



OFFERING MEMORANDUM

2774-2780 Sacramento St

2774-2780 Sacramento St  
Berkeley CA 94702

**FRES**

Fiduciary Real Estate Services  
Integrity · Experience · Honesty

# 2774-2780 Sacramento St

## CONTENTS

### 01 Executive Summary

- Investment Summary
- Unit Mix Summary

### 06 Company Profile

- Company Bio

### 02 Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map

### 03 Property Description

- Property Features
- Property Images

### 04 Rent Roll

- Rent Roll

### 05 Demographics

- General Demographics
- Race Demographics

*Exclusively Marketed by:*

#### **Logan Martinez**

Fiduciary Real Estate Services

(949) 377-3737

[logan@fiduciaryrealestateservices.com](mailto:logan@fiduciaryrealestateservices.com)

Lic: 01960924



01	Executive Summary
	Investment Summary
	Unit Mix Summary



---

## OFFERING SUMMARY

---

ADDRESS	2774-2780 Sacramento St Berkeley CA 94702
COUNTY	Alameda
BUILDING SF	2,486 SF
LAND SF	4,346 SF
LAND ACRES	.1
NUMBER OF UNITS	4
YEAR BUILT	1943
APN	054-1734-008-00

---

## FINANCIAL SUMMARY

---

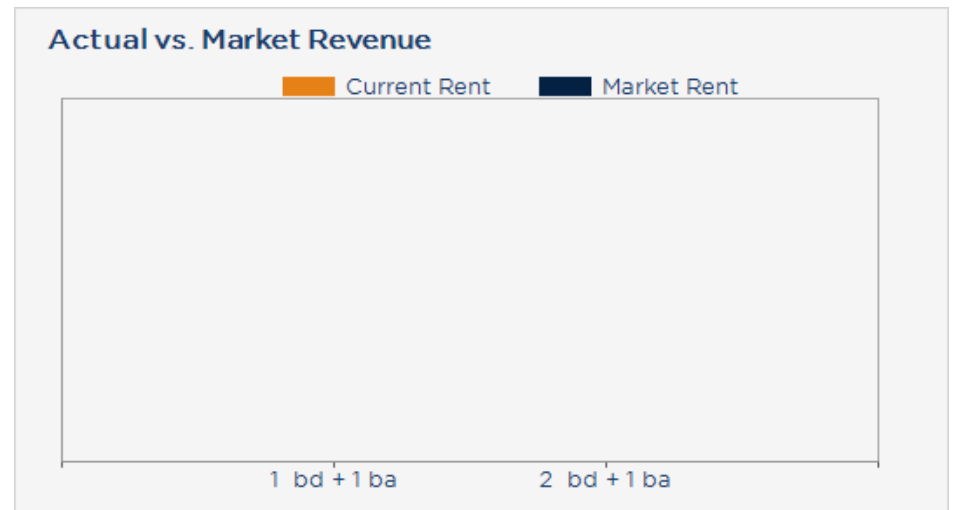
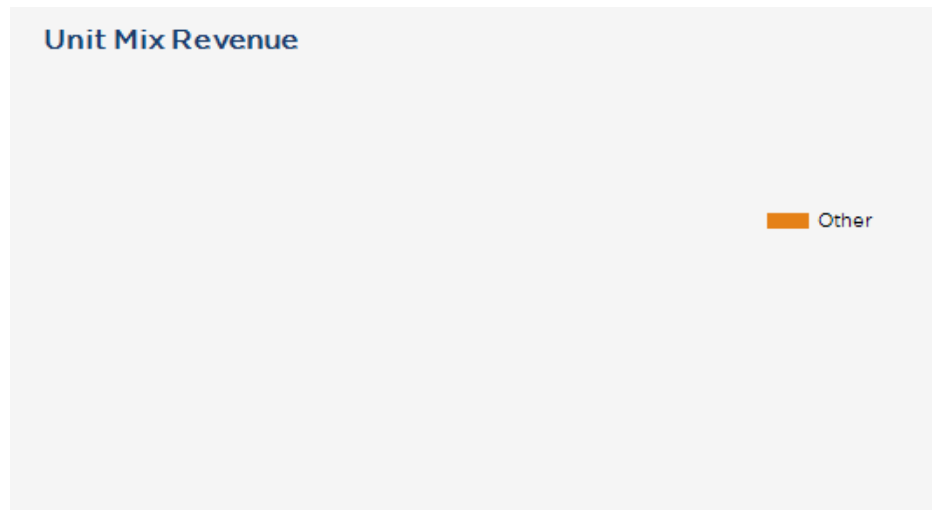
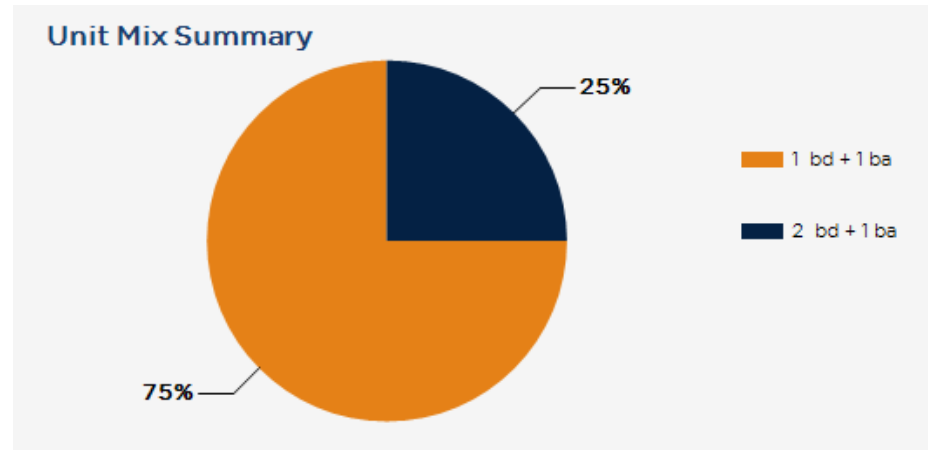
PRICE	\$1,110,000
PRICE PSF	\$446.50
PRICE PER UNIT	\$277,500

