

OFFERING MEMORANDUM

2790-2796

2790-2796 Sacramento St
Berkeley CA 94702

FRES

Fiduciary Real Estate Services
Integrity · Experience · Honesty

2790-2796

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Exclusively Marketed by:

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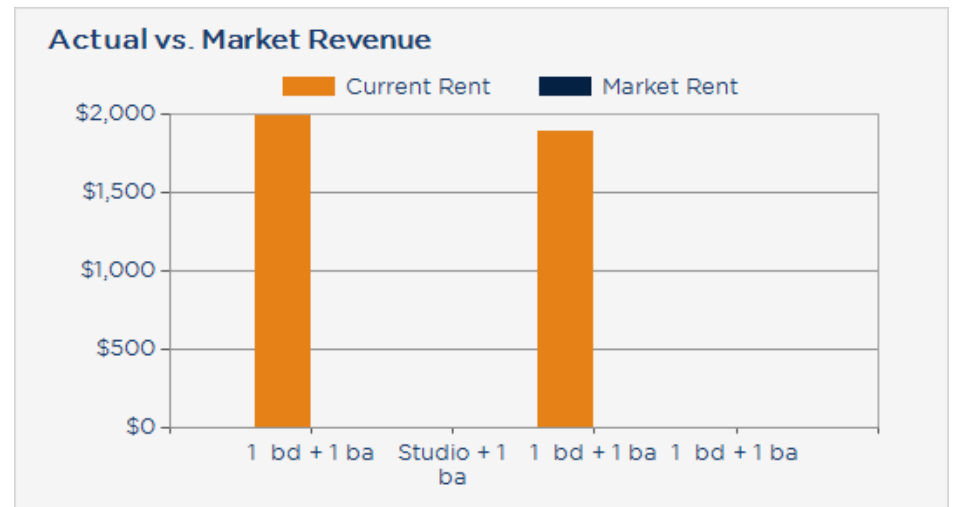
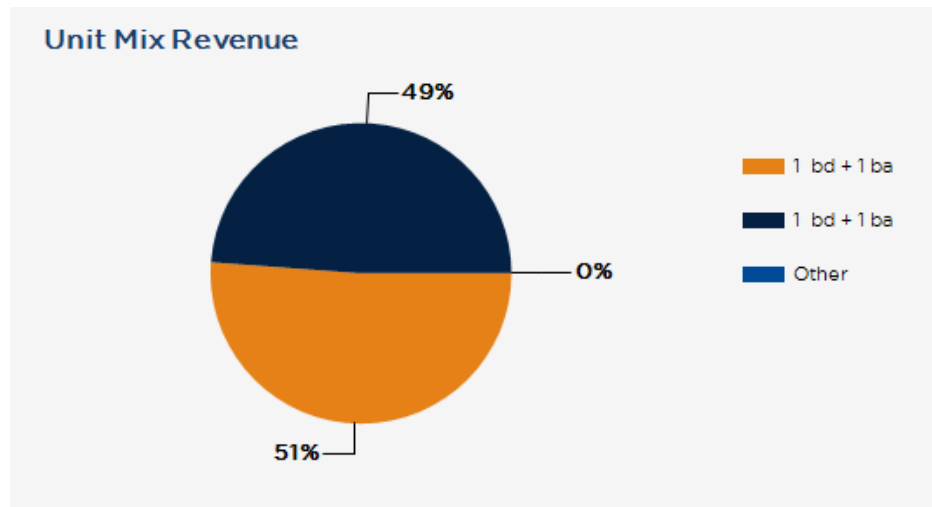
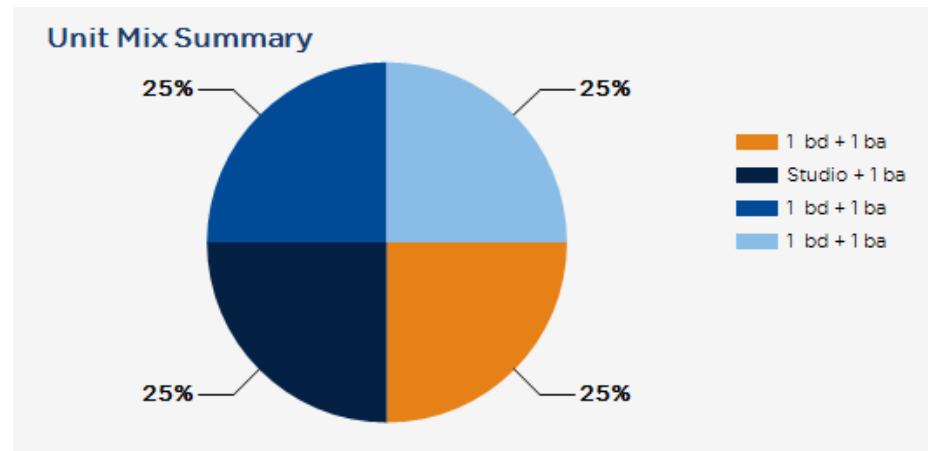
01	Executive Summary
	Investment Summary
	Unit Mix Summary

