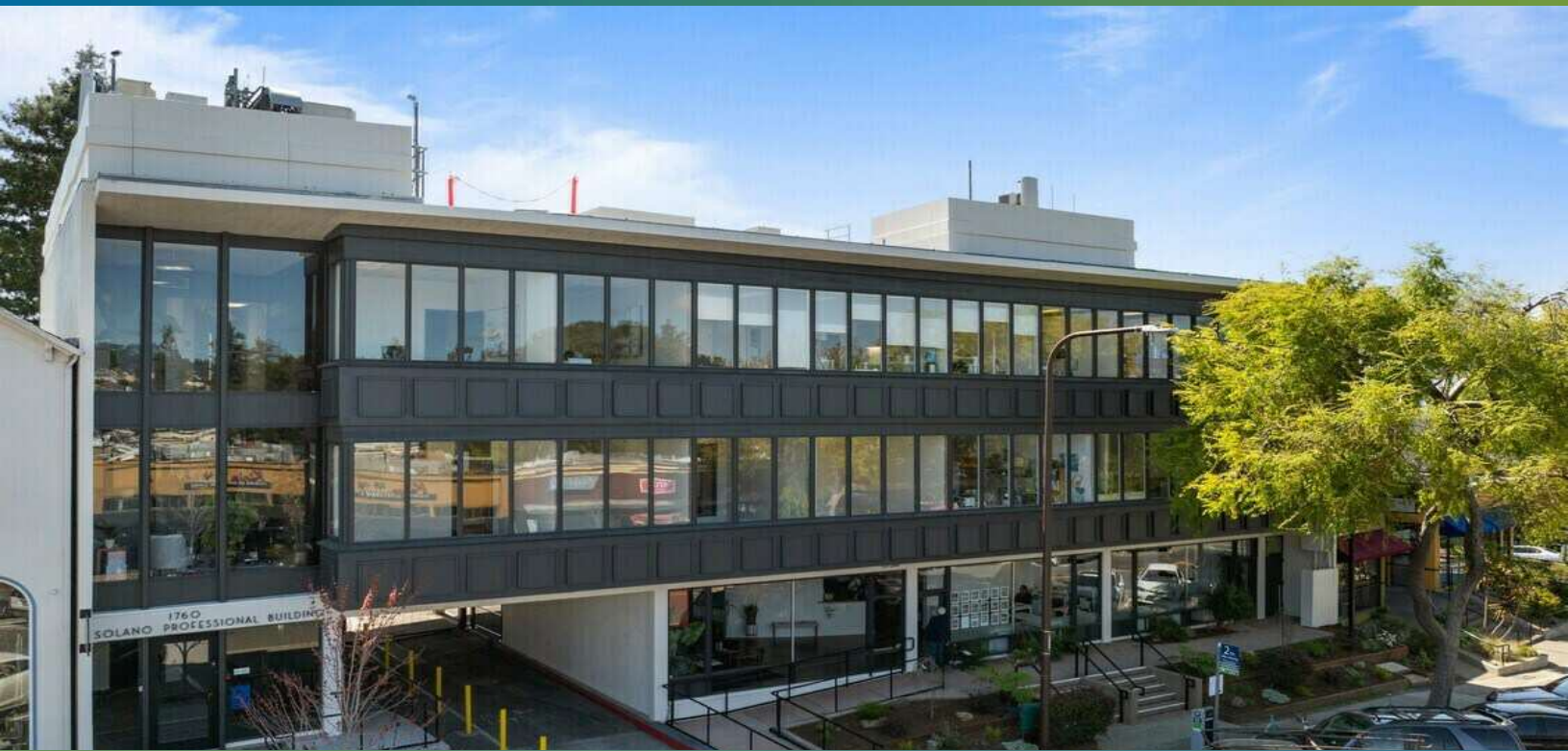


1760 Solano Ave

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, ±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:	6.6%
Market Cap Rate:	9.5%
Price/ SF:	\$292
Building Size:	18,819 SF
NOI:	\$364,380
Occupancy:	100%



