

**FOR SALE: WEST BERKELEY RETAIL/OFFICE BUILDING**  
■ 1015-1027 UNIVERSITY AVENUE, BERKELEY, CA ■

**VALUE-ADD OPPORTUNITY**



ON MAIN CORRIDOR WITH ON-SITE PARKING AND EASY FREEWAY ACCESS  
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### CORNER BUILDING ON A BUSTLING COMMERCIAL STRETCH – BRIDGING A MAJOR FREEWAY, AMID A WELL-ROUNDED MIX OF RETAIL, RESTAURANTS, AND COMMERCIAL SERVICES

**SIZE:** ±10,484 RSF including Mezzanine

**SALE PRICE:** \$2,000,000

**ZONING:** C-W (West Berkeley Commercial)

**APN NUMBER:**  
57-2088-12



- Situated in Berkeley's International Food District – a growing collection of international markets and cuisine
- Within a block of San Pablo Avenue with popular eateries such as La Marcha, Babette, Highwire Coffee, Thai Table, Lavender Bread & Cafe, Butterfish Sushi, Mercado 925, Luca Cucina Italiana, El Patio Grill, and Acme Bar & Company
- 6 blocks from Fourth Street Shops with Apple Store, Design Within Reach, Madewell, Vans, Anthropologie, The Gardener, Lululemon, Vuori, Roark, CB2, Sur La Table, Paper Source, Oceanview Diner, and more!
- Part of the West Berkeley Design Loop, a 2-mile stretch of home furnishings, accessories, and improvement stores
- Near many residential developments, major employment, parks, and schools
- Both University Avenues and nearby San Pablo have 4 lanes, heavily traveled, in this popular, walkable West Berkeley neighborhood

In 2021, nine residential units were illegally created without City permits.

To correct these violations, someone applied for a zoning permit (ZP2022-0120) to legalize the units. However, this application has been incomplete since 2023. A letter was issued requesting additional information, but we haven't received a response since.

Please see attached plans from this permit application to remedy the illegal units, which shows the existing floor plans.

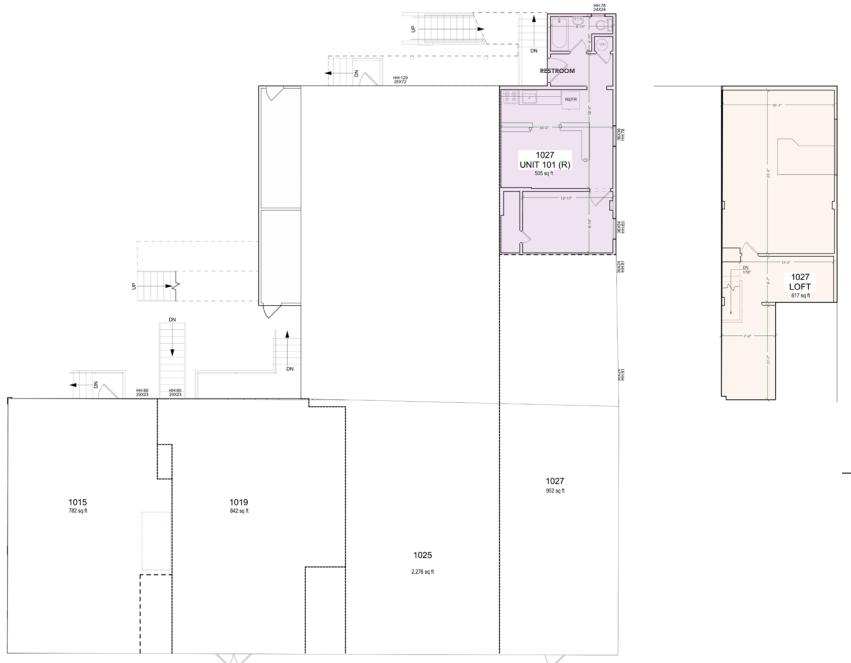
10 apartments and 4 retail spaces – one of which a previous tattoo shop had a fire on the interior which needs to be repaired. The other three retail tenants are paying rent and operating. The building also produces rental income from a rooftop advertising sign.





