

FOR SALE: 1676-1690 Shattuck Avenue

BERKELEY | CALIFORNIA



GORDON
COMMERCIAL REAL ESTATE BROKERAGE

RARE 100% LEASED INVESTMENT PROPERTY

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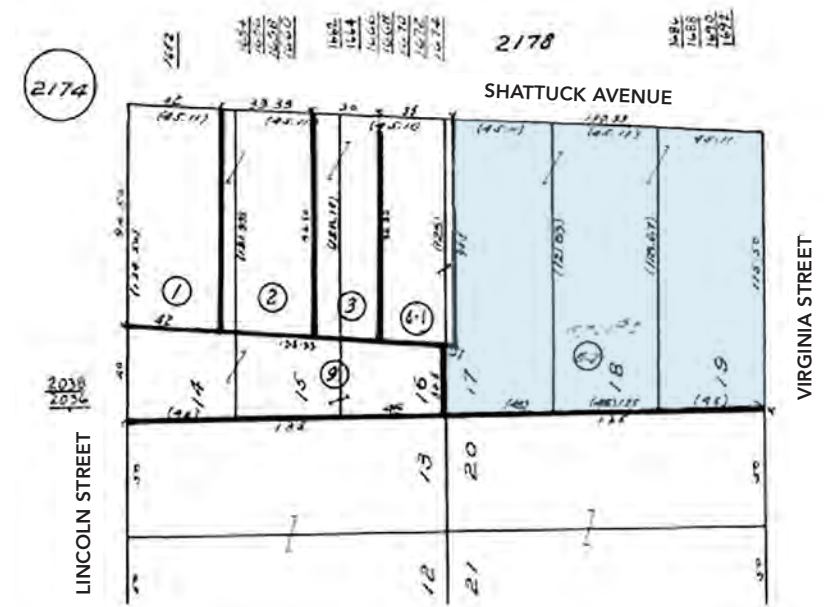
Recipients are advised to verify information independently and hire all applicable professionals and experts to assess the Property's physical and financial condition. Seller and/or the Broker reserve(s) the right to change the Property's purchase price, or any information provided, or to withdraw the 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.