---

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	45,278	240,361	425,115
2025 Median HH Income	\$96,224	\$116,445	\$116,501
2025 Average HH Income	\$146,544	\$172,702	\$171,850

---

Unit Mix	# Units	Current Rent	Monthly Income
1 bd + 1 ba	3	\$0	\$0
2 bd + 1 ba	1	\$0	\$0
Totals/Averages	4	\$0	\$0

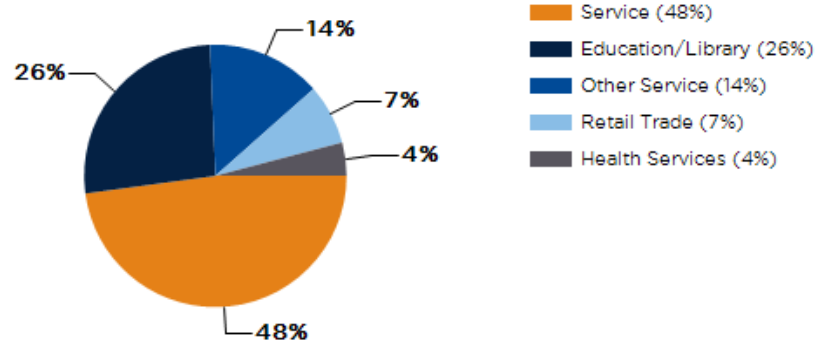


02

Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map

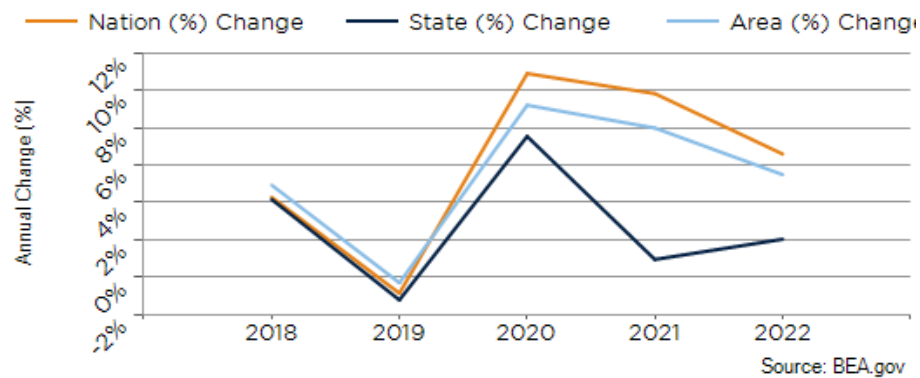
## Major Industries by Employee Count



## Largest Employers

University of California, Berkeley	20,000
Lawrence Berkeley National Laboratory	3,816
Alta Bates Summit Medical Center	3,100
Berkeley Unified School District	1,767
City of Berkeley	1,764
Bayer	979
Kaiser Permanente	959
Siemens	594

