



1399 UNIVERSITY AVE & 1384, 1396 BERKELEY WAY

BERKELEY CA 94702

RETAIL BUILDING WITH FOUR PARCELS FOR SALE

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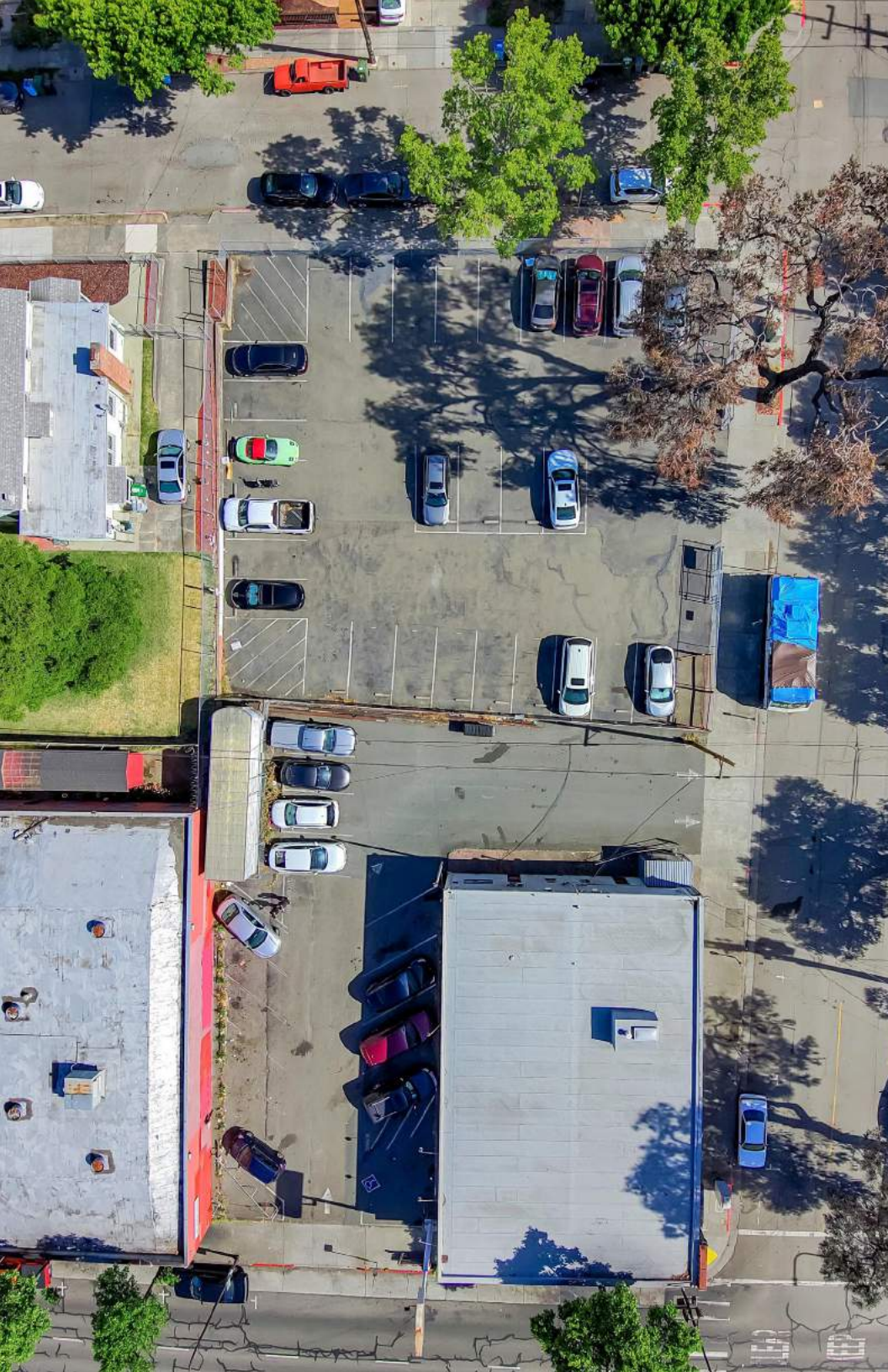
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KW COMMERCIAL - OAKLAND
DRE# 02029039



PROPERTY OVERVIEW

Artizan Commercial Advisors presents 1399 University Ave & 1384, 1396 Berkeley Wy, Berkeley, CA 94702. This four parcel corner lot consists of one retail building +/-3,750 SF situated on a total lot size of +/-21,445 SF.

The parcels on University Ave are zoned C-U and the Berkeley ave parcels are zoned R-2A. These two zoning codes allow for a wide range of mixed-use commercial and residential uses (buyer to verify). This opportunity is ideal for either an owner-user or developer to own a piece of Berkeley.

The property is in a vibrant area surrounded by many retail shops and restaurants. Access to the main freeway (80) is a mile away making it easy to travel anywhere around the San Francisco Bay Area.

