

OFFERING MEMORANDUM

1450 Ward St

1450 Ward St  
Berkeley CA 94702

**FRES**

Fiduciary Real Estate Services  
Integrity · Experience · Honesty



# 1450 Ward St

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*Exclusively Marketed by:*

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Lic: 01960924



# 1450 WARD ST

01	Executive Summary
	Investment Summary
	Unit Mix Summary

## OFFERING SUMMARY

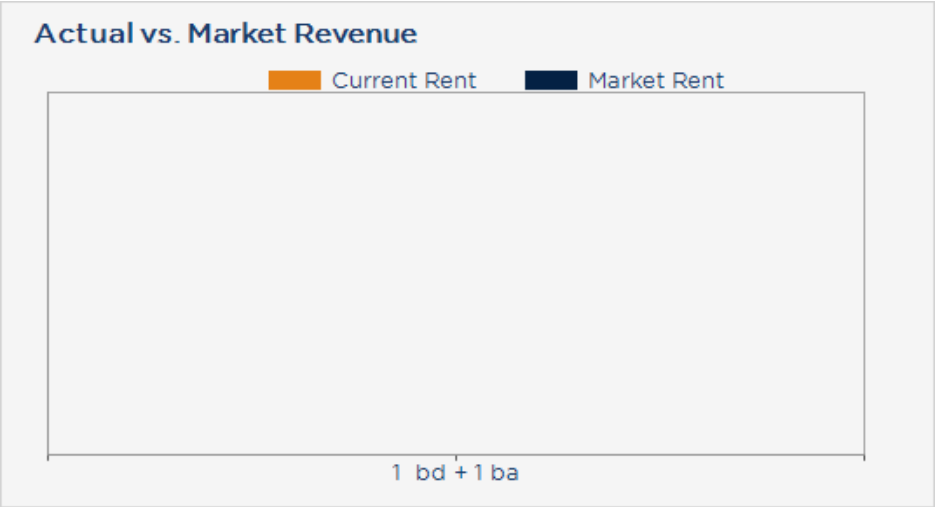
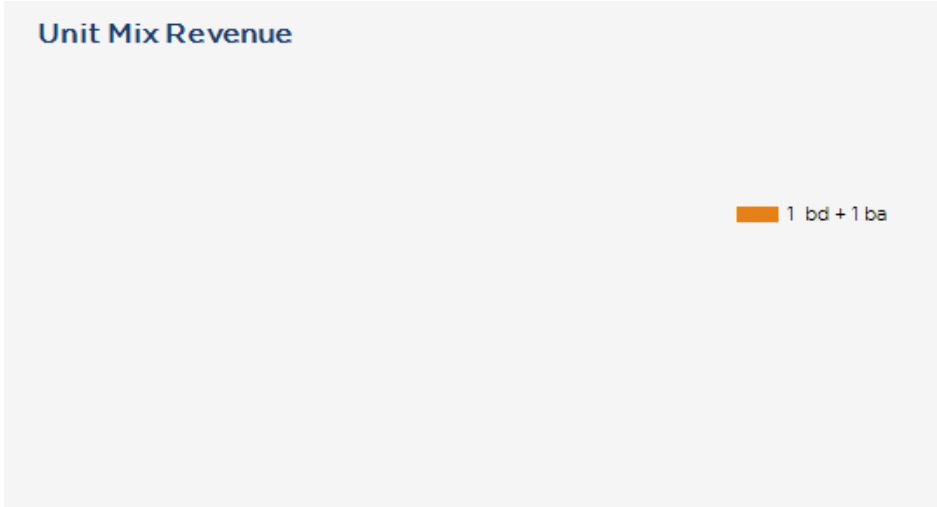
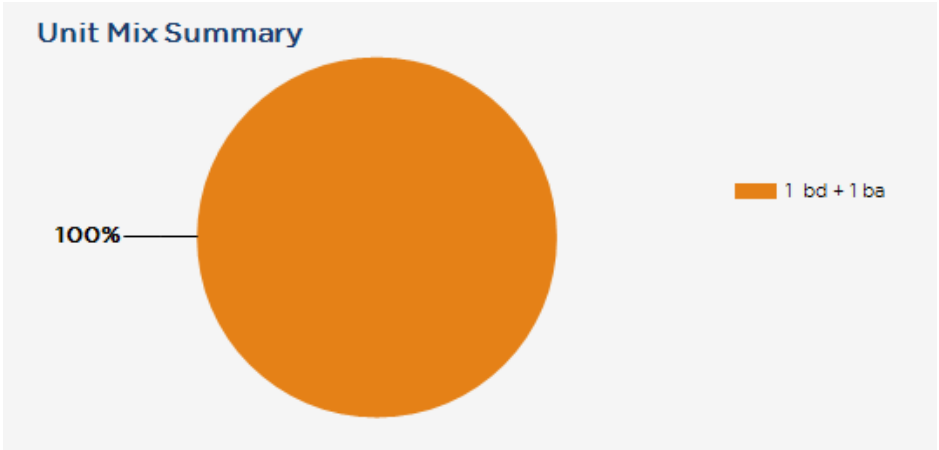
ADDRESS	1450 Ward St Berkeley CA 94702
COUNTY	Alameda
BUILDING SF	1,150 SF
LAND SF	3,750 SF
LAND ACRES	.09
NUMBER OF UNITS	2
YEAR BUILT	1954
APN	54-1734-5-1