## Alameda County GDP Trend







## University of California, Berkeley

Approx. 20,000 Employees  
Approx. 1 mile

## Lawrence Berkeley National Laboratory

Approx. 3,816 Employees  
Approx. 2 miles

## Alta Bates Summit Medical Center

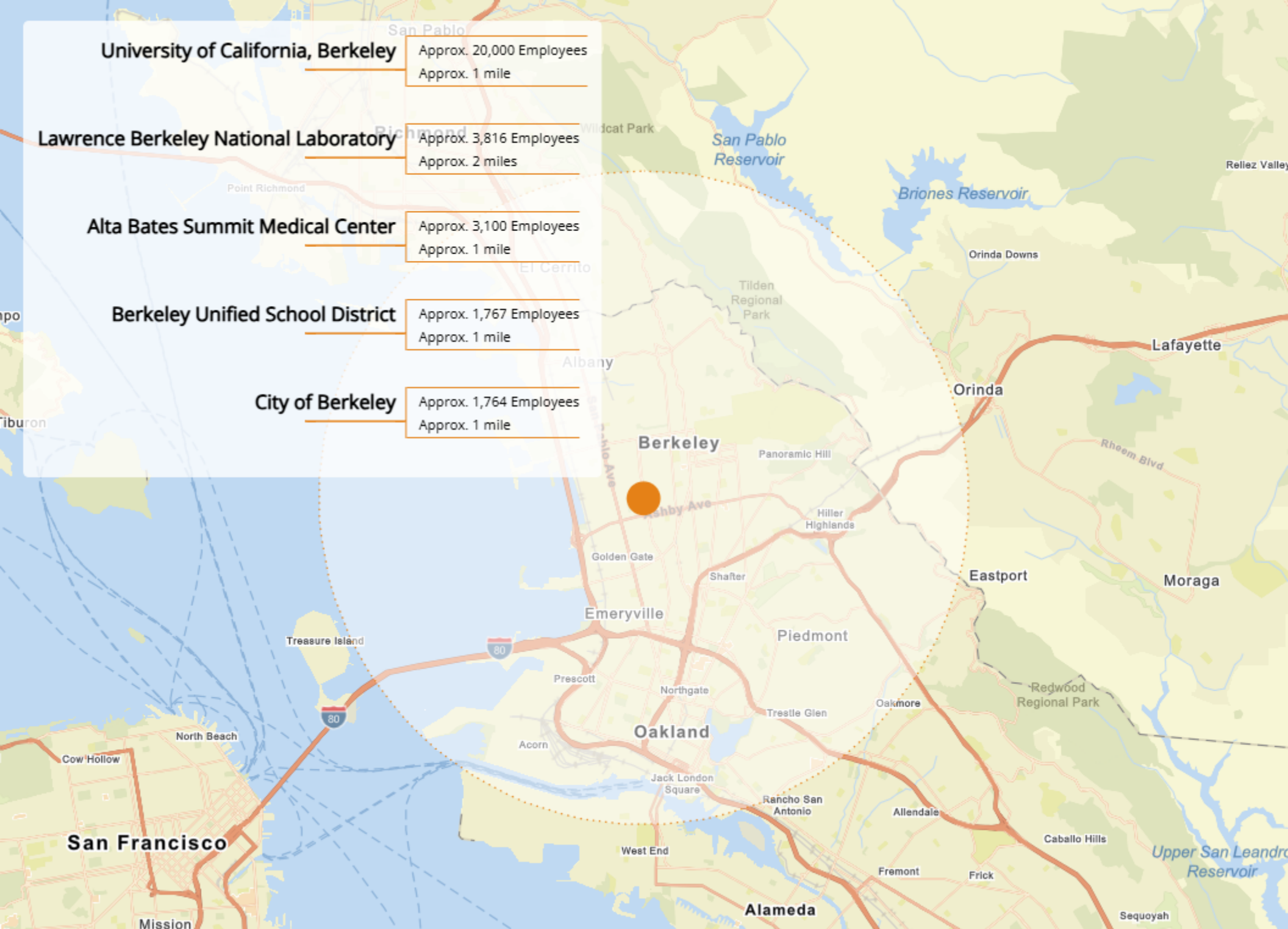
Approx. 3,100 Employees  
Approx. 1 mile