PROPERTY SUMMARY

| | | |
|--------------------|-----------------|--------------|
| Price: | Building \$PSF: | Land \$PSF: |
| \$3,400,000 | \$906 | \$158 |

| | |
|----------------------|---------------------|
| Total Building Sqft: | Total Lot Sqft: |
| ± 3,750 SF | ± 21, 445 SF |

| | |
|-------------|--|
| Year Built: | APN#: |
| 1940 | 57-2073-2, 57-2073-3, 57-2073-21, 57-2073-1-1 |

PROPERTY HIGHLIGHTS



First time on the Market since 1940



Four Parcels



Zoning: C-U (University Ave) & R-2A (Berkeley Ave)



Ideal for an Owner-User or Developer



Corner lot with a High Traffic Count



Business for sale (call agent for details)

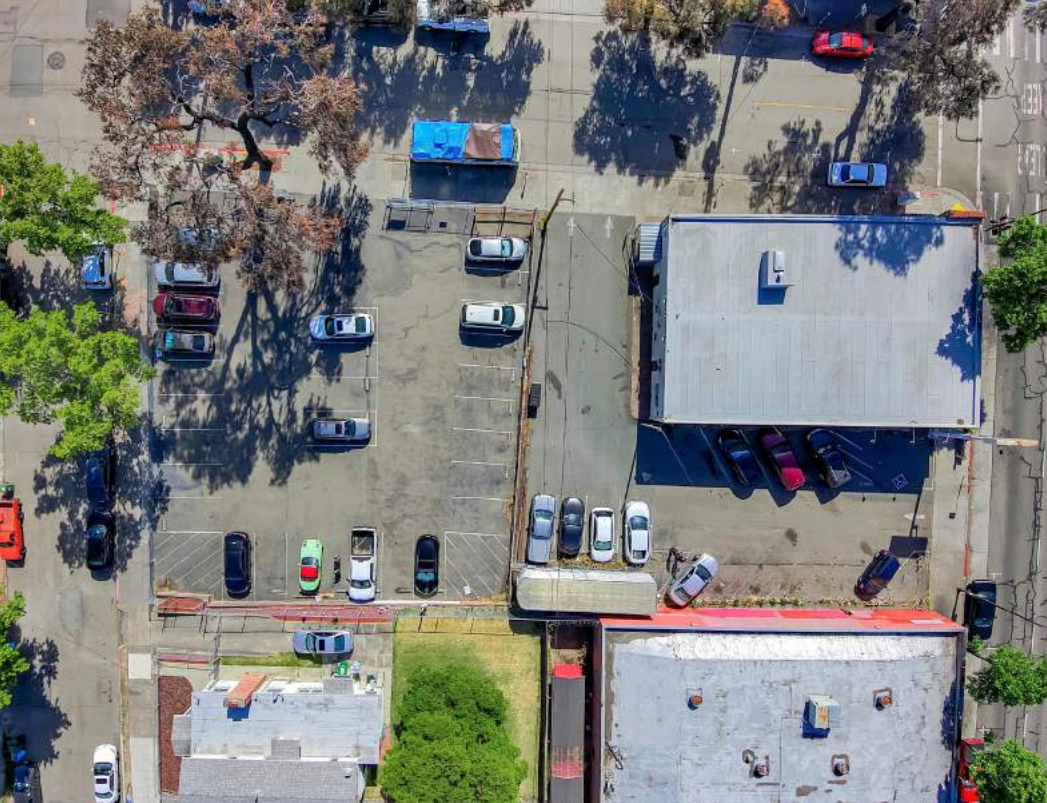




**1399 UNIVERSITY
AVE & 1384**
1396 BERKELEY WAY,
BERKELEY CA 94702









BERKELEY, CA

Berkeley, California, offers a dynamic real estate market rich with diversity and character. Known for its prestigious University of California campus, the city attracts academics, professionals, and families alike. Neighborhoods such as North Berkeley and the Claremont District feature charming historic homes, while areas like Downtown and West Berkeley offer modern condos and mixed-use developments. The city's commitment to sustainability and green living is evident in its eco-friendly building practices and numerous parks. With vibrant cultural attractions, excellent public schools, and convenient access to San Francisco via BART, Berkeley remains a sought-after location. The city's eclectic charm, combined with its progressive values and vibrant community, makes it an attractive choice for homebuyers and investors.

WALKSCORE

85

Walk Score



83

Bike Score



60

Transit Score



LOCATION HIGHLIGHTS

 1 mi UC Berkeley Campus

 1 mi Downtown Berkeley

 1 mi 4th Street Shops

 1.3 mi Gourmet Ghetto

TRANSIT HIGHLIGHTS

 0.3 mi North Berkeley Bart Station

 1.1 mi Downtown Berkeley Bart Station

 1 mi Freeway 80 Access

 AC Transit Line

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POPULATION

121,385

MEDIAN HOUSEHOLD INCOME

\$104,716

MEDIAN HOME VALUE

\$1,280,300

MEDIAN RENT

\$2,067

SITE ATTRACTIONS



Tilden Regional Park



The Greek Theatre



Lawrence Hall of Science



Berkeley Art Museum and Pacific Film Archive



Berkeley Rose Garden

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.