

FOR SALE: 1676-1690 Shattuck Avenue

BERKELEY | CALIFORNIA



**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

**RARE 100% LEASED INVESTMENT PROPERTY**

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





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Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject Property, the future projected financial performance of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and/or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Information provided has been or will be gathered from sources that are deemed reliable; however, neither Seller nor the Broker warrant or represent that the information is true or correct.

Recipients are advised to verify information independently and hire all applicable professionals and experts to assess the Property's physical and financial condition. Seller and/or the Broker reserve(s) the right to change the Property's purchase price, or any information provided, or to withdraw the Property from the market at any time without notice. Recipients agree that the information provided by Seller and/or Broker is confidential and, as such, agrees to hold and treat such information in the strictest of confidence.

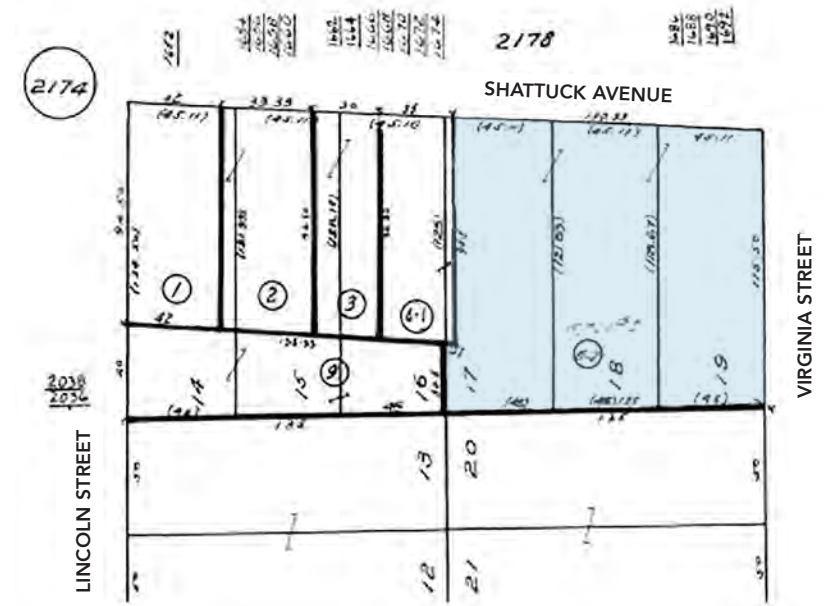




# PROPERTY OVERVIEW

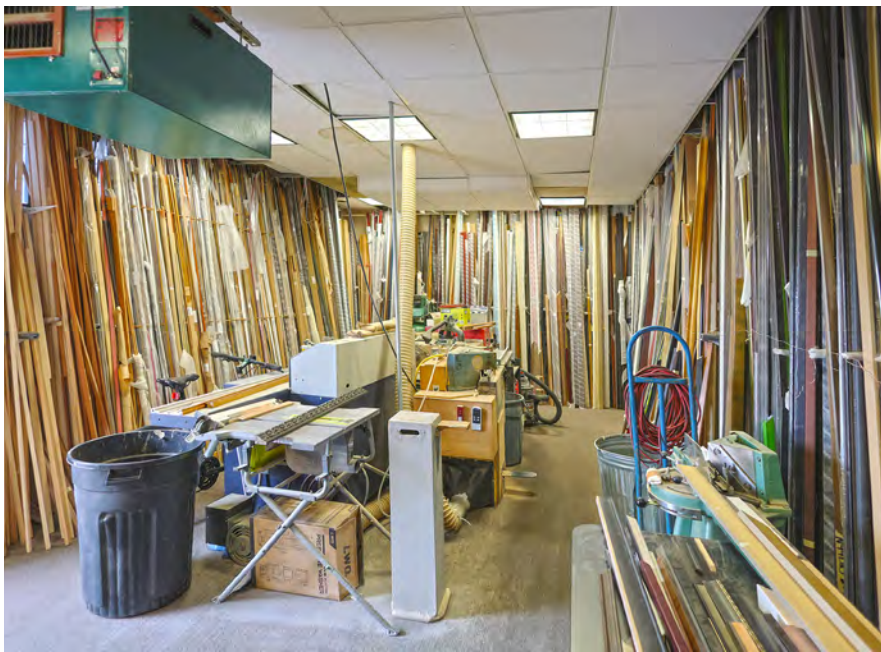
- TWO BUILDINGS WITH A COMBINED SIZE OF  $\pm 10,896$  SF (PER PUBLIC RECORDS)
- PARCEL SIZE IS  $\pm 15,761$  (PER PUBLIC RECORDS)
- CORNER PROPERTY WITH 3 RETAIL SPACES AND 1 OFFICE SUITE
- LARGE PARKING LOT WITH 20 SPACES
- APN: 58-2174-6-2
- ESTIMATED INCOME AND EXPENSES AVAILABLE UPON REQUEST
- DO NOT DISTURB TENANTS. CONTACT BROKER FOR TOURS

