



OFFERING MEMORANDUM

2782-2788 Sacramento St

2782-2784 Sacramento St
Berkeley CA 94702

FRES

Fiduciary Real Estate Services
Integrity · Experience · Honesty

2782-2788 Sacramento St

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Exclusively Marketed by:

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01960924



01 Executive Summary

Investment Summary
Unit Mix Summary

OFFERING SUMMARY

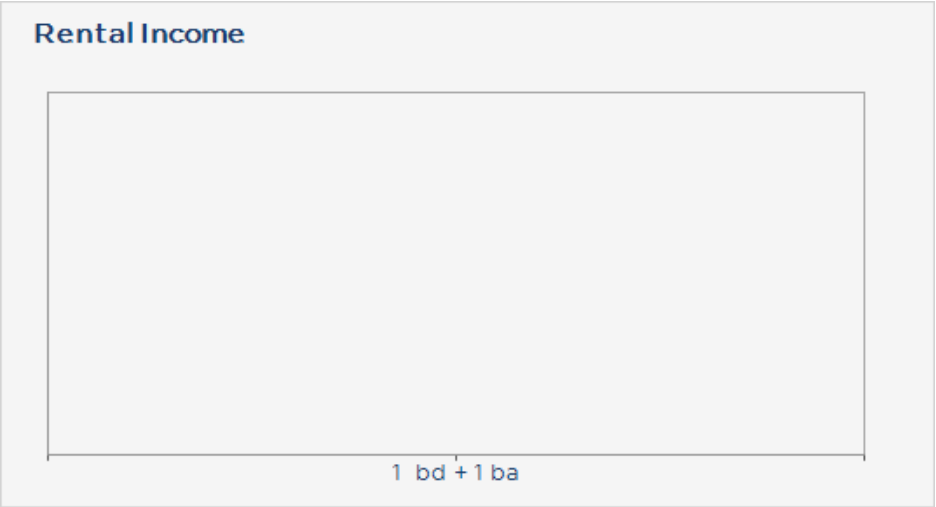
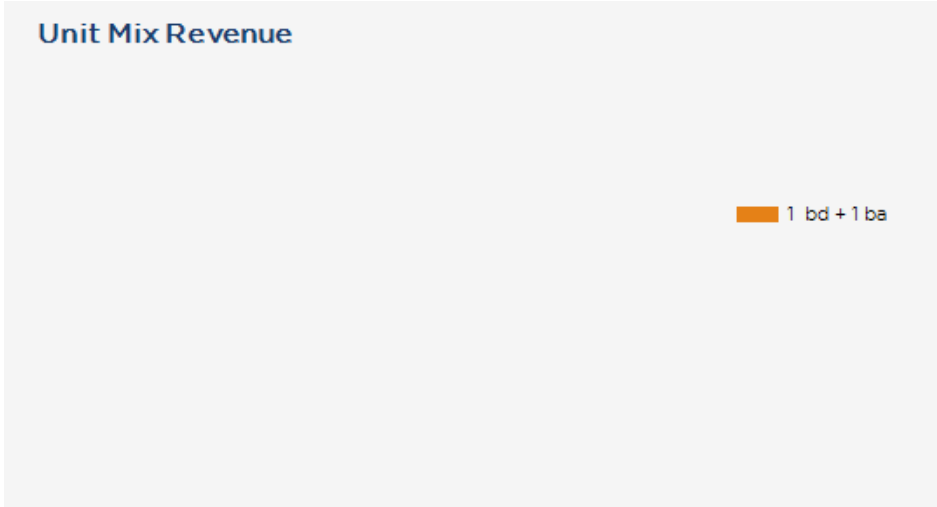
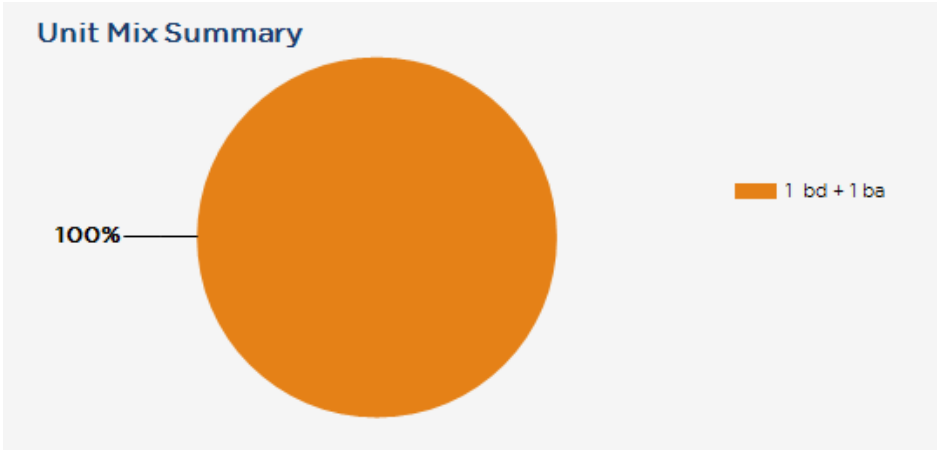
ADDRESS	2782-2784 Sacramento St Berkeley CA 94702
COUNTY	Alameda
BUILDING SF	2,486 SF
LAND SF	4,346 SF
LAND ACRES	.1
NUMBER OF UNITS	4
YEAR BUILT	1943
APN	054-17734-009-00

