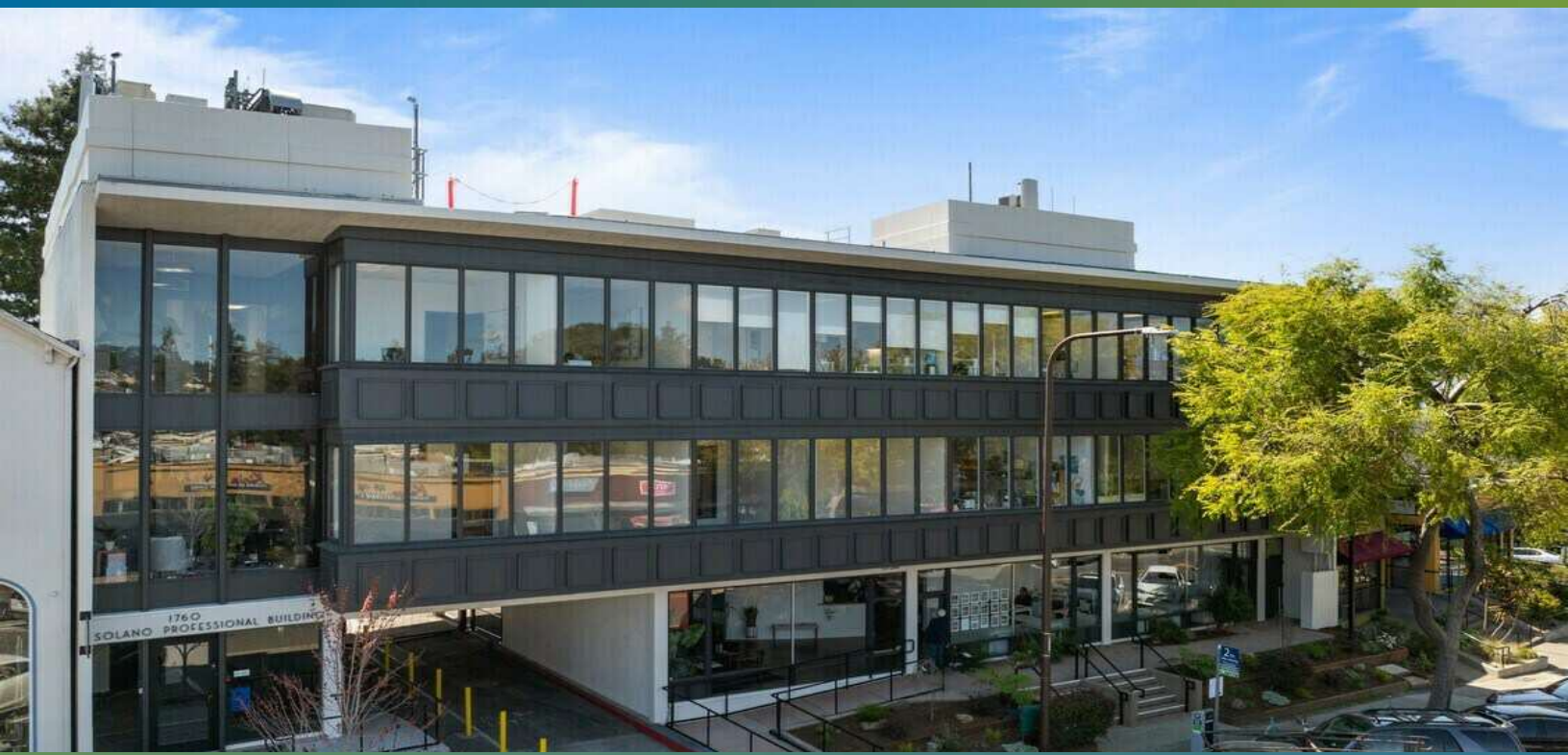


1760 Solano Ave

1752-1760 SOLANO AVE, BERKELEY, CA 94707



Property Description

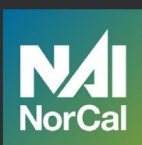
1760 Solano Avenue presents a rare opportunity to own a fully occupied, pride-of-ownership mixed-use asset in North Berkeley. The three-story, $\pm 18,819$ SF building features a ground-floor retail suite and 18 professionally renovated office suites above, supported by 19 gated parking spaces. Under current ownership, the property has benefited from substantial capital improvements including new build-outs, modernized common areas, and upgraded building systems. With strong tenancy in place and proven demand along Solano Avenue, this stabilized asset is positioned to deliver reliable cash flow with additional rent growth potential as leases roll.