**EXISTING 1ST FLOOR**

10TH STREET



UNIVERSITY AVENUE

**PROPOSED 1ST FLOOR**

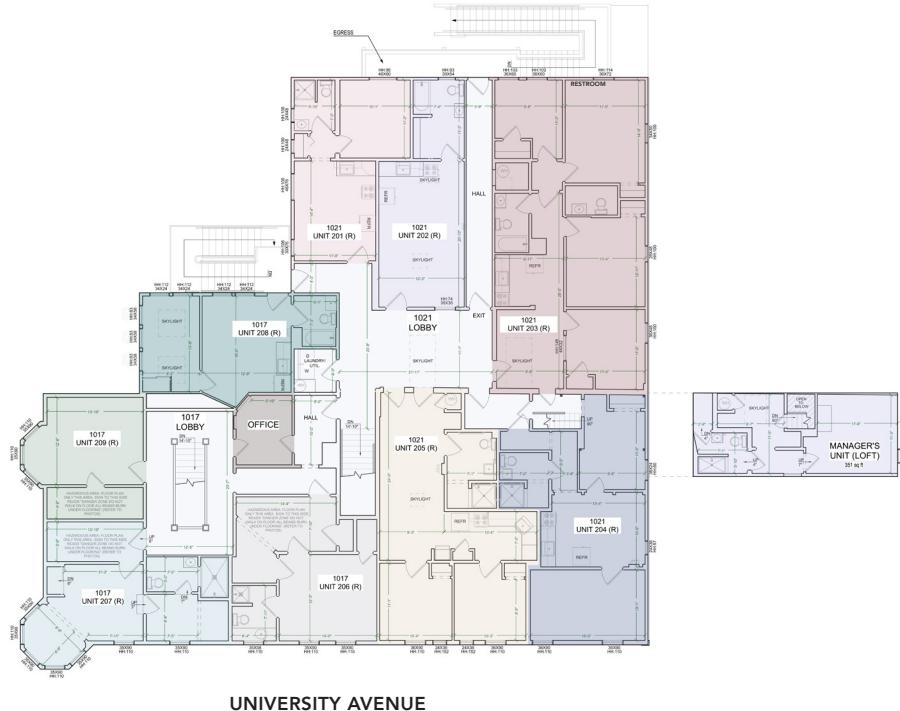


UNIVERSITY AVENUE

THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

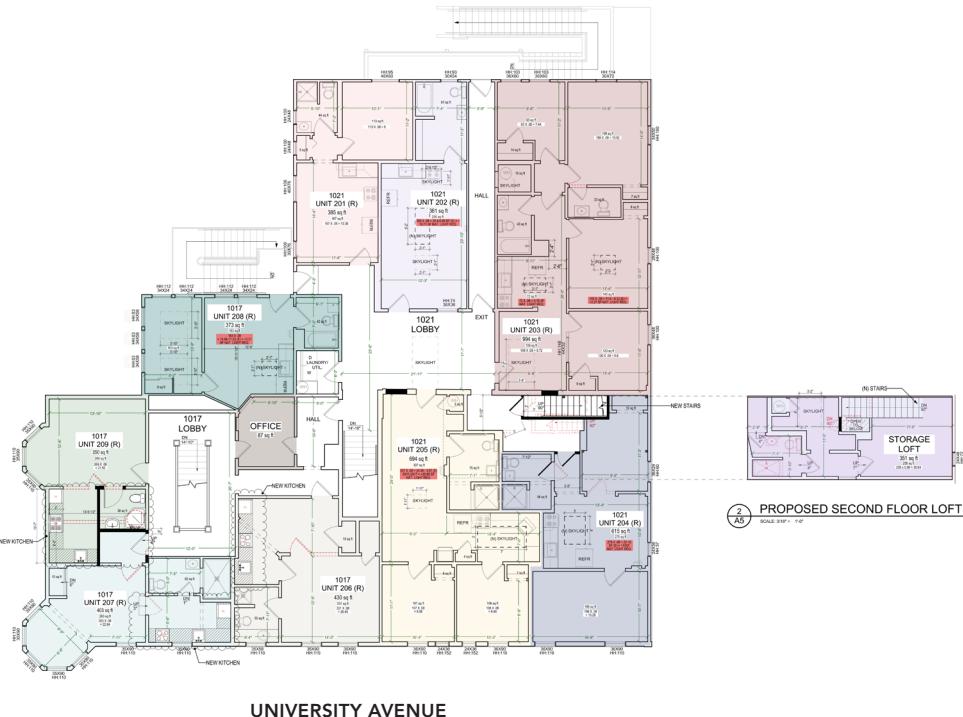
## EXISTING 2ND FLOOR

10TH STREET



UNIVERSITY AVENUE