**ASKING PRICE: \$4,800,000** (POTENTIAL FOR SELLER FINANCING)





# 1676-1678 SHATTUCK





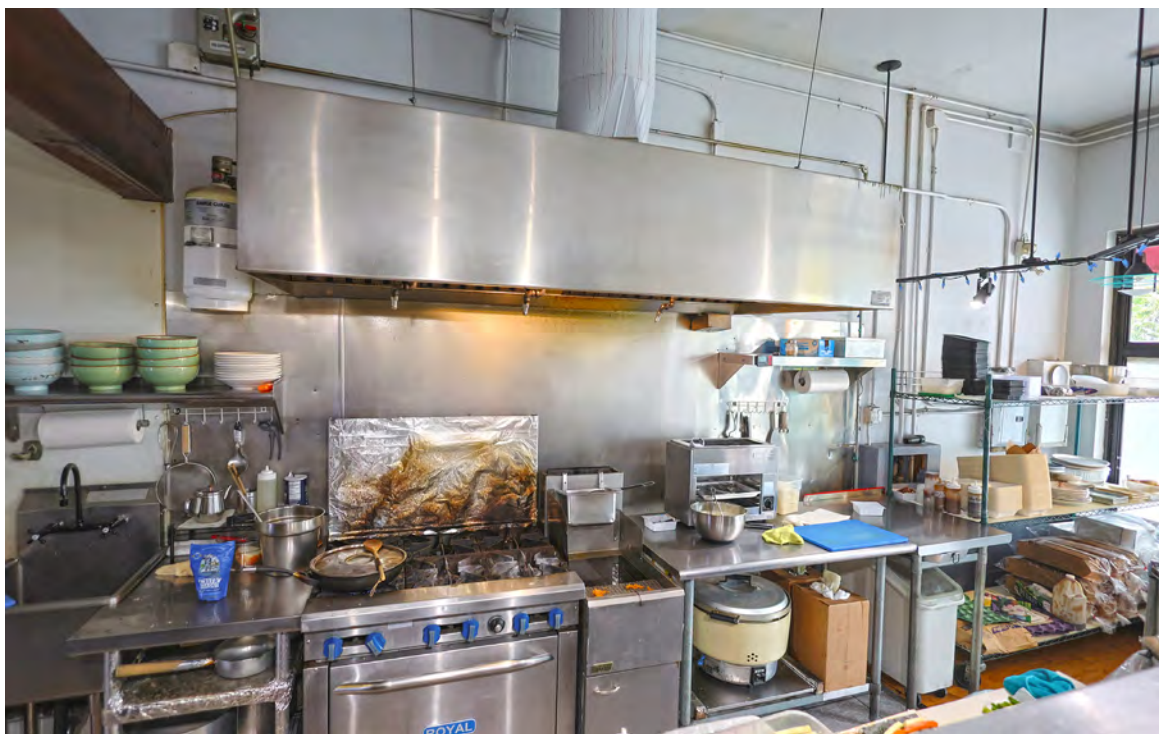


# 1680 SHATTUCK





# 1688 SHATTUCK





# 1690 SHATTUCK





# EXTERIOR

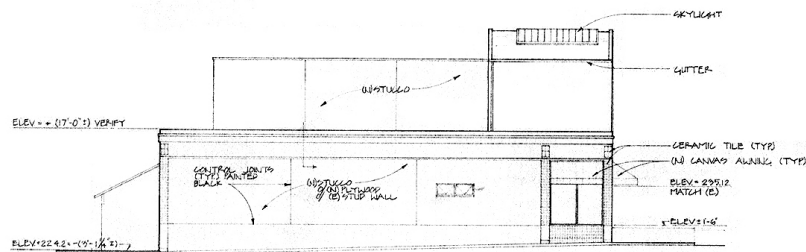




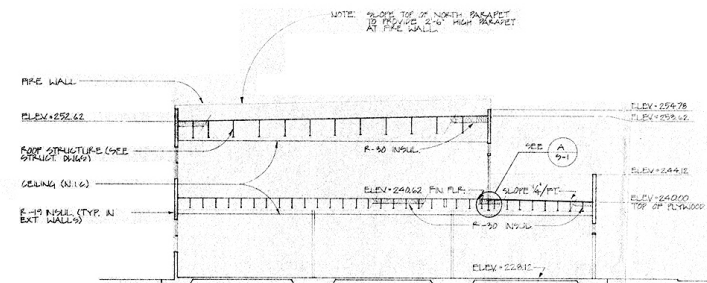
# ELEVATIONS



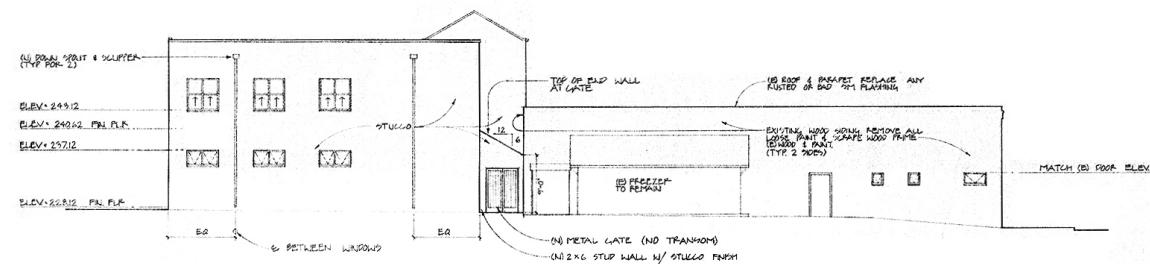
EAST ELEVATION



**SOUTH ELEVATION**



BUILDING SECTION

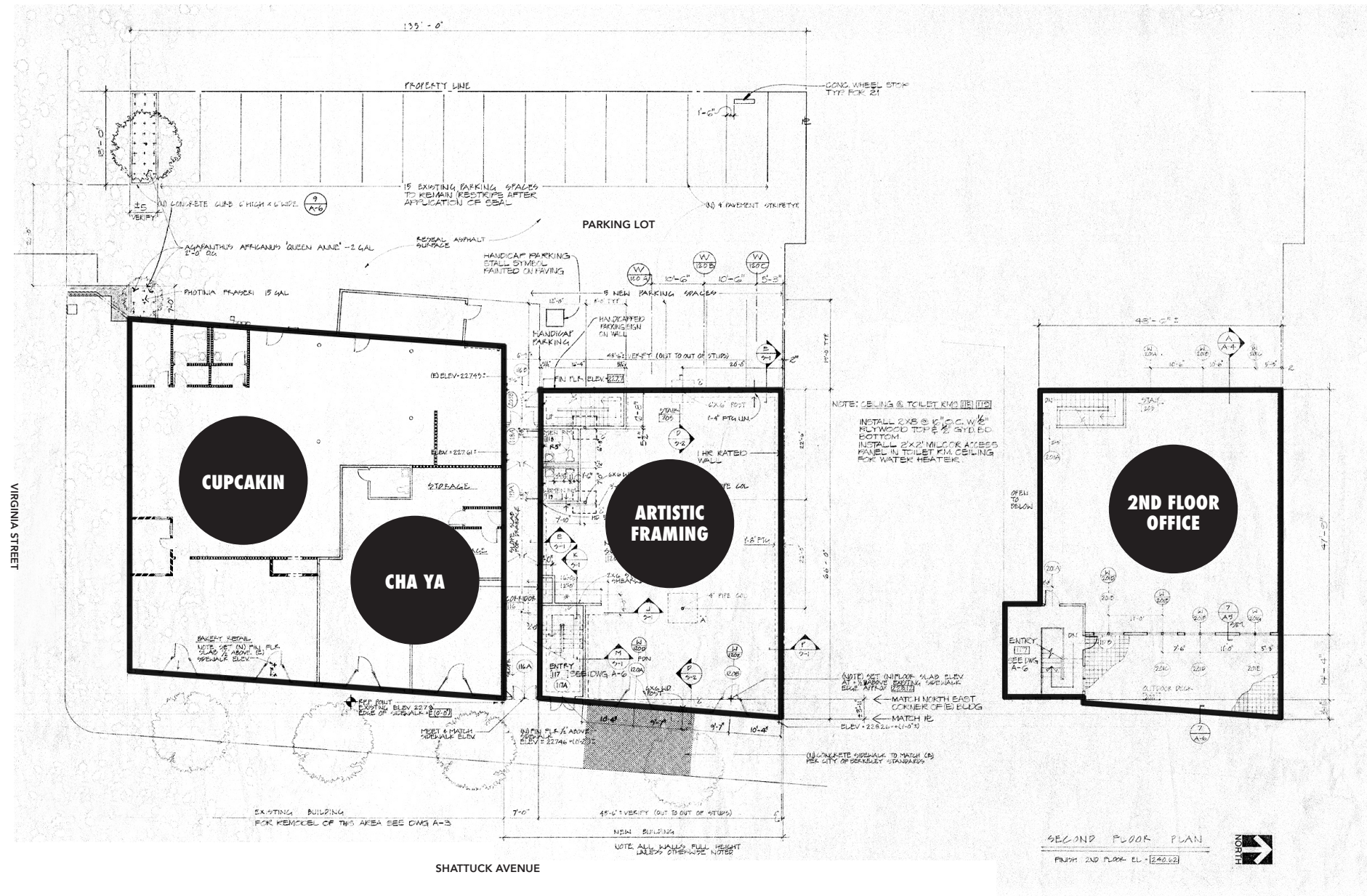


WEST ELEVATION

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.



# FLOOR PLANS



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# LOCATION MAP



## "NORTH BERKELEY IS ONE OF THE BEST PLACES TO LIVE IN CALIFORNIA" – NICHE

- This property is located in a world-renowned culinary neighborhood filled with popular cafés and shops sharing an emphasis on quality, artisan products and services. This area is known for its innovative culture and academic prestige
- Amid exceptional arts and cultural activities, strong commercial/financial core, outstanding education and resources
- Steps to Via del Corso, Chez Panisse, The Cheeseboard, Crepevine, Grégoire, Saul's Deli, Tigerlily, and original Peet's Coffee
- Easy walk to numerous world-class theatre, arts, live music, galleries, sports venues, all Downtown Berkeley amenities, and UC Berkeley
- Zoning: C-NS (North Shattuck Commercial)

### DEMOGRAPHICS

	1 MILE	3 MILE
Population	51,628	203,610
Households	21,019	84,957
Average HH Income	\$114,923	\$142,014
Daytime Employees	27,941	136,701

Source: CoStar/Loopnet





# NEIGHBORHOOD







EXCLUSIVELY LISTED BY:

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