENTRANCES.

Perfect for any business owner/user who wants to work in a beautiful, vibrant office space and either live upstairs, or enjoy a revenue stream from the upstairs residential unit. Or as a residential purchase with the potential for income from the office below.

755 FOLGER AVENUE – OFFICE SPACE

- ±1,000 rsf
- Large open work plan with kitchenette, copy room, restroom, storage
- Conference room looks out to small private patio space
- Custom cabinetry, movable desks and shelving racks provide a plug and play opportunity
- Many electrical outlets and data plug ins

757 FOLGER AVENUE – RESIDENCE

- ±1,630 rsf 2 BD, 1 BA + LOFT
- Separate entrance
- Open kitchen area, combined living/dining area
- Soaring ceilings
- Swedish wood stove
- 2 bedrooms, 1 bathroom, with multiple storage spaces
- Large upstairs loft perfect for additional bedroom, office or family/play room



755/757 FOLGER AVENUE

- Industrial look with polished concrete floors, wooden and metallic accents, high ceilings, and cool lighting
- Separately Metered for Electrical, Gas
- Separate heater for each unit
- Shared water
- Low maintenance landscaping
- 2 designated parking spaces in shared lot

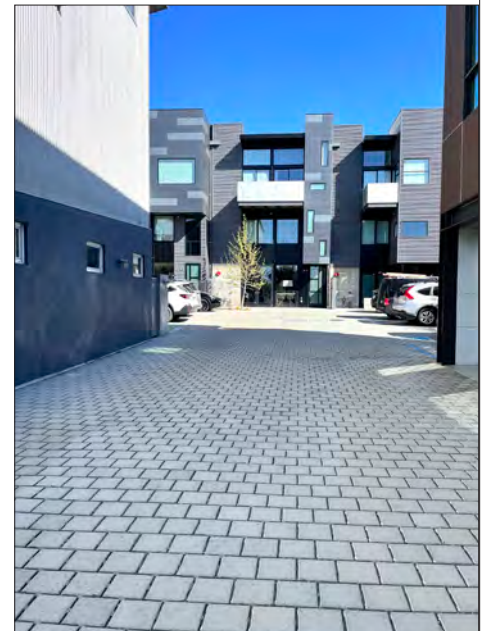
RESIDENTIAL UNIT

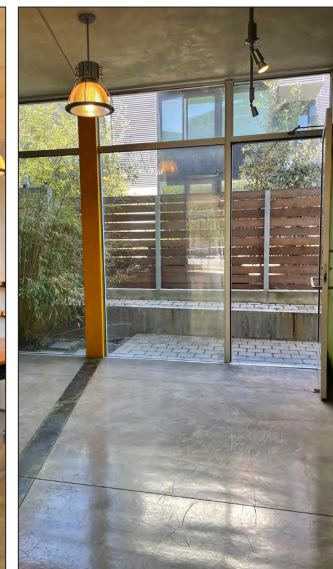
Current Rent: \$4,000/month

Currently leased through June 30, 2023

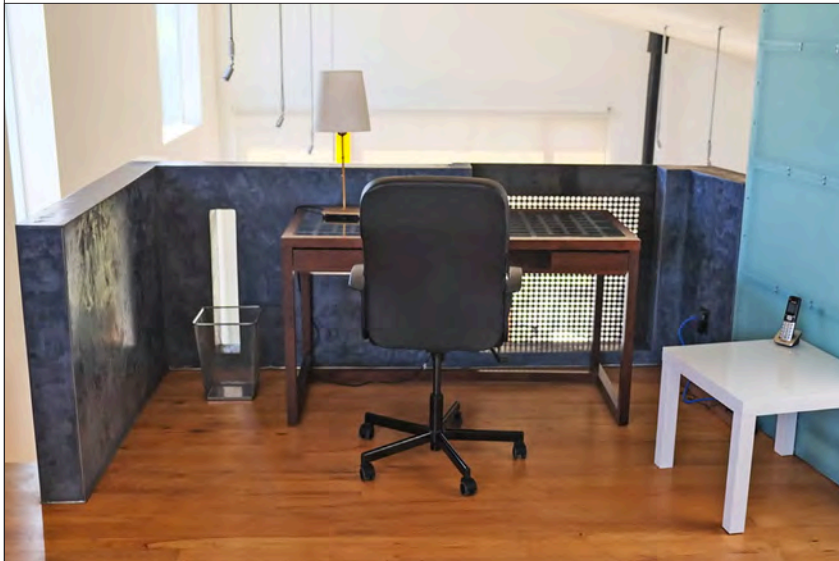
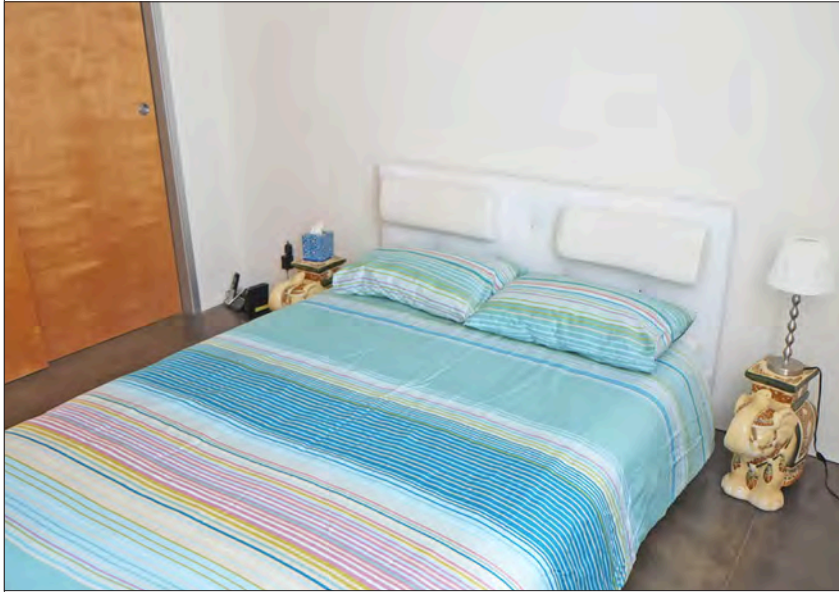
OFFICE SPACE