## FINANCIAL SUMMARY

PRICE	\$680,000
PRICE PSF	\$591.30
PRICE PER UNIT	\$340,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	45,584	238,503	423,720
2025 Median HH Income	\$94,815	\$116,620	\$116,502
2025 Average HH Income	\$145,220	\$172,860	\$171,808

Unit Mix	# Units	Current Rent	Monthly Income
1 bd + 1 ba	2	\$0	\$0
Totals/Averages	2	\$0	\$0



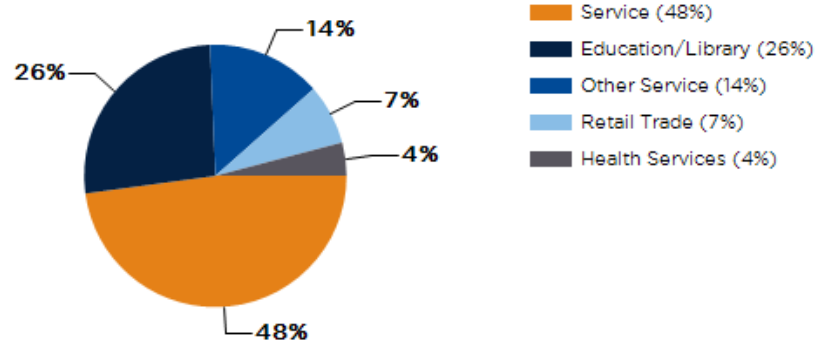
# 1450 WARD ST

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## Location