Offering Summary

Sale Price:	\$5,497,000
Cap Rate:	7.0%
Market Cap Rate:	9.6%
Price/ SF:	\$292
Building Size:	18,819 SF
NOI:	\$382,176
Occupancy:	100%



Scan/Click for
Offering Memorandum



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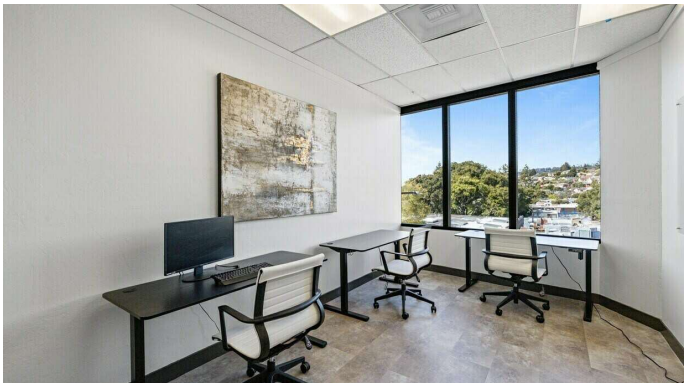
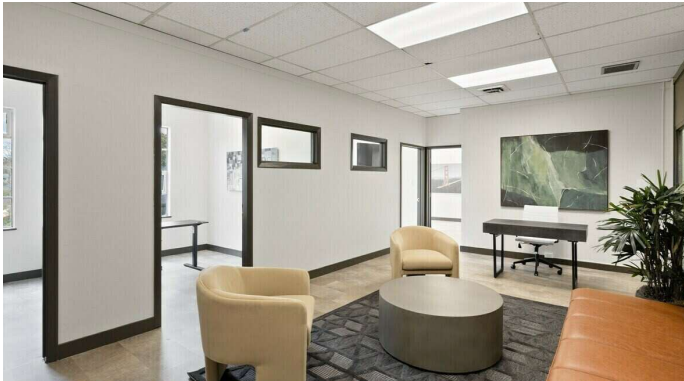
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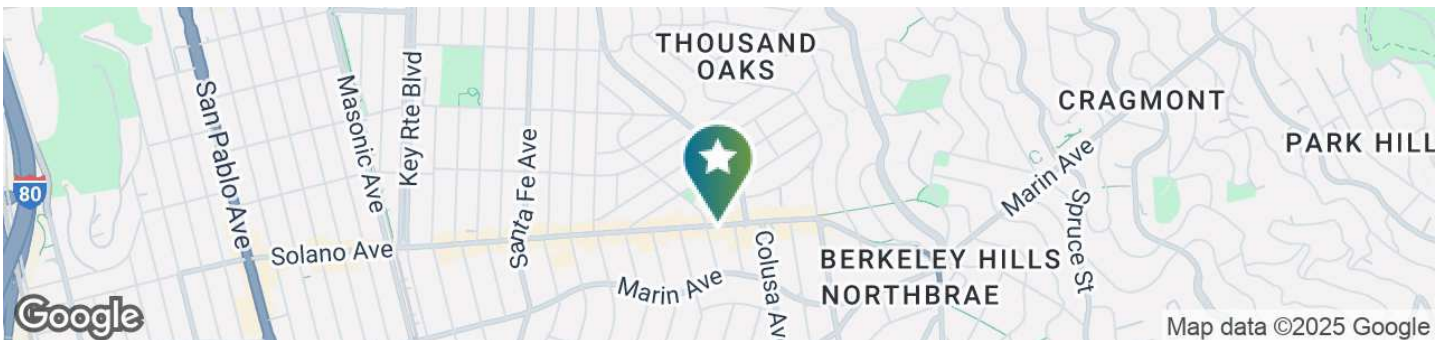
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