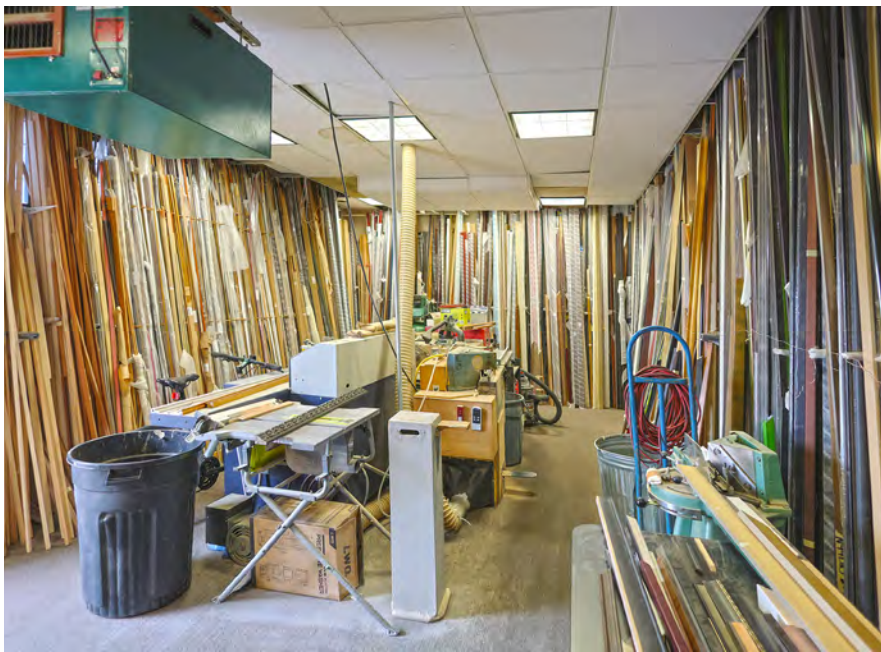
PROPERTY OVERVIEW

- 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



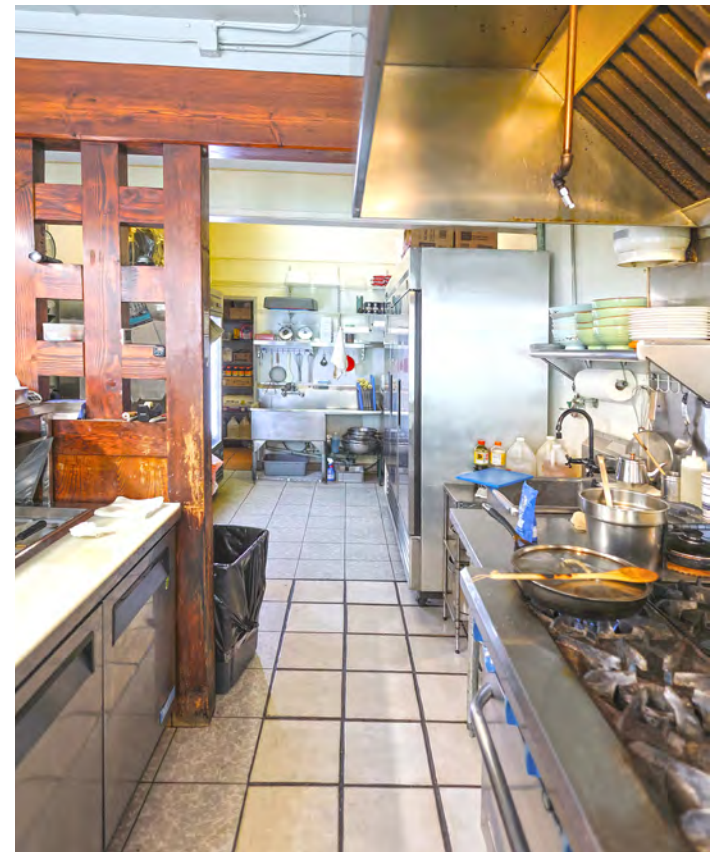
1676-1678 SHATTUCK



1680 SHATTUCK



1688 SHATTUCK



1690 SHATTUCK



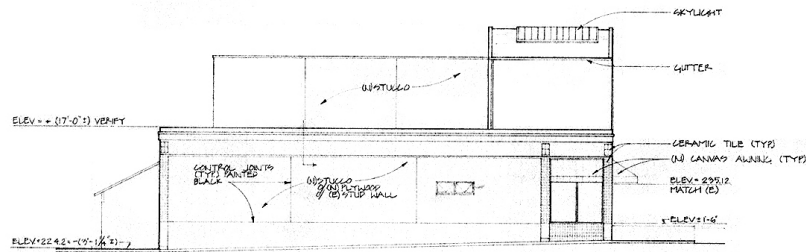
EXTERIOR



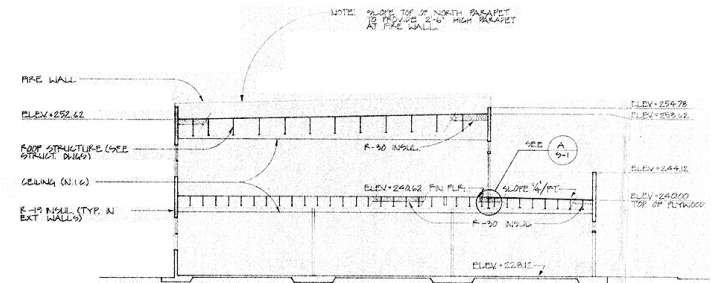
ELEVATIONS