Location Summary  
Local Business Map  
Aerial View Map

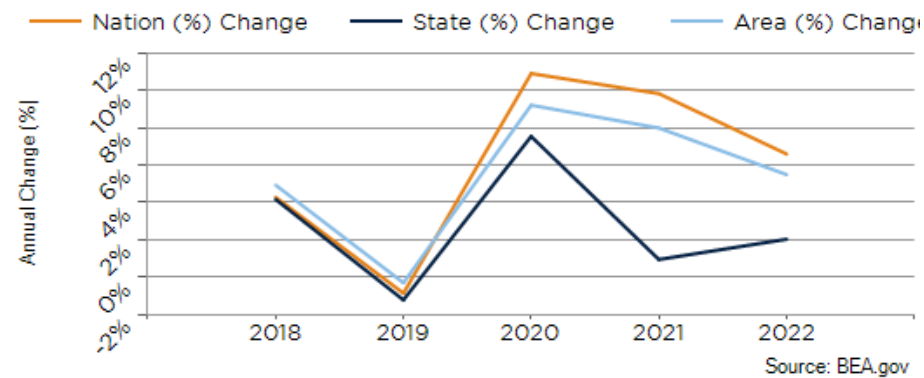
## Major Industries by Employee Count

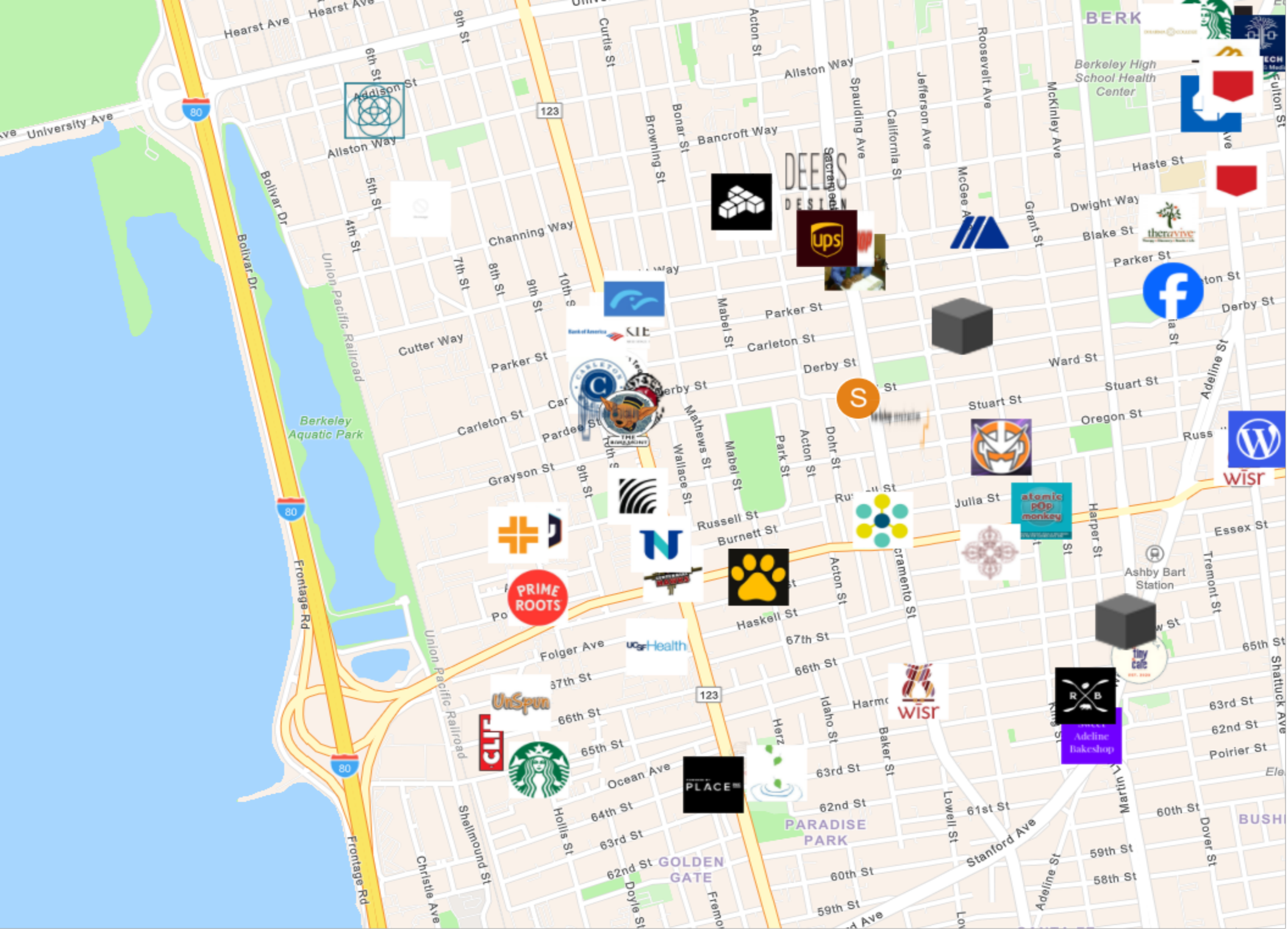


## Largest Employers

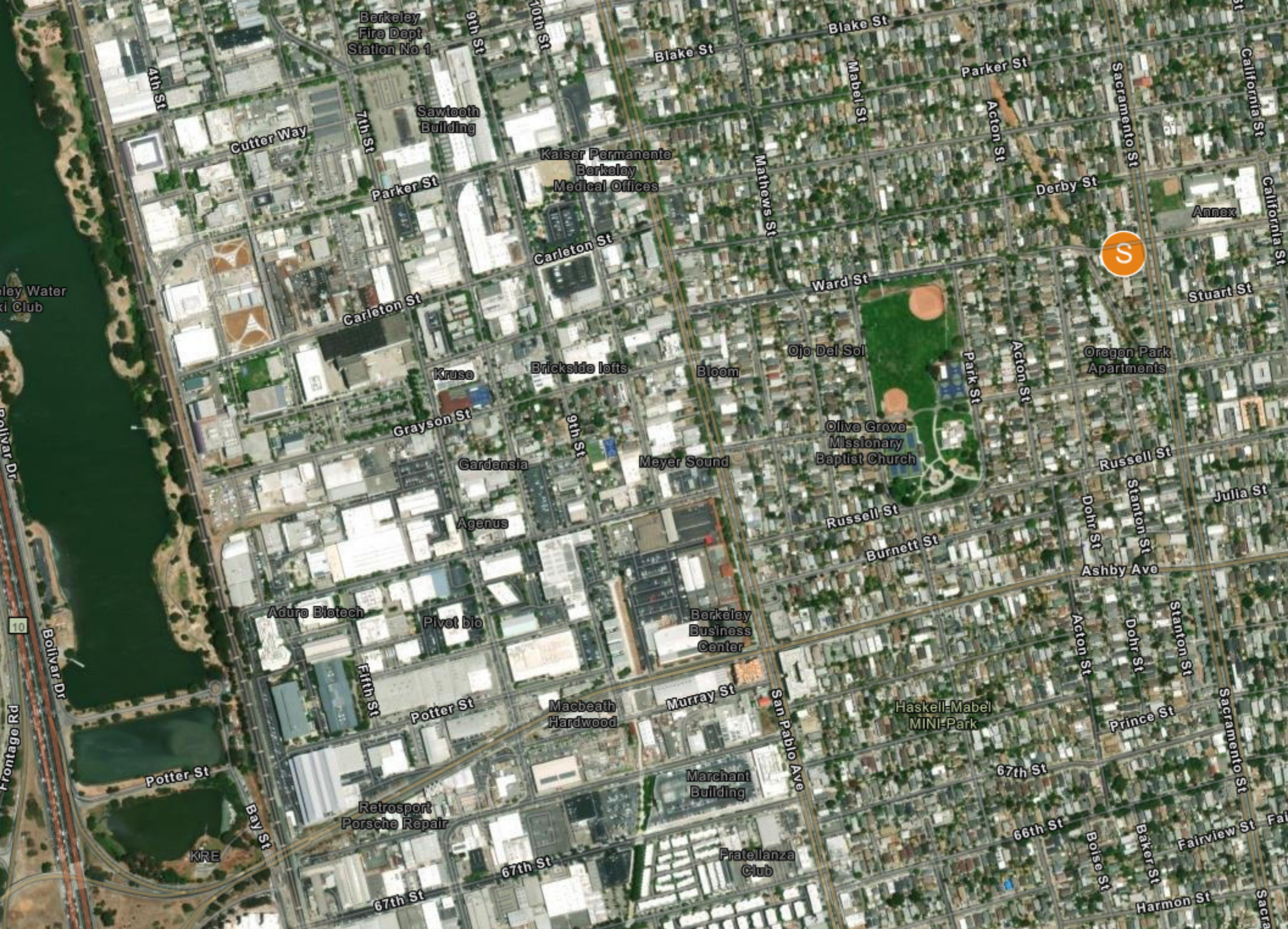
University of California, Berkeley	20,000
Lawrence Berkeley National Laboratory	3,816
Alta Bates Summit Medical Center	3,100
Berkeley Unified School District	1,767
City of Berkeley	1,764
Bayer	1,500
Kaiser Permanente	959
Siemens	594

## Alameda County GDP Trend













03

Property Description

Property Features

Property Images

1450 WARD ST

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## PROPERTY FEATURES

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NUMBER OF UNITS	2
BUILDING SF	1,150
LAND SF	3,750
LAND ACRES	.09
YEAR BUILT	1954
# OF PARCELS	1
ZONING TYPE	R-3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4