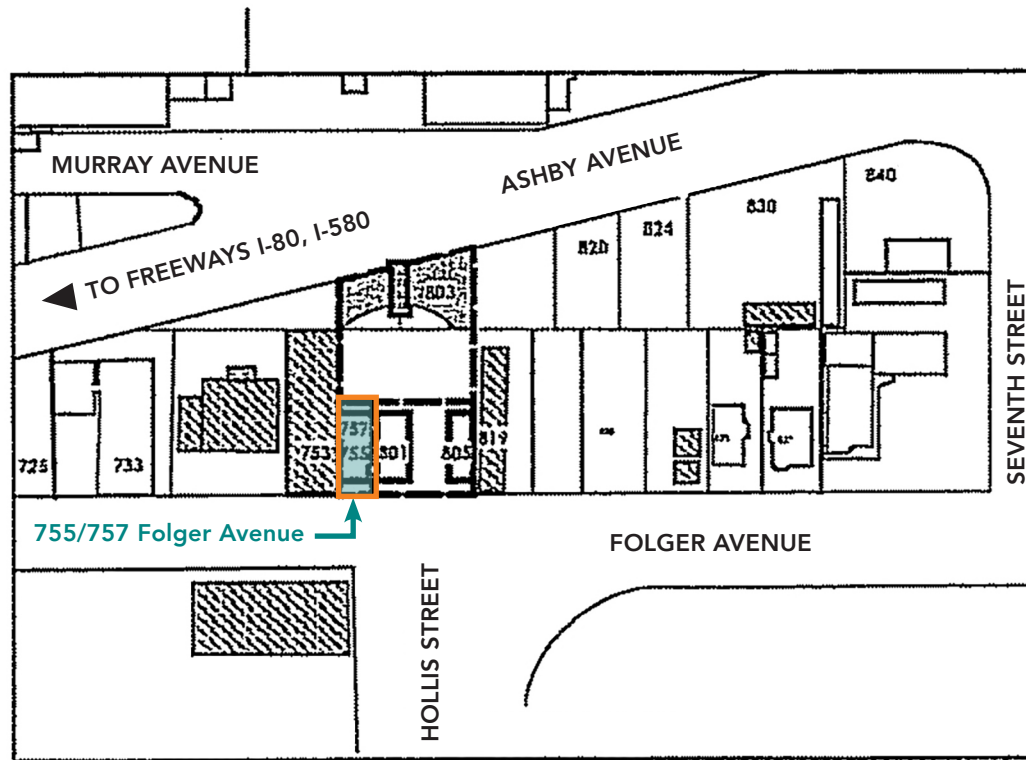
Currently vacant



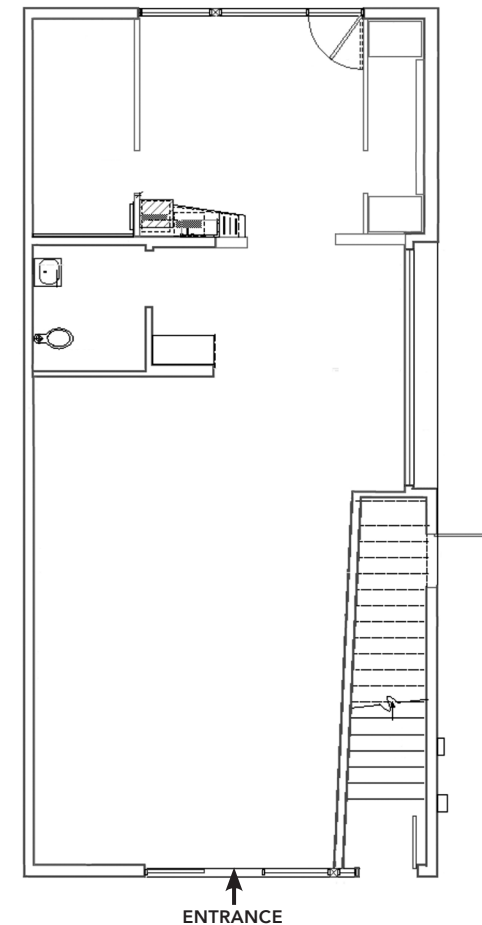






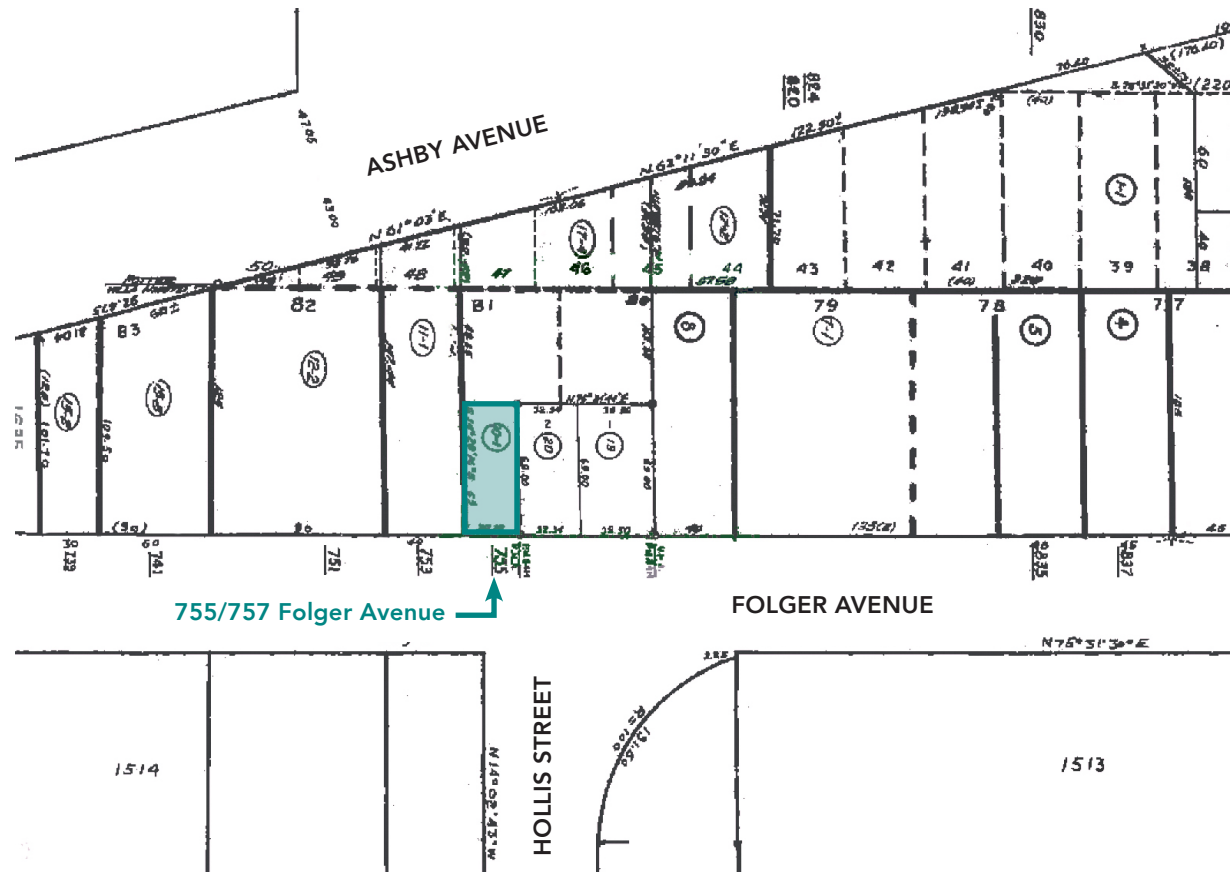


755/757 Folger Avenue
VICINITY MAP



755 Folger Avenue
FIRST 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.



On Berkeley/Emeryville Border, just east of San Pablo Avenue. Proximity to city marinas and parks, movie theaters, excellent shopping, world-class cuisine and entertainment.

- Walking distance to Berkeley Bowl West, popular local coffee shops/ restaurants, and Berkeley's Fourth Street shopping destination
- Easy freeway access to 24, 80, 580, 980, and 880
- Transbay bus across the street
- Less than 10 minutes to BART via free shuttle "Emery Go Round" just a few blocks away
- Near many employers including Wareham Development's Aquatic Park Research Campus, Bayer, and headquarters of Clif Bar & Company, Acme Bread Co, Uncommon Grounds, Pixar, Whole Foods Market Northern CA Regional, Title Nine, and La Tourangelle Artisan Oils