OFFERING SUMMARY	
ADDRESS	2790-2796 Sacramento St Berkeley CA 94702
COUNTY	Alameda
BUILDING SF	2,488 SF
LAND SF	4,346 SF
LAND ACRES	.1
NUMBER OF UNITS	4
YEAR BUILT	1943
APN	054-1734-010-00

FINANCIAL SUMMARY	
PRICE	\$1,085,000
PRICE PSF	\$436.09
PRICE PER UNIT	\$271,250

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	45,390	240,535	426,492
2025 Median HH Income	\$96,564	\$116,279	\$116,348
2025 Average HH Income	\$146,852	\$172,465	\$171,820

Unit Mix	# Units	Current Rent	Monthly Income
1 bd + 1 ba	1	\$1,988	\$1,988
Studio + 1 ba	1	\$0	\$0
1 bd + 1 ba	1	\$1,895	\$1,895
1 bd + 1 ba	1	\$0	\$0
Totals/Averages	4	\$971	\$3,883



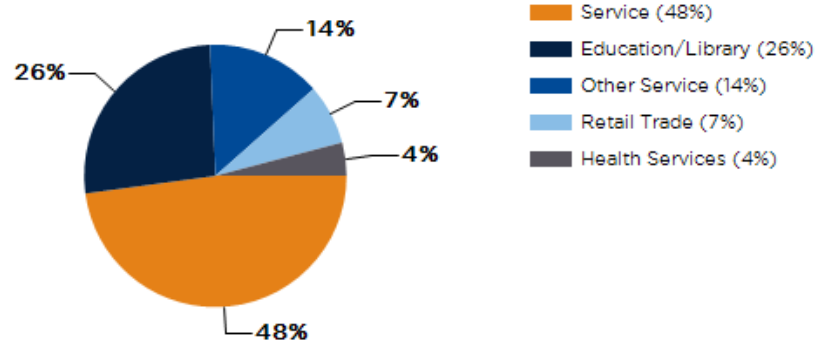
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02

Location

Location Summary

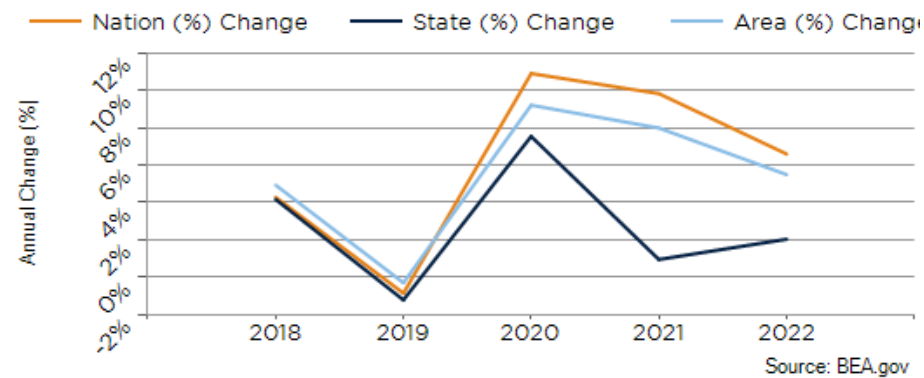
Major Industries by Employee Count



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

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PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	2,488
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

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04 Rent Roll
.....
Rent Roll

Unit	Unit Mix	Current Rent	Notes
2790	1 bd + 1 ba	\$1,895.00	
2792	1 bd + 1 ba	\$0.00	Tenant but no rent
2796	1 bd + 1 ba	\$1,988.00	
2794	Studio + 1 ba	\$0.00	Vacant
Totals / Averages		\$3,883.00	

