



# 3021 TELEGRAPH AVENUE, BERKELEY

3021 Telegraph Avenue is a notably well-located Berkeley commercial property consisting of 4,875 square feet of land with a single-story building of 4,373 square feet.\*

The corner parcel is immediately situated at the corner of Telegraph Avenue and Webster Street.

- Just across Telegraph Avenue from Whole Foods Market
- 1 block South of Ashby Avenue, and 1 block West of the Alta Bates Summit Medical Center
- 5 blocks west of College Avenue & the Elmwood District
- 8 blocks East of the Ashby BART station
- 1 mile south of UC Berkeley (±56,000 daytime population)

The building features exceptional visibility and exposure along the key commercial arterial of Telegraph Avenue, which connects UC Berkeley to Downtown Oakland.

Great opportunity for new ownership to establish a strong business presence in Berkeley with rich potential for signage enhancements.\*\*

Zoning of C-1 (General Commercial) allows a wide range of commercial uses, including general business offices, retail establishments, medical offices, and personal or professional services.

The building is currently configured as five internal suites, with two occupied and three vacant. Both existing tenants are on month-to-month commercial leases. Most of the suites have internal restrooms, and there are also two common area restrooms.

SBA financing is available for owner-users at acquisition and for any subsequent business improvements. In addition, the seller will carry limited financing for qualified buyers.

New housing developments are currently underway across Webster Street from the property. The first, at the Southwest corner of Telegraph and Webster, is nearing delivery and will begin lease-up in 2026. The second, directly across Webster Street from the subject property, is in the late stages of finalizing entitlements and permits with the city.

Parking is readily available in the vicinity, with surface lots and a public parking garage located within one block. The property is also well-served by public transportation, with multiple AC Transit lines stopping adjacent to the building.

**For additional information, please contact the brokers. Tours are available upon request.**

\*Per the City of Berkeley taxable square footage database here:  
[https://data.cityofberkeley.info/City-Government/Taxable-Square-Footage/9a47-nj4i/about\\_data](https://data.cityofberkeley.info/City-Government/Taxable-Square-Footage/9a47-nj4i/about_data)



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**Offered at \$1,550,000**  
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\*\*Buyers to verify with the City of Berkeley. 



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