## Berkeley Unified School District

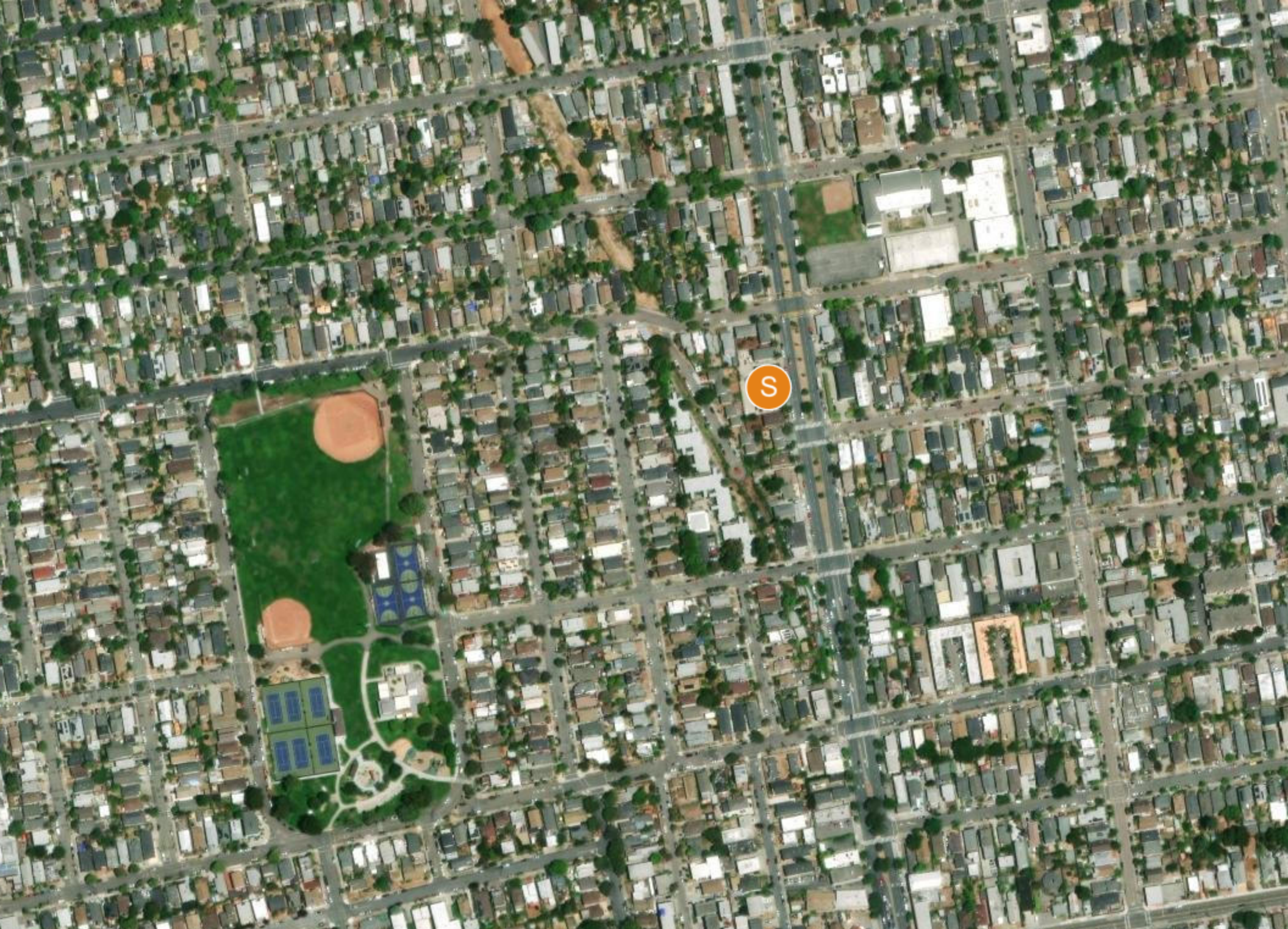
Approx. 1,767 Employees  
Approx. 1 mile