FINANCIAL SUMMARY

PRICE	\$1,085,000
PRICE PSF	\$436.44
PRICE PER UNIT	\$271,250

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	45,616	240,644	425,582
2025 Median HH Income	\$96,274	\$116,328	\$116,495
2025 Average HH Income	\$146,556	\$172,507	\$171,869

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

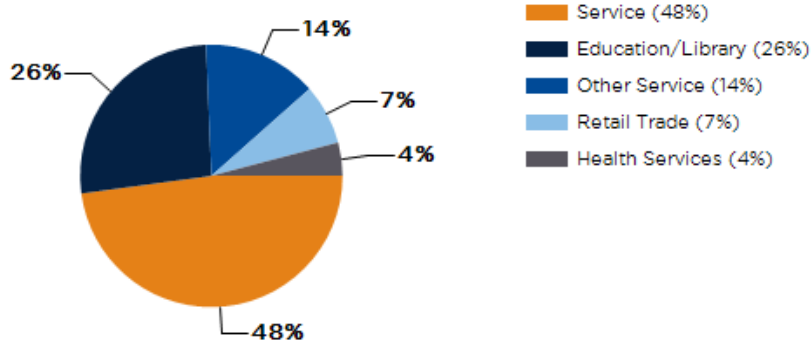


02

Location

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

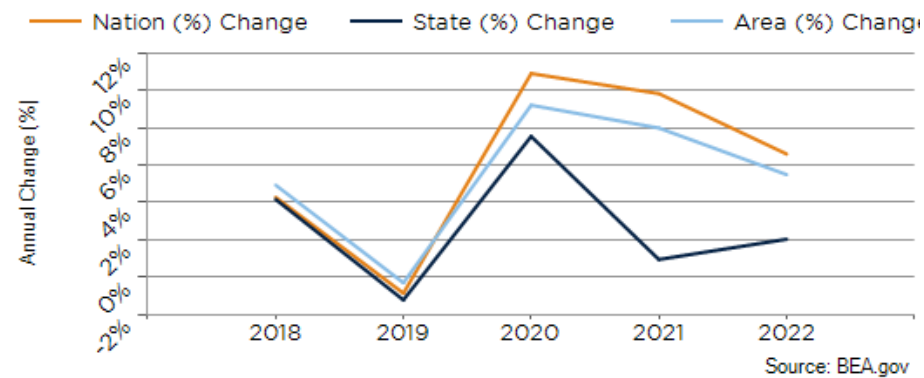
Major Industries by Employee Count



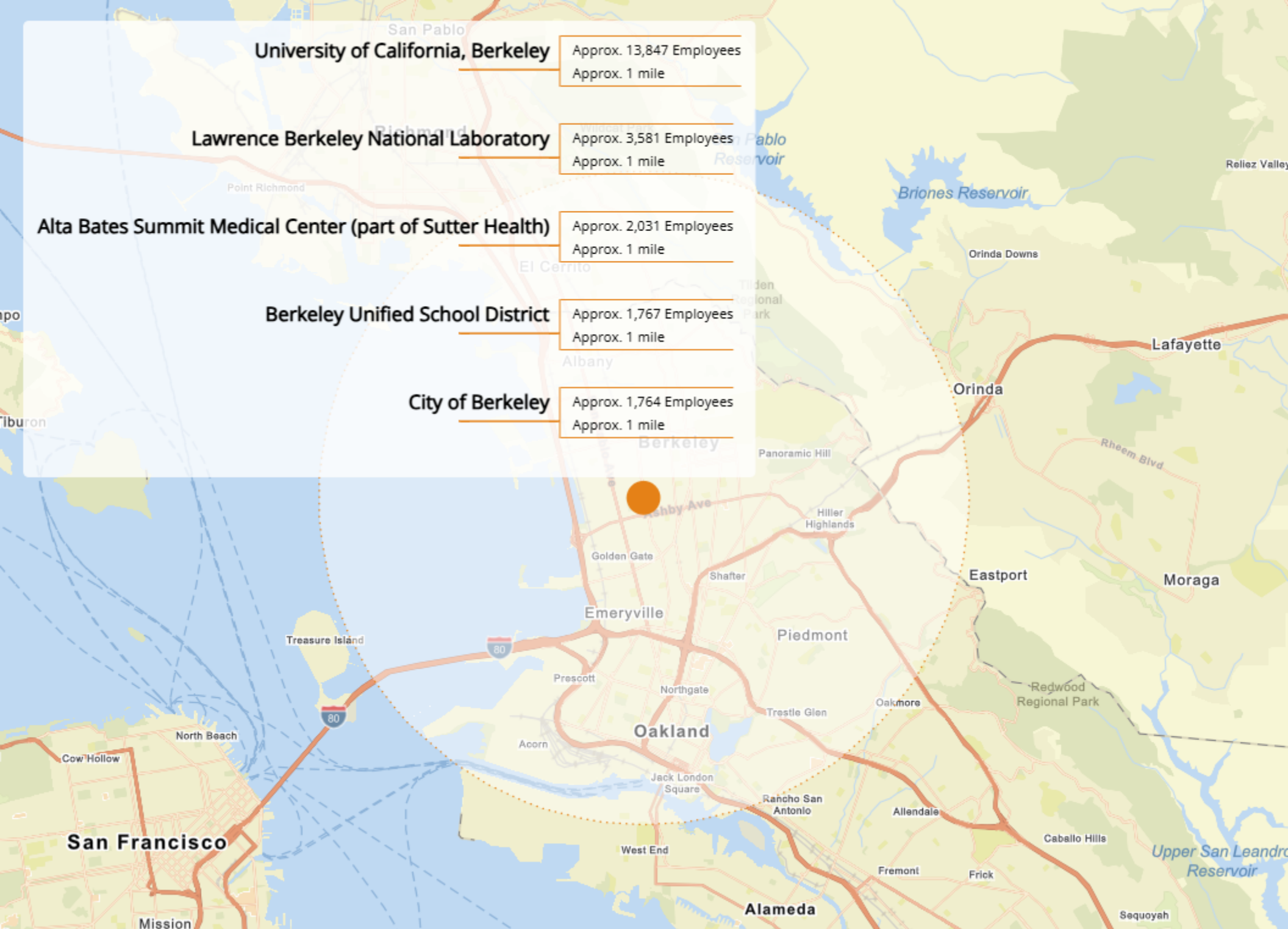
Largest Employers