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# 1450 WARD ST

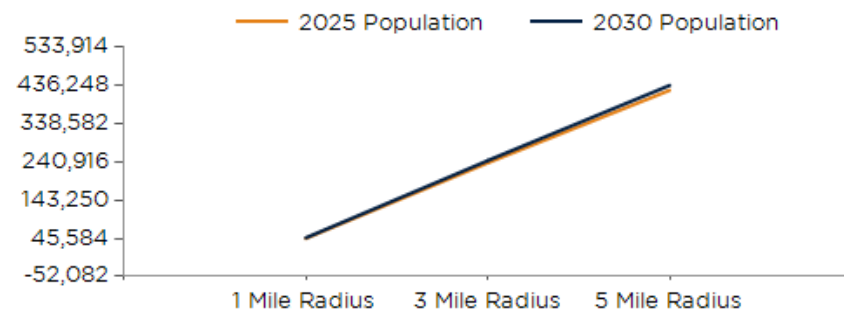
04

## Demographics

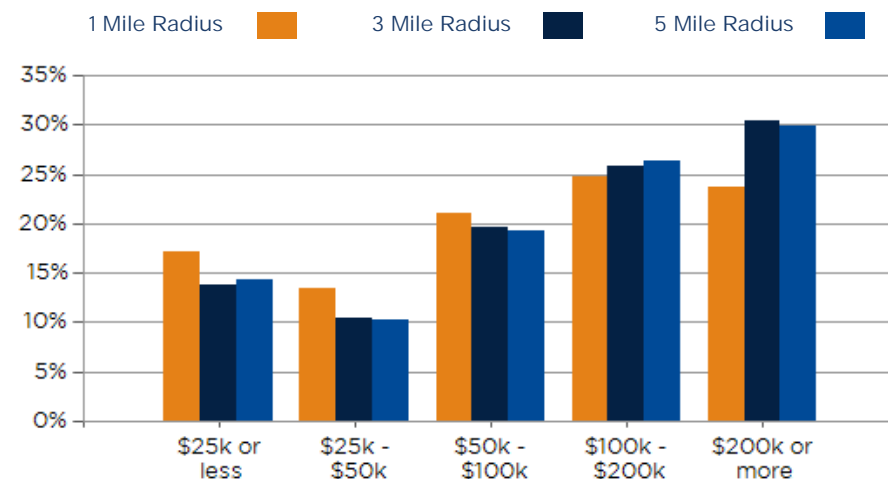
General Demographics  
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	38,671	192,318	349,136
2010 Population	40,895	208,209	367,527
2025 Population	45,584	238,503	423,720
2030 Population	47,085	244,334	436,248
2025 African American	7,123	26,868	53,453
2025 American Indian	377	1,465	2,746
2025 Asian	8,516	49,804	99,561
2025 Hispanic	6,964	34,132	59,363
2025 Other Race	3,395	15,913	28,125
2025 White	19,905	113,260	185,972
2025 Multiracial	6,148	30,403	52,373
2025-2030: Population: Growth Rate	3.25%	2.40%	2.90%

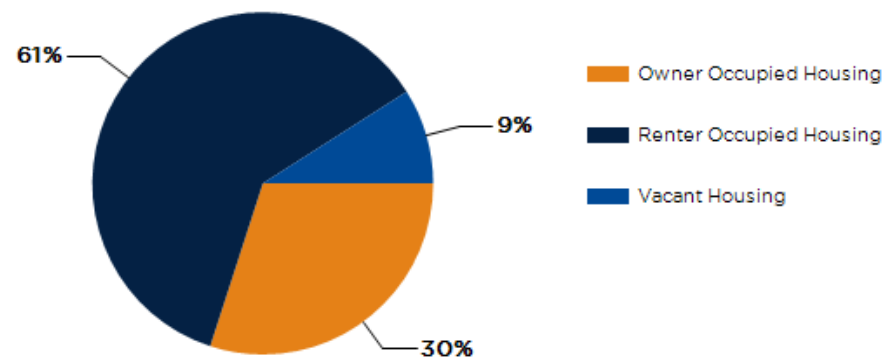
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,130	9,295	17,203
\$15,000-\$24,999	1,211	4,189	8,628
\$25,000-\$34,999	911	3,790	7,197
\$35,000-\$49,999	1,686	6,404	11,259
\$50,000-\$74,999	2,208	9,947	18,207
\$75,000-\$99,999	1,886	9,171	16,320
\$100,000-\$149,999	2,819	14,959	27,542
\$150,000-\$199,999	1,970	10,237	19,657
\$200,000 or greater	4,597	29,764	53,524
Median HH Income	\$94,815	\$116,620	\$116,502
Average HH Income	\$145,220	\$172,860	\$171,808