## City of Berkeley

Approx. 1,764 Employees  
Approx. 1 mile









## 03 Property Description

.....  
Property Features  
Property Images

---

## PROPERTY FEATURES

---

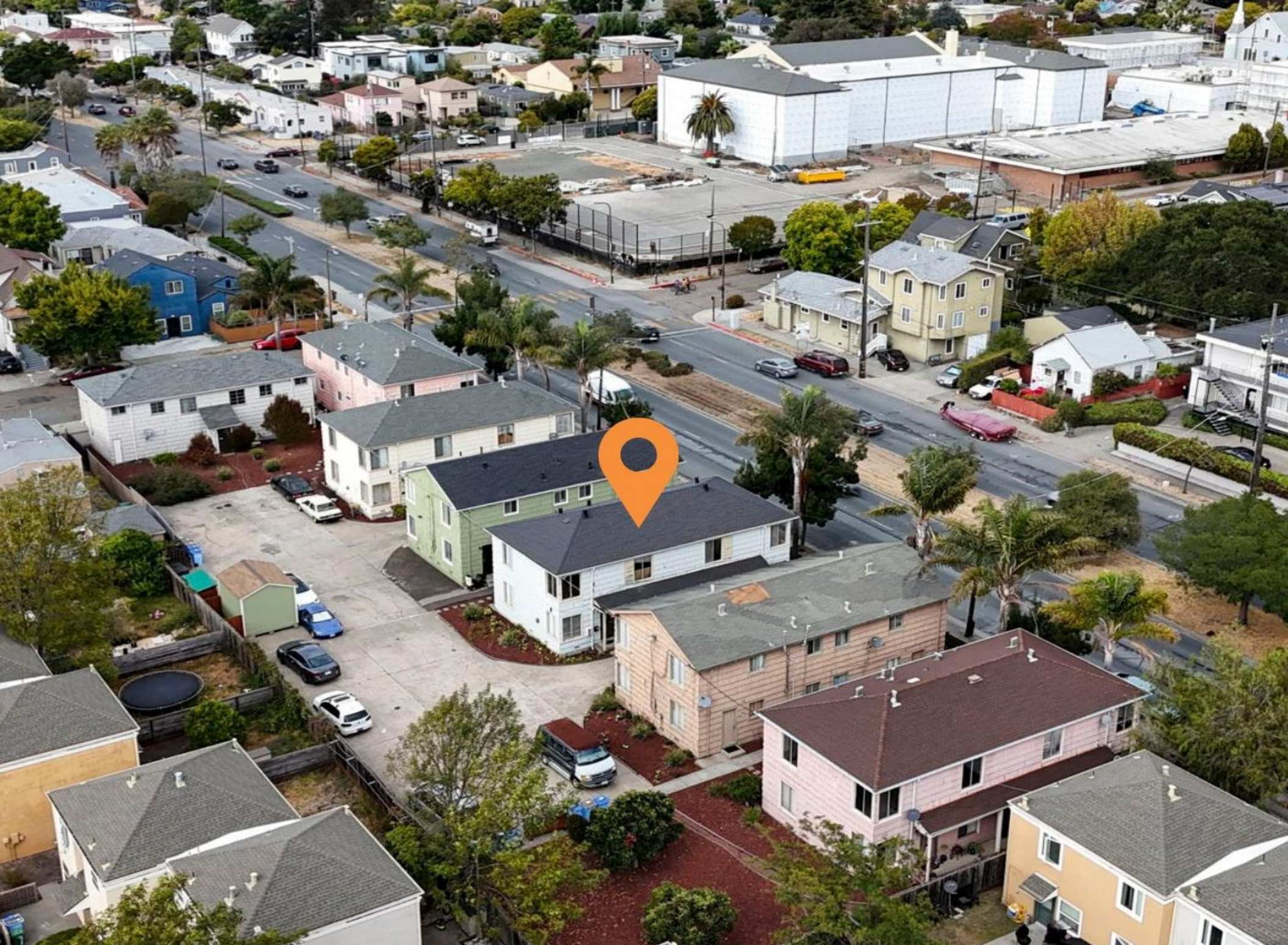
NUMBER OF UNITS	4
BUILDING SF	2,486
LAND SF	4,346
LAND ACRES	.1
YEAR BUILT	1943
# OF PARCELS	1
ZONING TYPE	R-3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

---











# 2774-2780 SACRAMENTO ST

04	Rent Roll
<hr/>	
	Rent Roll

Unit	Unit Mix	Current Rent
2774	1 bd + 1 ba	\$1,988.00
Totals / Averages		\$1,988.00