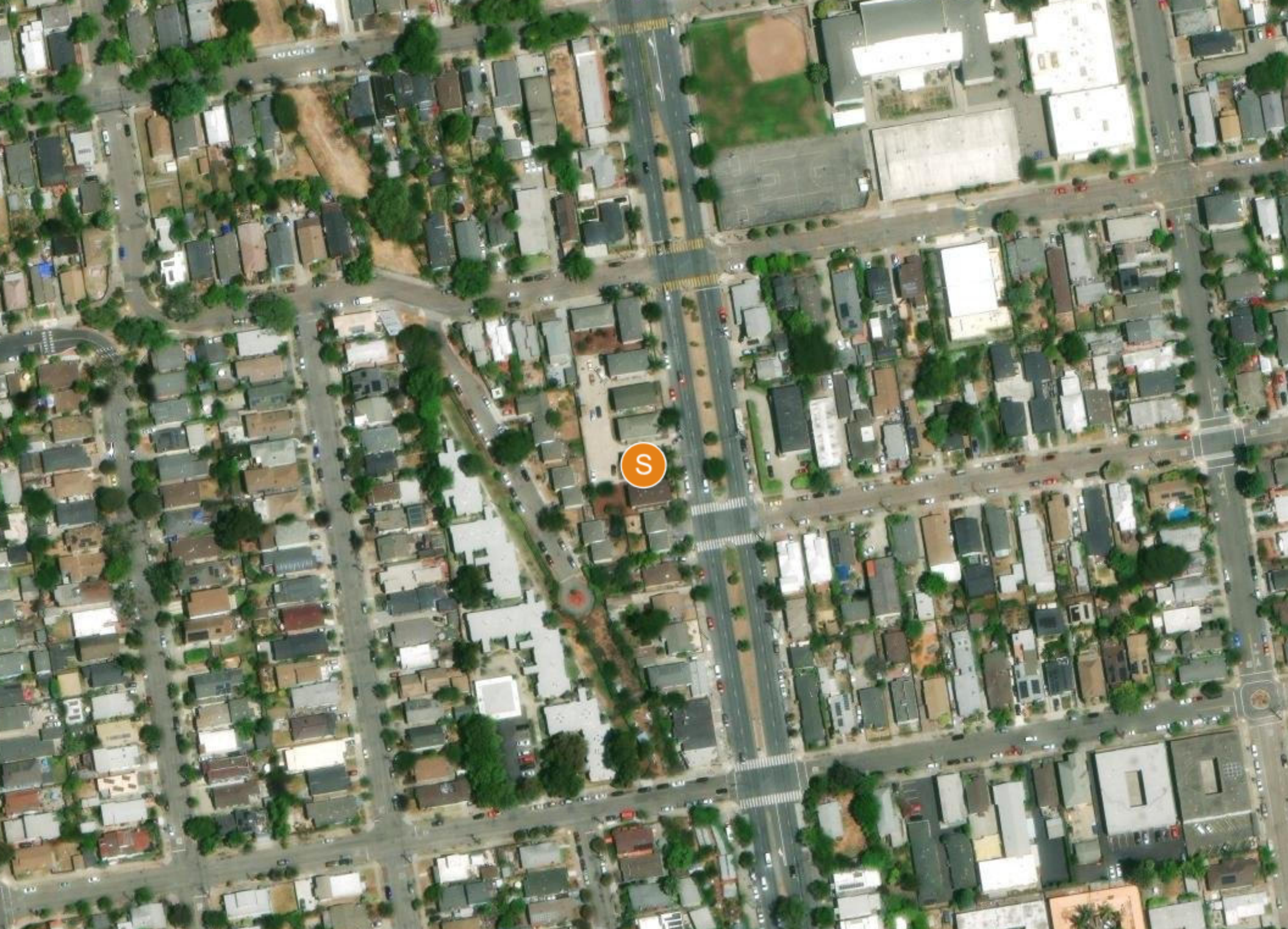
University of California, Berkeley	13,847
Lawrence Berkeley National Laboratory	3,581
Alta Bates Summit Medical Center (part of Sutter Health)	2,031
Berkeley Unified School District	1,767
City of Berkeley	1,764
Bayer	979
Kaiser Permanente	959
Siemens	594