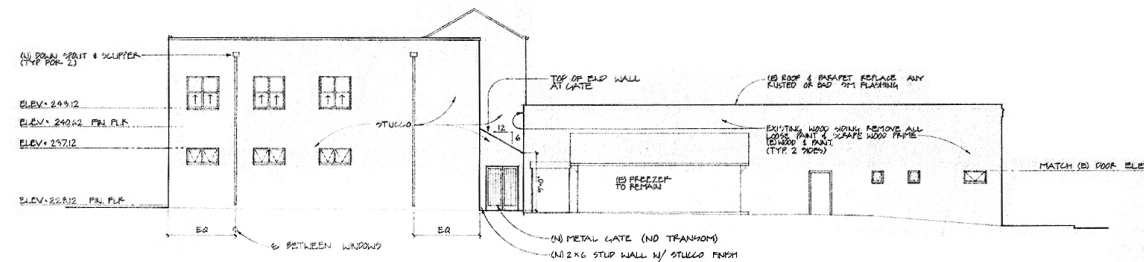
EAST ELEVATION



SOUTH ELEVATION

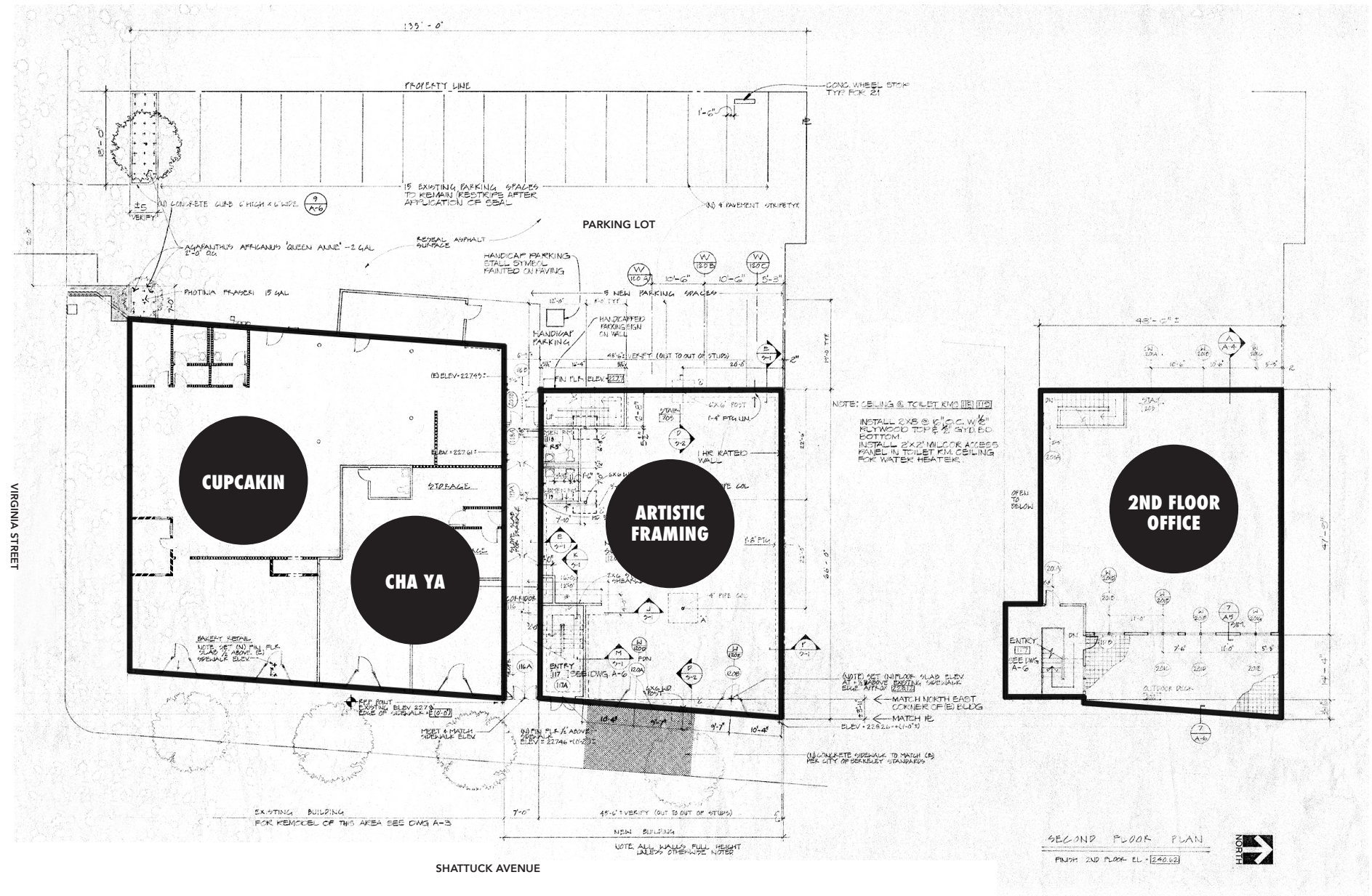


BUILDING SECTION



WEST ELEVATION

FLOOR PLANS



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.

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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