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05

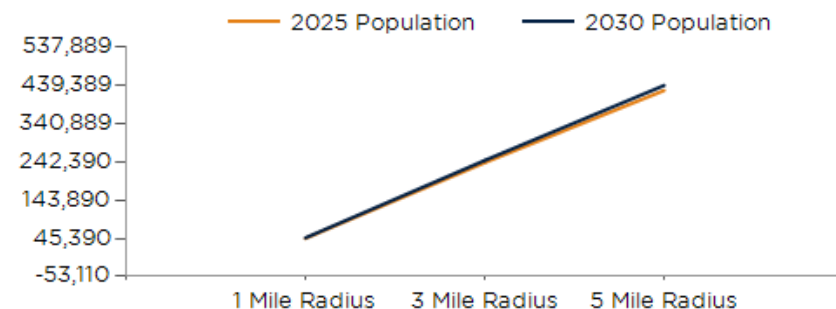
Demographics

General Demographics

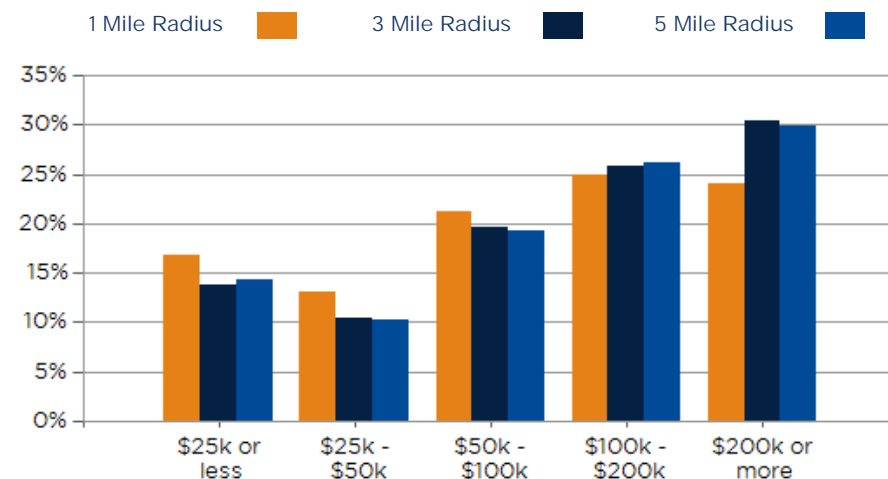
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	38,768	193,760	351,206
2010 Population	40,843	209,743	369,457
2025 Population	45,390	240,535	426,492
2030 Population	46,817	246,387	439,389
2025 African American	7,281	27,347	53,778
2025 American Indian	375	1,486	2,798
2025 Asian	8,153	50,160	100,428
2025 Hispanic	6,934	34,530	59,914
2025 Other Race	3,370	16,116	28,431
2025 White	19,911	113,952	186,852
2025 Multiracial	6,180	30,648	52,686
2025-2030: Population: Growth Rate	3.10%	2.40%	3.00%

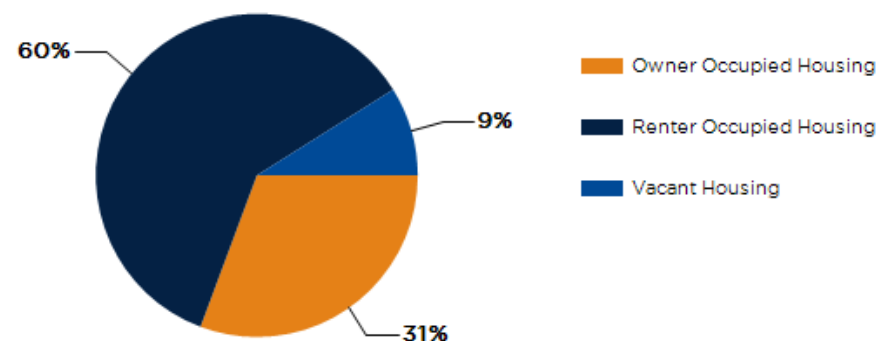
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,033	9,400	17,287
\$15,000-\$24,999	1,215	4,207	8,691
\$25,000-\$34,999	896	3,823	7,224
\$35,000-\$49,999	1,631	6,457	11,407
\$50,000-\$74,999	2,242	10,048	18,427
\$75,000-\$99,999	1,868	9,278	16,417
\$100,000-\$149,999	2,828	15,084	27,652
\$150,000-\$199,999	1,979	10,299	19,722
\$200,000 or greater	4,660	29,869	53,900
Median HH Income	\$96,564	\$116,279	\$116,348
Average HH Income	\$146,852	\$172,465	\$171,820