Alameda County GDP Trend











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



04	Rent Roll
.....	Rent Roll

Unit	Unit Mix	Current Rent
2782	1 bd + 1 ba	\$1,895.00
2784	1 bd + 1 ba	\$1,895.00
2786	1 bd + 1 ba	\$250.00
2788	1 bd + 1 ba	\$1,895.00
Totals / Averages		\$5,935.00

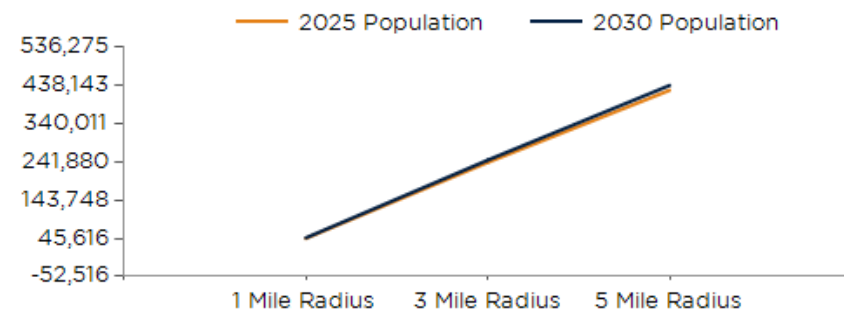
05

Demographics

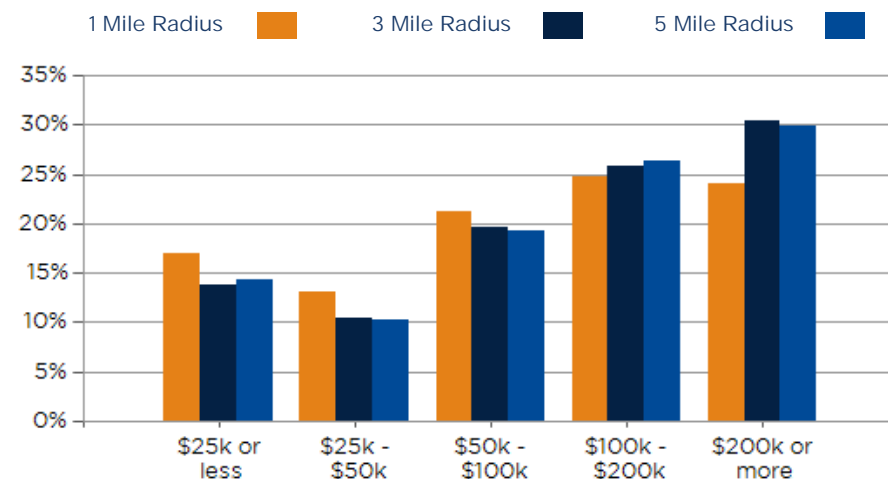
- General Demographics
- Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	39,018	193,850	350,936
2010 Population	41,090	209,848	369,183
2025 Population	45,616	240,644	425,582
2030 Population	47,039	246,523	438,143
2025 African American	7,245	27,342	53,582
2025 American Indian	375	1,486	2,775
2025 Asian	8,281	50,195	100,246
2025 Hispanic	6,957	34,540	59,659
2025 Other Race	3,383	16,119	28,257
2025 White	20,011	114,011	186,636
2025 Multiracial	6,201	30,665	52,590
2025-2030: Population: Growth Rate	3.10%	2.40%	2.90%