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius

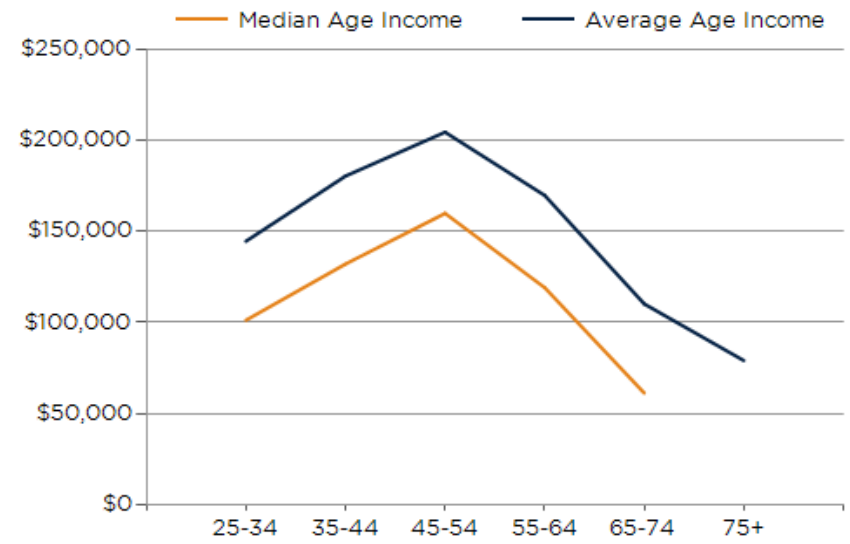
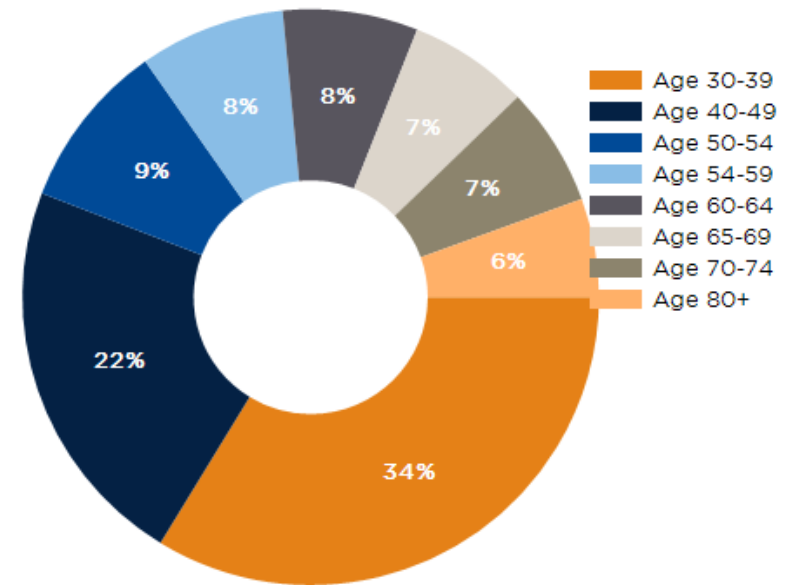


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,088	23,998	43,285
2025 Population Age 35-39	4,086	19,379	37,048
2025 Population Age 40-44	3,335	16,316	31,152
2025 Population Age 45-49	2,689	13,504	25,718
2025 Population Age 50-54	2,556	12,956	24,278
2025 Population Age 55-59	2,223	11,351	21,757
2025 Population Age 60-64	2,061	10,482	20,371
2025 Population Age 65-69	1,831	9,640	19,389
2025 Population Age 70-74	1,825	9,441	18,460
2025 Population Age 75-79	1,506	8,445	15,770
2025 Population Age 80-84	813	4,810	9,309
2025 Population Age 85+	638	3,898	8,493
2025 Population Age 18+	39,032	206,841	363,451
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	\$101,254	\$110,303	\$110,456
Average Household Income 25-34	\$144,758	\$156,628	\$154,745
Median Household Income 35-44	\$132,240	\$154,339	\$150,684
Average Household Income 35-44	\$180,665	\$204,606	\$199,546
Median Household Income 45-54	\$160,122	\$192,406	\$179,323
Average Household Income 45-54	\$204,824	\$236,323	\$228,815
Median Household Income 55-64	\$119,242	\$167,694	\$159,597
Average Household Income 55-64	\$170,044	\$217,266	\$211,312
Median Household Income 65-74	\$61,169	\$91,835	\$89,462
Average Household Income 65-74	\$110,249	\$154,043	\$150,933
Average Household Income 75+	\$79,057	\$119,199	\$111,539

