

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

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.



**GROUND
FLOOR
OFFICE**

**RESIDENTIAL
ABOVE**

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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

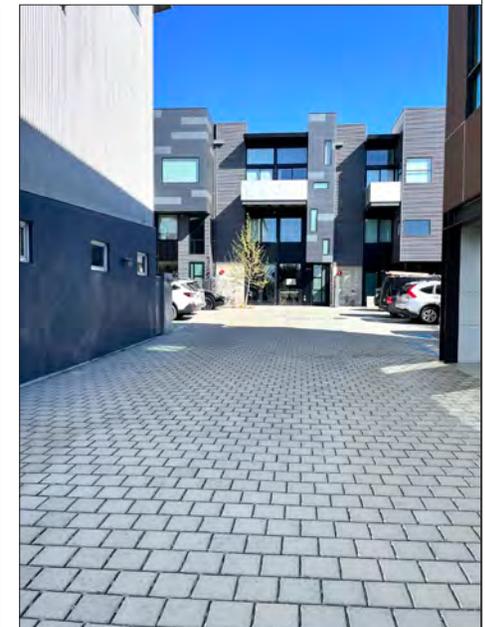
RESIDENTIAL UNIT

Current Rent: \$4,000/month

Currently leased through June 30, 2023

OFFICE SPACE

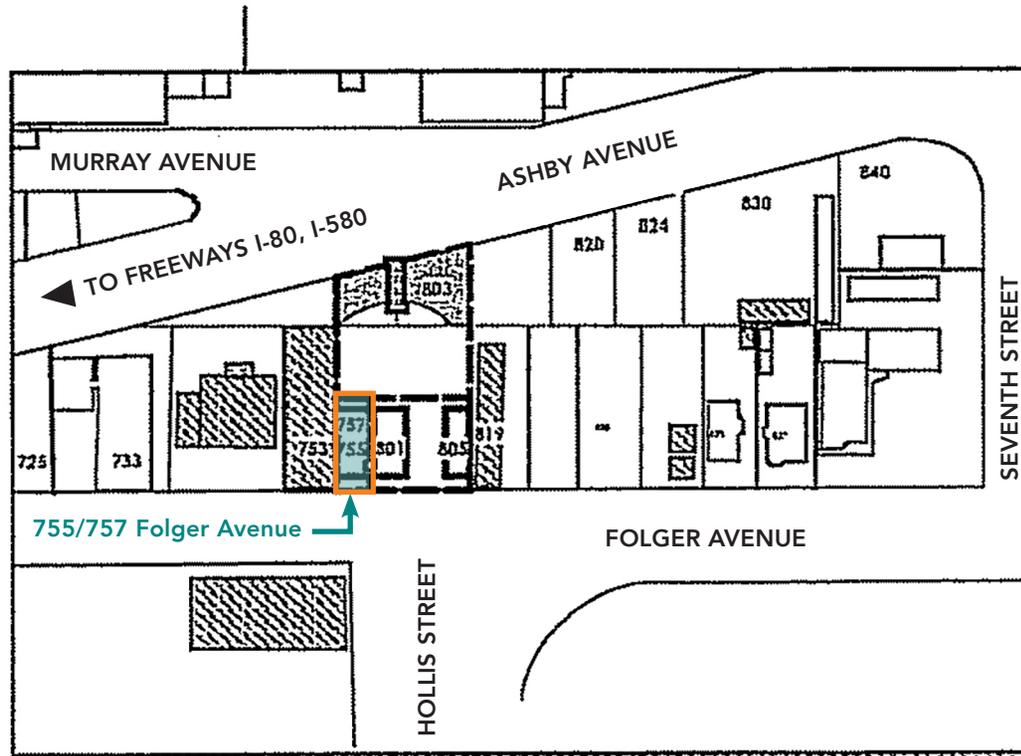
Currently vacant



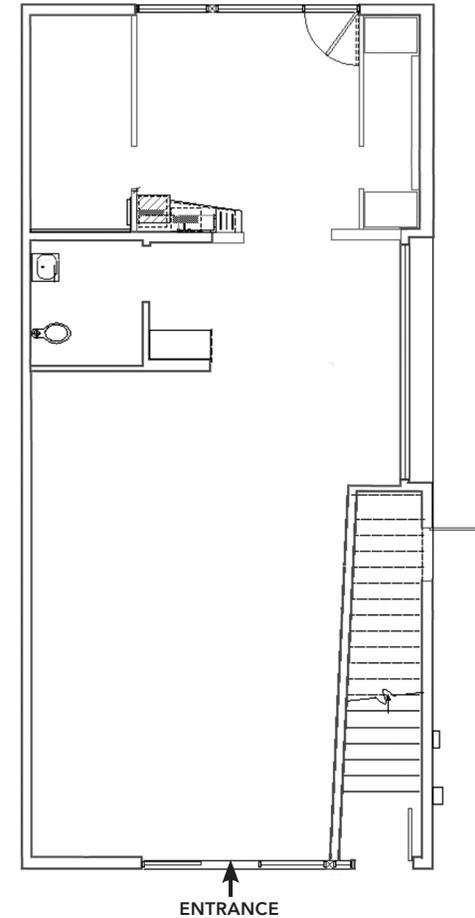






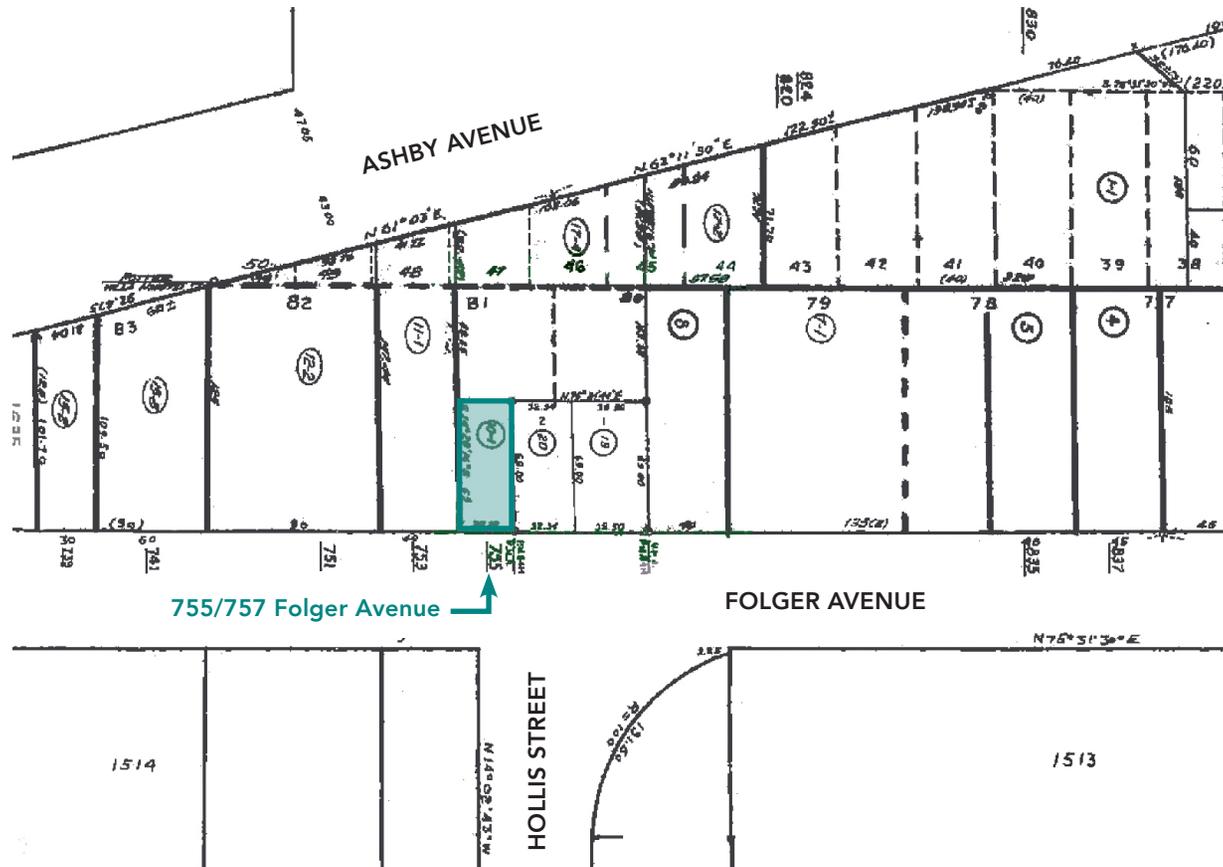


755/757 Folger Avenue
VICINITY MAP



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 | Spoon Korean Bistro |
| Wondrous Brewing | Mint Leaf Vietnamese |
| Rotten City Pizza | 900 Grayson |
| Starbucks | Third Culture Bakery |
| Los Moles | Standard Fare |
| Chai Thai Noodles | La Noisette Sweets |
| Good To Eat | The Rare Barrel Brewery |
| Mujiri Japanese Restaurant | Morell's Bread |
| Black Diamond Café | Tomate Cafe |
| Riva Cucina | Creekwood Restaurant |
| The Rare Barrel Brewery | Tacos Sinaloa |
| Far Leaves Tea | Mo'Joe Cafe |
| Paisan Italian Restaurant | Homemade Cafe |