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

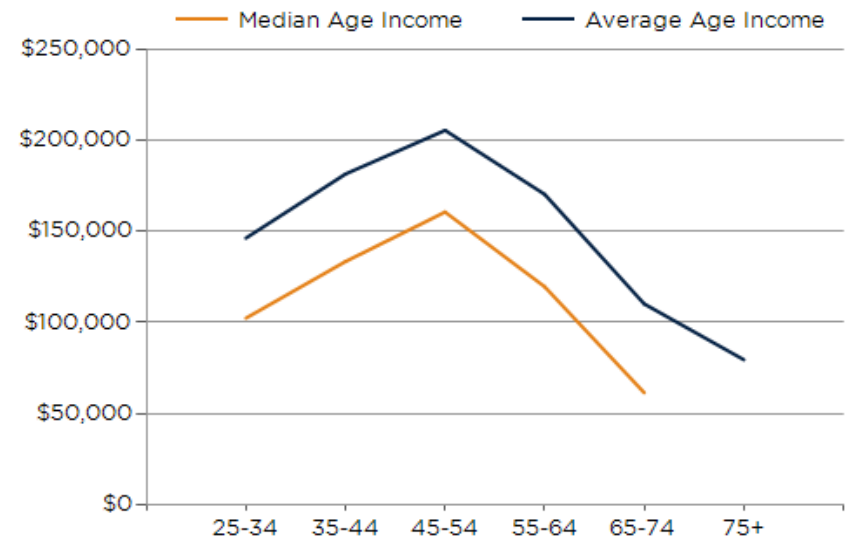
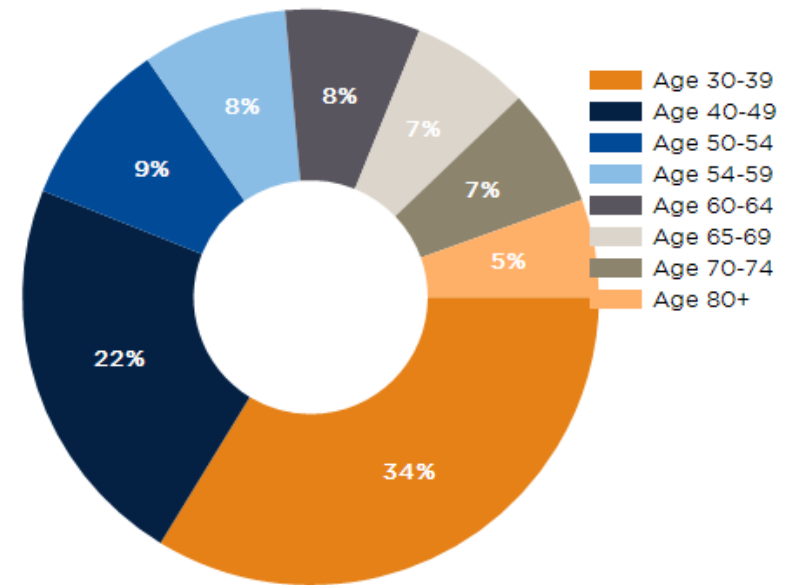


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,104	24,365	43,544
2025 Population Age 35-39	4,125	19,622	37,270
2025 Population Age 40-44	3,389	16,475	31,399
2025 Population Age 45-49	2,714	13,648	25,888
2025 Population Age 50-54	2,573	13,089	24,474
2025 Population Age 55-59	2,234	11,476	21,923
2025 Population Age 60-64	2,070	10,551	20,513
2025 Population Age 65-69	1,830	9,716	19,491
2025 Population Age 70-74	1,826	9,496	18,577
2025 Population Age 75-79	1,503	8,471	15,836
2025 Population Age 80-84	821	4,820	9,353
2025 Population Age 85+	645	3,915	8,540
2025 Population Age 18+	38,789	208,646	365,694
2025 Median Age	36	35	38
2030 Median Age	37	36	39