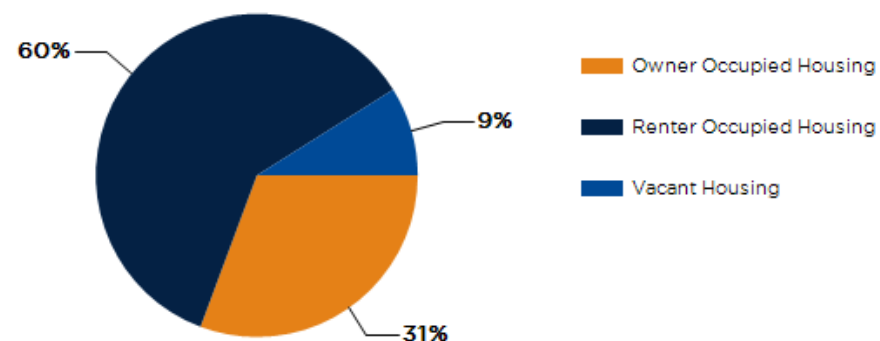
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,071	9,399	17,248
\$15,000-\$24,999	1,218	4,207	8,655
\$25,000-\$34,999	900	3,822	7,211
\$35,000-\$49,999	1,644	6,459	11,346
\$50,000-\$74,999	2,238	10,048	18,324
\$75,000-\$99,999	1,879	9,279	16,406
\$100,000-\$149,999	2,844	15,092	27,619
\$150,000-\$199,999	1,984	10,302	19,729
\$200,000 or greater	4,664	29,893	53,798
Median HH Income	\$96,274	\$116,328	\$116,495
Average HH Income	\$146,556	\$172,507	\$171,869



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

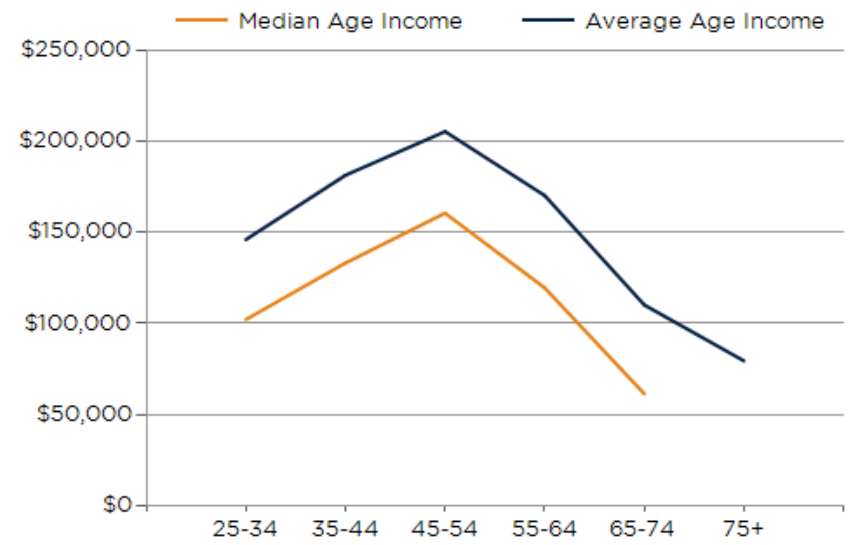
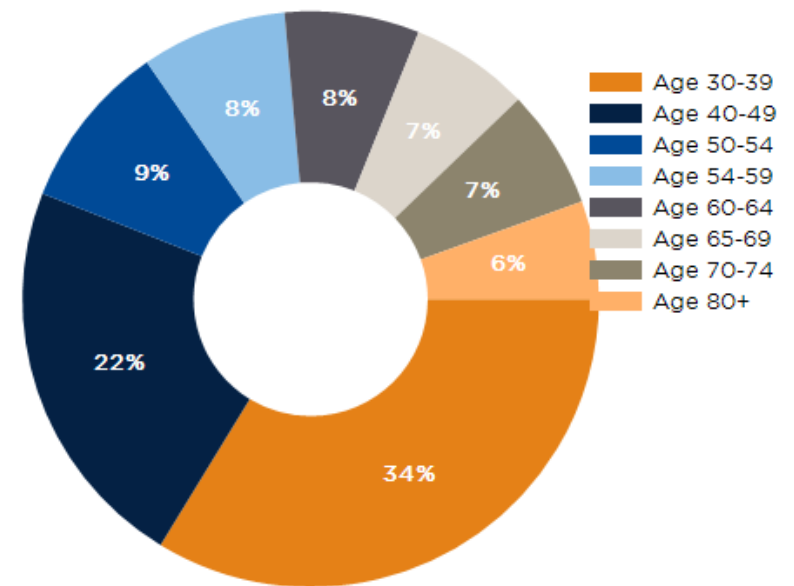