Scan/Click for
Offering Memorandum



James Kilpatrick
President
james@nainorcal.com
510.290.9647
CalDRE #01277022

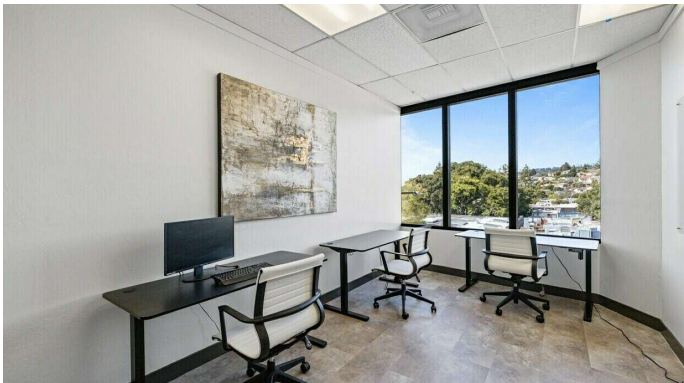
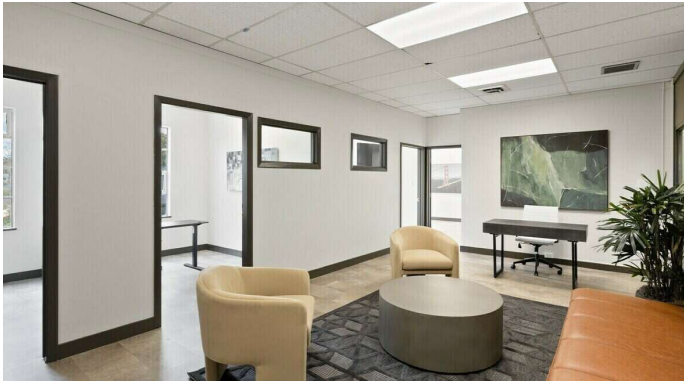
Seth Hubbert
Investment Advisor
shubbert@nainorcal.com
510.332.9389
CalDRE #02158135

Damon Gerstein
Investment Advisor
dgerstein@nainorcal.com
415.465.4907
CalDRE #02268840

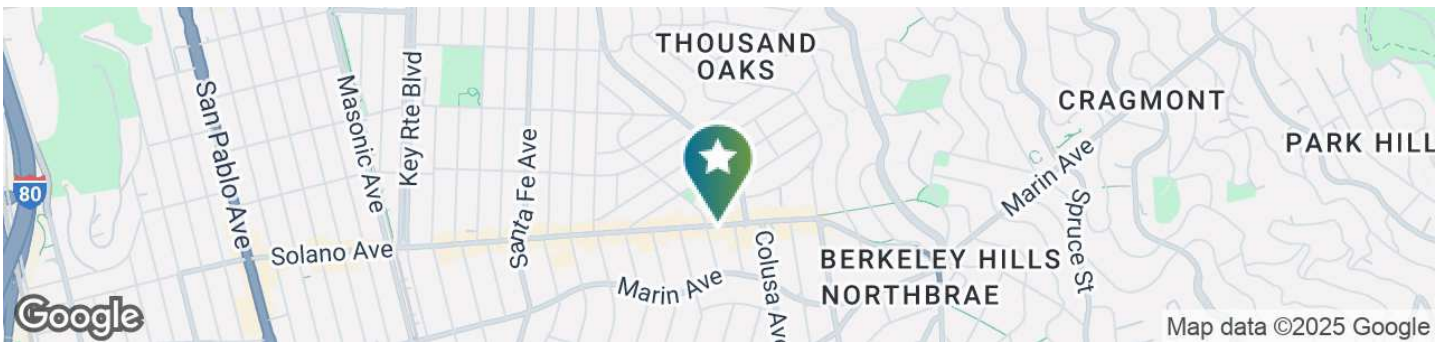
Tim Marshall
Investment Advisor
tmarshall@nainorcal.com
408.502.5363
CalDRE #02325164

Ian Cruda
Investment Advisor
icruda@nainorcal.com
408.204.2287
CalDRE ##02250093

Additional Photos



Location Information



For More Information

James Kilpatrick
President
james@nainorcal.com
510.290.9647
CalDRE #01277022

Seth Hubbert
Investment Advisor
shubbert@nainorcal.com
510.332.9389
CalDRE #02158135

Damon Gerstein
Investment Advisor
dgerstein@nainorcal.com
415.465.4907
CalDRE #02268840

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Investment Advisor
tmarshall@nainorcal.com
408.502.5363
CalDRE #02325164

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Investment Advisor
icruda@nainorcal.com
408.204.2287
CalDRE ##02250093