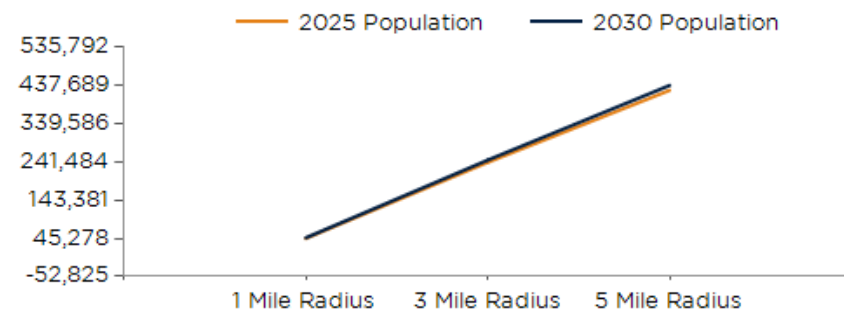
05

Demographics

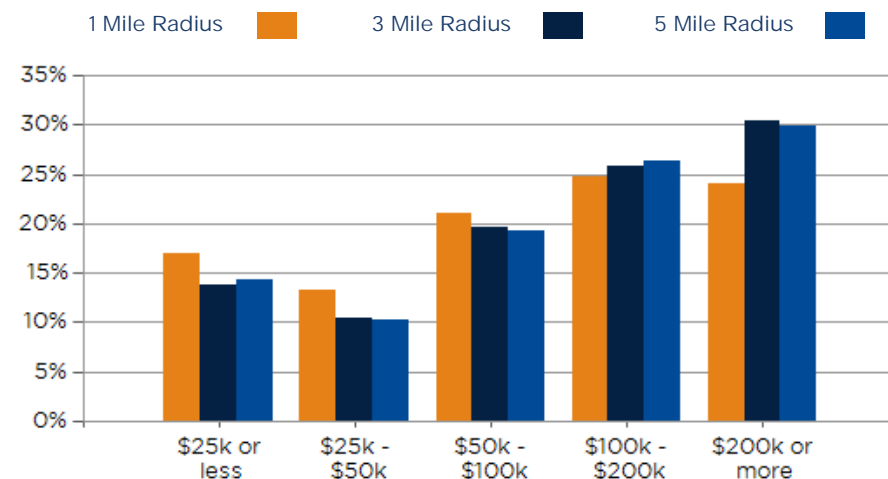
General Demographics  
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	38,682	193,584	350,450
2010 Population	40,735	209,625	368,758
2025 Population	45,278	240,361	425,115
2030 Population	46,752	246,218	437,689
2025 African American	7,181	27,246	53,574
2025 American Indian	373	1,483	2,768
2025 Asian	8,264	50,154	100,060
2025 Hispanic	6,910	34,494	59,629
2025 Other Race	3,360	16,097	28,260
2025 White	19,847	113,927	186,429
2025 Multiracial	6,134	30,629	52,528
2025-2030: Population: Growth Rate	3.20%	2.40%	2.90%

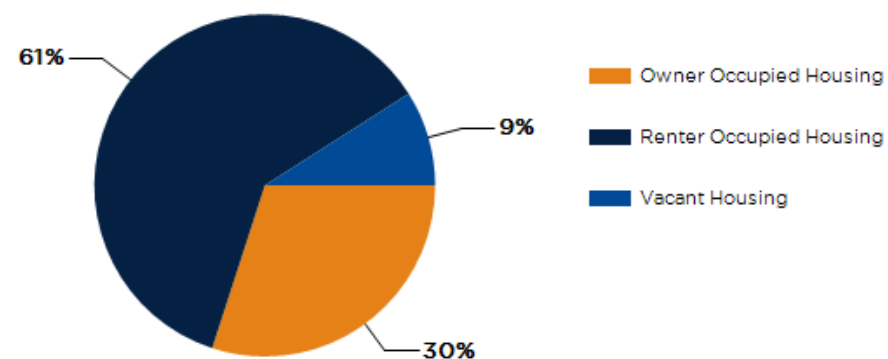
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,067	9,364	17,232
\$15,000-\$24,999	1,211	4,205	8,649
\$25,000-\$34,999	902	3,813	7,203
\$35,000-\$49,999	1,644	6,451	11,329
\$50,000-\$74,999	2,187	10,024	18,293
\$75,000-\$99,999	1,874	9,248	16,364
\$100,000-\$149,999	2,815	15,056	27,577
\$150,000-\$199,999	1,970	10,281	19,711
\$200,000 or greater	4,637	29,896	53,717
Median HH Income	\$96,224	\$116,445	\$116,501
Average HH Income	\$146,544	\$172,702	\$171,850