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,117	24,365	43,432
2025 Population Age 35-39	4,126	19,630	37,208
2025 Population Age 40-44	3,387	16,483	31,313
2025 Population Age 45-49	2,715	13,656	25,846
2025 Population Age 50-54	2,577	13,097	24,414
2025 Population Age 55-59	2,238	11,484	21,872
2025 Population Age 60-64	2,071	10,559	20,470
2025 Population Age 65-69	1,835	9,723	19,472
2025 Population Age 70-74	1,834	9,503	18,546
2025 Population Age 75-79	1,511	8,478	15,830
2025 Population Age 80-84	821	4,825	9,349
2025 Population Age 85+	646	3,919	8,527
2025 Population Age 18+	39,007	208,728	364,953
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	\$102,210	\$110,193	\$110,431
Average Household Income 25-34	\$146,229	\$156,421	\$154,766
Median Household Income 35-44	\$133,338	\$153,930	\$150,733
Average Household Income 35-44	\$181,660	\$204,164	\$199,609
Median Household Income 45-54	\$160,768	\$191,426	\$179,264
Average Household Income 45-54	\$205,753	\$235,698	\$228,759
Median Household Income 55-64	\$119,673	\$166,800	\$159,576
Average Household Income 55-64	\$170,509	\$216,581	\$211,306
Median Household Income 65-74	\$61,338	\$91,374	\$89,464
Average Household Income 65-74	\$110,279	\$153,575	\$151,034
Average Household Income 75+	\$79,449	\$118,678	\$111,558

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



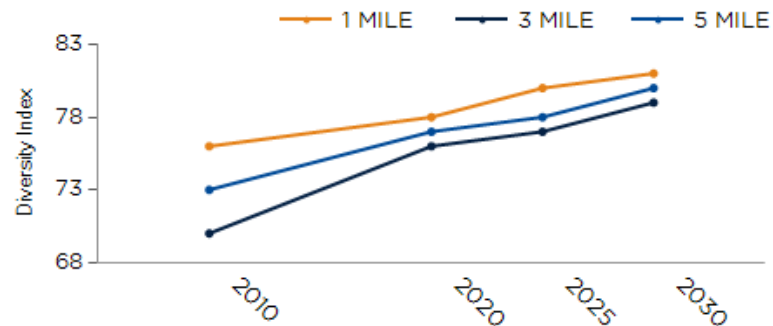
3 MILE



5 MILE

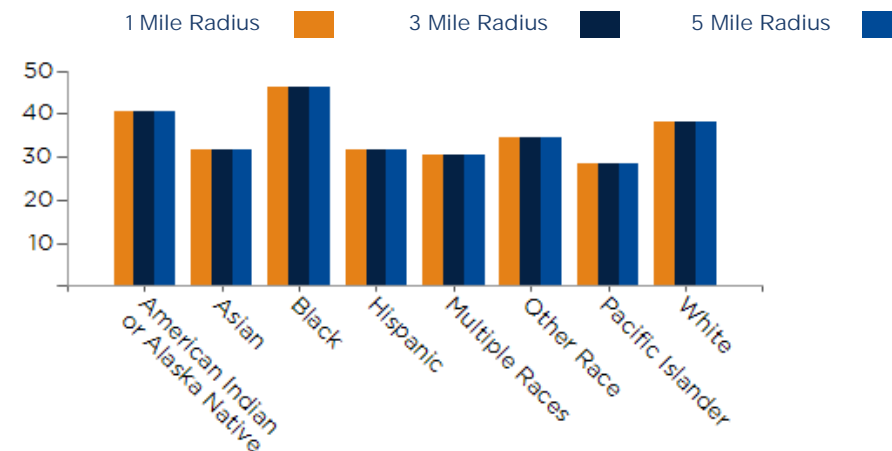
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	14%	10%	11%
American Indian	1%	1%	1%
Asian	16%	18%	21%
Hispanic	13%	13%	12%
Multiracial	12%	11%	11%
Other Race	6%	6%	6%
White	38%	42%	39%

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	32	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	29	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.



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