- 1/2 mile to Emeryville Public Market, with Guitar Center, Peet's Coffee, Shiba Ramen, C Casa, Super Duper Burgers, Mr. Dewie's Creamery, and Koja Kitchen
- 1 mile to Powell Street Plaza Shops with Trader Joe's, Ross, Jamba Juice, BevMo, Banana Republic, and Marshalls
- Close to Bay Street Shops with Apple Store, Athleta, Sephora, Old Navy, AMC Theaters, Gap, Victoria's Secret, West Elm, See's Candies, and Barnes & Noble
- In vicinity of two Amtrak train stations



DEMOGRAPHICS

	2 MILE	5 MILE
Population	103,645	403,599
Households	45,812	175,373
Average HH Income	\$121,52	\$132,041
Daytime Employees	67,573	262,788

(Source: CoStar)



FOOD AND DRINKS

Prizefighter Bar
Wondrous Brewing
Rotten City Pizza
Starbucks
Los Moles
Chai Thai Noodles
Good To Eat
Mujiri Japanese Restaurant
Black Diamond Café
Riva Cucina
The Rare Barrel Brewery
Far Leaves Tea
Paisan Italian Restaurant
Longbranch Saloon
Le Pho Vietnamese Restaurant
Anchalee Thai Cuisine
Caffè Chiave
Anthony's Cookies

Spoon Korean Bistro
Mint Leaf Vietnamese
900 Grayson
Third Culture Bakery
Standard Fare
La Noisette Sweets
The Rare Barrel Brewery
Morell's Bread
Tomate Cafe
Creekwood Restaurant
Tacos Sinaloa
Mo'Joe Cafe
Homemade Cafe
Donut Farm Oakland
Café Colucci
Townhouse Restaurant
Ruby's Cafe
KoJa Kitchen

FITNESS

City Sports Club
Berkeley Ironworks
Max's Gym
CrossFit Oakland

CorePower Yoga
Orangetheory Fitness
Ralph Gracie Berkeley Jiu Jitsu
Ashtanga Yoga Berkeley

RETAIL

Berkeley Bowl West
Weatherford BMW
MacBeath Hardwood
Ashby Lumber
Berkeley Mills
The Pointe Shop
Teance Fine Teas
The Plant Queen

Rad Power Bikes
Ecology Center Store
Lhasa Karnak Herb Company
Sherwin-Williams Paint Store
Outdoor Supply Hardware
Looking Glass Photo
Mid Century Mobler
Mancini's Sleepworld
Guitar Center





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.