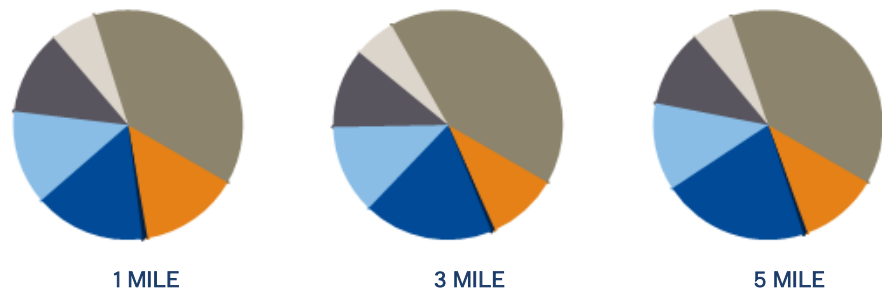
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,412	\$110,178	\$110,313
Average Household Income 25-34	\$146,469	\$156,402	\$154,676
Median Household Income 35-44	\$133,596	\$153,888	\$150,675
Average Household Income 35-44	\$181,773	\$204,133	\$199,606
Median Household Income 45-54	\$160,832	\$191,338	\$179,165
Average Household Income 45-54	\$205,837	\$235,653	\$228,745
Median Household Income 55-64	\$119,743	\$166,695	\$159,380
Average Household Income 55-64	\$170,599	\$216,503	\$211,238
Median Household Income 65-74	\$61,365	\$91,251	\$89,135
Average Household Income 65-74	\$110,238	\$153,489	\$150,863
Average Household Income 75+	\$79,522	\$118,652	\$111,526

Population By Age



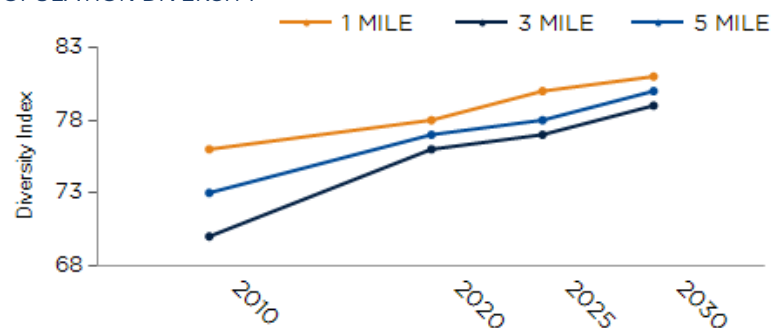
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	79	80
Diversity Index (current year)	80	77	79
Diversity Index (2020)	78	76	77
Diversity Index (2010)	76	71	73

POPULATION BY RACE



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%

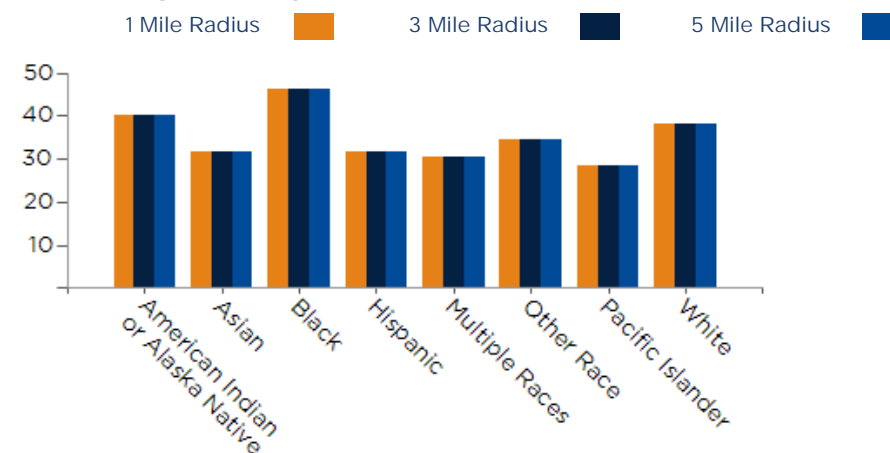
POPULATION DIVERSITY



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	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.



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