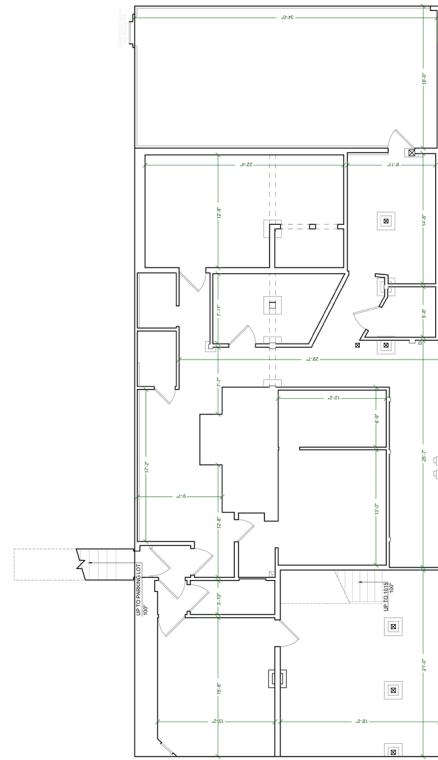
## PROPOSED 2ND FLOOR



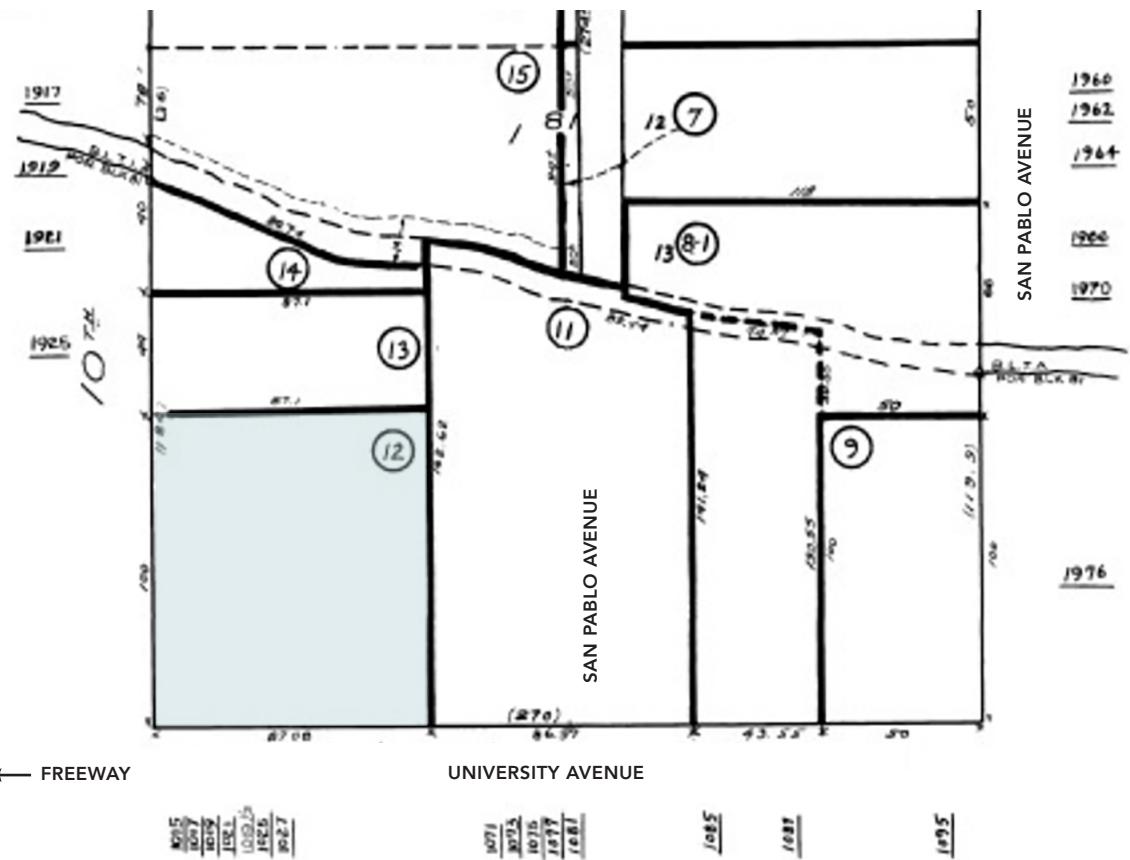
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**BASEMENT**



**PLAT MAP**



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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.