| Longbranch Saloon | Donut Farm Oakland |
| Le Pho Vietnamese Restaurant | Café Colucci |
| Anchalee Thai Cuisine | Townhouse Restaurant |
| Caffè Chiave | Ruby's Cafe |
| Anthony's Cookies | KoJa Kitchen |

FITNESS

- | | |
|--------------------|---------------------------------|
| City Sports Club | CorePower Yoga |
| Berkeley Ironworks | Orangetheory Fitness |
| Max's Gym | Ralph Gracie Berkeley Jiu Jitsu |
| CrossFit Oakland | Ashtanga Yoga Berkeley |

RETAIL

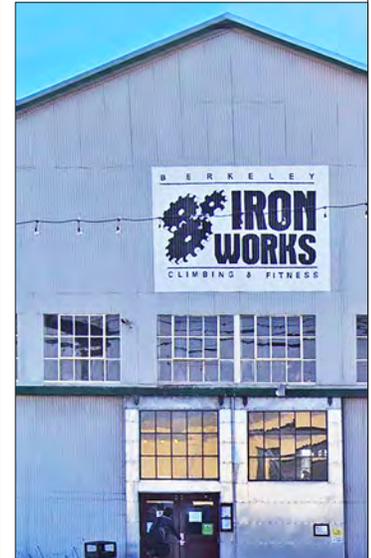
- | | |
|--------------------|------------------------------|
| Berkeley Bowl West | Rad Power Bikes |
| Weatherford BMW | Ecology Center Store |
| MacBeath Hardwood | Lhasa Karnak Herb Company |
| Ashby Lumber | Sherwin-Williams Paint Store |
| Berkeley Mills | Outdoor Supply Hardware |
| The Pointe Shop | Looking Glass Photo |
| Teance Fine Teas | Mid Century Mobler |
| The Plant Queen | Mancini's Sleepworld |
| | Guitar Center |



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

755/757 FOLGER AVENUE, BERKELEY, CA
NEIGHBORHOOD TOUR



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.