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius

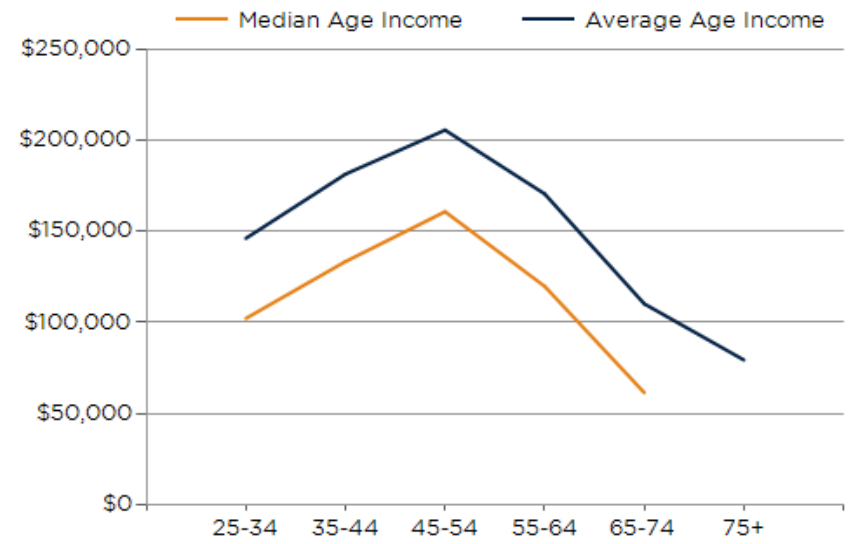
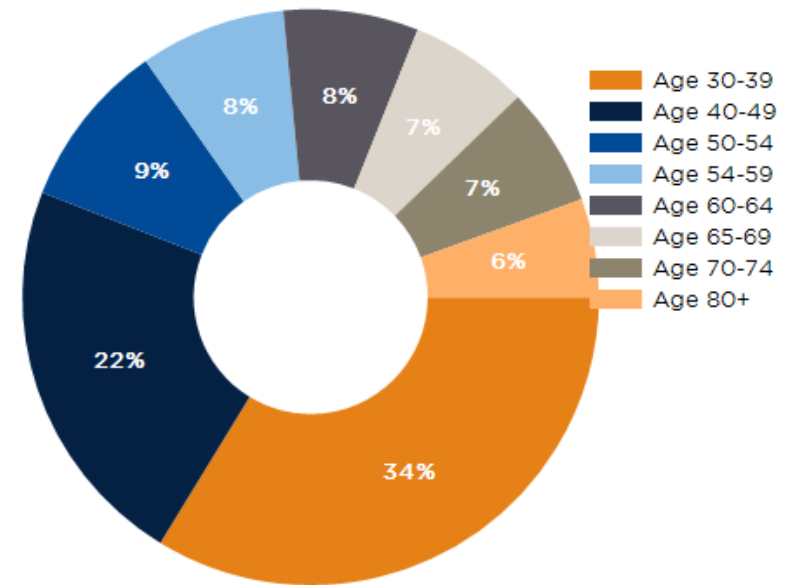


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,085	24,286	43,405
2025 Population Age 35-39	4,084	19,577	37,170
2025 Population Age 40-44	3,345	16,452	31,271
2025 Population Age 45-49	2,686	13,632	25,806
2025 Population Age 50-54	2,551	13,087	24,367
2025 Population Age 55-59	2,222	11,473	21,838
2025 Population Age 60-64	2,056	10,554	20,442
2025 Population Age 65-69	1,826	9,723	19,446
2025 Population Age 70-74	1,825	9,503	18,521
2025 Population Age 75-79	1,501	8,483	15,814
2025 Population Age 80-84	815	4,830	9,338
2025 Population Age 85+	643	3,921	8,514
2025 Population Age 18+	38,733	208,464	364,558
2025 Median Age	36	35	38
2030 Median Age	37	36	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,289	\$110,239	\$110,444
Average Household Income 25-34	\$146,376	\$156,525	\$154,764
Median Household Income 35-44	\$133,597	\$154,080	\$150,757
Average Household Income 35-44	\$181,707	\$204,380	\$199,606
Median Household Income 45-54	\$161,053	\$191,868	\$179,361
Average Household Income 45-54	\$205,994	\$236,019	\$228,807
Median Household Income 55-64	\$119,962	\$167,162	\$159,615
Average Household Income 55-64	\$170,842	\$216,892	\$211,324
Median Household Income 65-74	\$61,372	\$91,638	\$89,433
Average Household Income 65-74	\$110,334	\$153,870	\$150,964
Average Household Income 75+	\$79,429	\$118,892	\$111,526