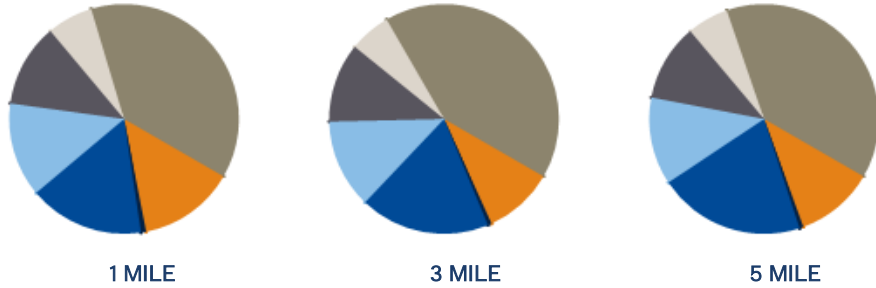
Population By Age





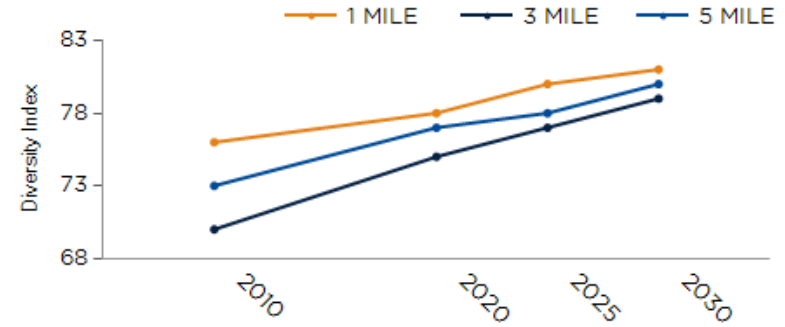
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	79	80
Diversity Index (current year)	80	77	79
Diversity Index (2020)	78	75	77
Diversity Index (2010)	76	70	73

#### 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%

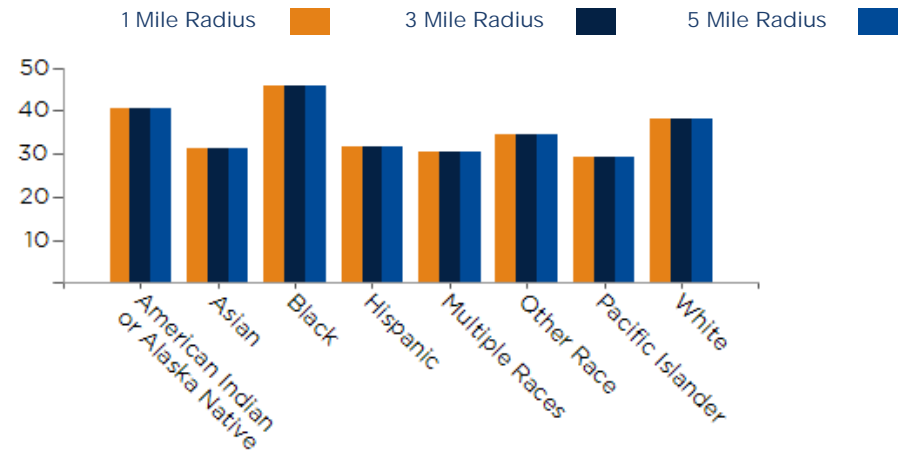
#### POPULATION DIVERSITY



#### 2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	36	36
Median Asian Age	31	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



# 1450 WARD ST

Company Profile  
Company Bio

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# 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.



1450 Ward St

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