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	79	80
Diversity Index (current year)	80	77	79
Diversity Index (2020)	78	76	77
Diversity Index (2010)	76	71	73

#### POPULATION BY RACE



1 MILE



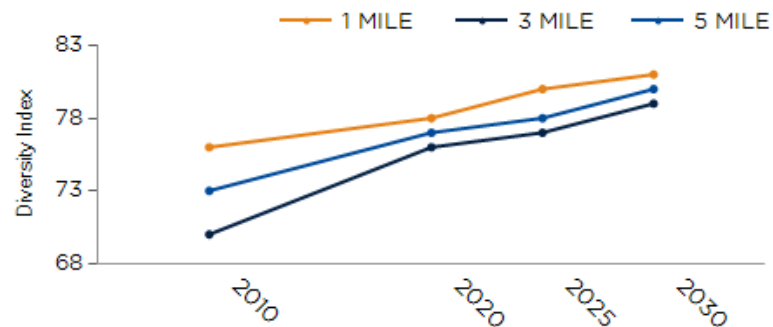
3 MILE



5 MILE

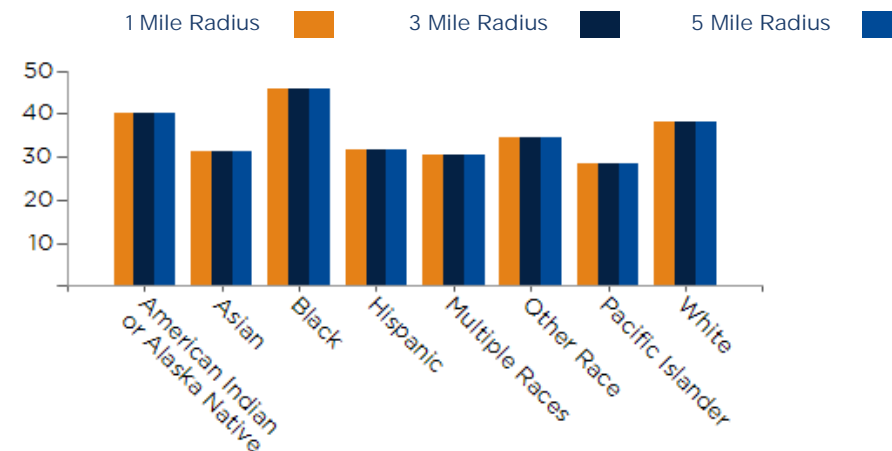
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	14%	10%	11%
American Indian	1%	1%	1%
Asian	16%	18%	21%
Hispanic	13%	13%	12%
Multiracial	12%	11%	11%
Other Race	6%	6%	6%
White	38%	42%	39%

#### POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	36	36
Median Asian Age	31	31	37
Median Black Age	46	42	41
Median Hispanic Age	32	29	31
Median Multiple Races Age	30	29	30
Median Other Race Age	35	30	33
Median Pacific Islander Age	28	36	37
Median White Age	38	39	41

#### 2025 MEDIAN AGE BY RACE





06

Company Profile

Company Bio

# Team Biographies



**TERESA GORMAN**

*Senior Broker and Attorney  
DRE: 00969257*

A widely respected trust & estate attorney, Teresa ensures legal compliance on all transactions.



**BAILEY MARTINEZ**

*Senior Associate  
DRE: 02030819*

After graduating from Stanford University, Bailey joined FRES as a specialist in commercial properties.

**RUBEN MARTINEZ**

*Senior Broker  
DRE: 01027549*

With 30 years of real estate experience, Ruben serves as the point of contact for all clients.



**LOGAN MARTINEZ**

*Broker Associate  
DRE: 01960924*

Logan utilizes his business degree from NYU to analyze market trends and provide property valuations.



## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Fiduciary Real Estate Services and it should not be made available to any other person or entity without the written consent of Fiduciary Real Estate Services.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Fiduciary Real Estate Services. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Fiduciary Real Estate Services 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, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Fiduciary Real Estate Services has not verified, and will not verify, any of the information contained herein, nor has Fiduciary Real Estate Services conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

**Logan Martinez**

Fiduciary Real Estate Services

(949) 377-3737

logan@fiduciaryrealestateservices.com

Lic: 01960924

