

INVESTMENT
OPPORTUNITY



FULLY ENTITLED SB 330 BERKELEY MIXED USE DEVELOPMENT OPPORTUNITY

2655 Shattuck Ave, Berkeley, CA

ÀCRE
PARTNERS

Contents

03	Investment Summary
04	Investment Highlights
06	Location Berkeley, CA
08	Location Highlights
10	Elevation
12	Zoning Code Information
14	Site Plan
15	Floor Plan

EXCLUSIVELY LISTED BY:

ABRAHAM CLAY

925-207-9377
aclay@aicrepartners.com
Lic # 02201760

TUCKER MASSURA

714-342-9166
tucker@aicrepartners.com
Lic # 02192155

KAVEH EBRAHIMI

805-889-7837
Kaveh@aicrepartners.com
Lic #01896322

JASON GRIBIN

310-867-9311
jgribin@aicrepartners.com
Lic #01819611

In association with:
Bang Realty, Inc
#225245999



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Investment Summary

AiCRE Partners is Pleased to present a fully entitled mixed use development opportunity in Berkeley, CA. Located at 2655 Shattuck Ave, situated on a half acre desired corner lot, the property has entitlements available for the developer to break ground on the approved mixed use project. The Studio KDA design proposed project includes a five-story and an eight-story building totalling 96,300 square feet with 82,710 square feet for housing, 1,870 square feet for ground-level retail, and 8,780 square feet for parking. Unit sizes will vary with 46 studios, four one-bedrooms, 35 two-bedrooms, and ten three-bedrooms. Parking will be included for 54 bicycles and 40 cars. Floor 7 and 8 will be luxury modern penthouse condos, which can be sold when the development is complete.



BEST OFFER
PRICE



Investment Highlights

» FULLY ENTITLED

Ready to break ground with entitlements already secured, eliminating time and uncertainty.

» STUDIO KDA DESIGN

Leverage the expertise of renowned architects Studio KDA, known for their innovative and community-oriented designs.

» MIXED-USE POTENTIAL

Maximize returns with a mixed-use development featuring 95 residential units (studios, 1BR, 2BR, 3BR), 1,870 sq ft of ground-level retail space, and ample parking (40 cars, 54 bikes).

» STREAMLINED APPROVAL PROCESS

Expedite development with a pre-application under Senate Bill 330, securing 10 affordable units and unlocking increased density (from 64 to 95 units).

» HIGH DEMAND LOCATION

Capitalize on the Southside's booming residential and commercial demand. Enjoy foot traffic from Berkeley Bowl and easy access to public transportation (BART, buses).



» COMMUNITY-FOCUSED AMENITIES

Attract tenants with a gated courtyard, game room, study room, gardens, and top-floor townhome-style duplexes facing Shattuck Avenue.

» STUDENT HOUSING OPPORTUNITY

Ideal location steps from UC Berkeley with high density potential and community-focused amenities.

» AFFLUENT DEMOGRAPHICS

This property rests in the highly desirable South Berkeley Market with a 3 mile population of 228,874 and average household income of \$140,679.



UNIVERSITY OF CALIFORNIA



Core Campus: 178 AC
Total: 8,164 AC
23,524 Total staff
45,307 Students

**UC BERKELEY
FACILITIES SERVICES**

2655 SHATTUCK AVE

**Sports
Basement**

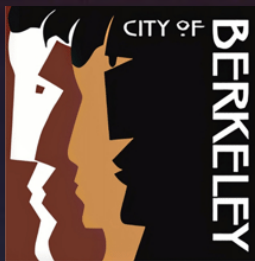
Tim Moelling Field

**King Child
Development Center**

**Berkeley
Independent Study**

**Berkeley Technology
Academy**

Location Berkeley, CA



Nestled within Berkeley's dynamic Southside, 2655 Shattuck Ave presents a vibrant tapestry of possibilities. This prime location sits at the crossroads of bustling commercial spaces and established residential areas, offering a unique pulse of city

life. On one side, the iconic Shattuck Avenue teems with diverse shops, restaurants, and cafes, catering to every whim and need. The other side reveals a tapestry of established neighborhoods, brimming with community spirit and offering a sense of belonging. This harmonious blend creates an ideal setting for a development that thrives on both energy and comfort.

Located within a mile from The University Of Berkeley California. Providing a great option for student housing, and a great pipeline of renters, minimizing any chance of vacancies. By leveraging its ideal location and catering to student needs, 2655 Shattuck Ave has the potential to become a premier student housing destination in Berkeley, offering academic convenience, vibrant community, and modern living spaces.



Berkeley Rose
Garden



UNIVERSITY OF CALIFORNIA

Core Campus: 178 AC
Total: 8,164 AC
23,524 Total staff
45,307 Students

LAWRENCE BERKELEY NATIONAL LABORATORY



BERKELEY LAB

3,663 Staff
800 Students

CALIFORNIA MEMORIAL STADIUM



Tenant
California
Golden Bears
63,000 Capacity

DOWNTOWN BERKELEY
BART PLAZA



Berkeley
High School



Alta Bates Summit
Medical Center |
Herrick Campus

2655 SHATTUCK AVE



HONDA

Walgreens

Sports
Basement

Buggy Bank

JOHNSTON MEDICAL INC.

secureSPACE

SCONEHENGE BAKERY & CAFÉ

Knala



Willard
Middle School



Berkeley
Independent Study



King Child
Development Center



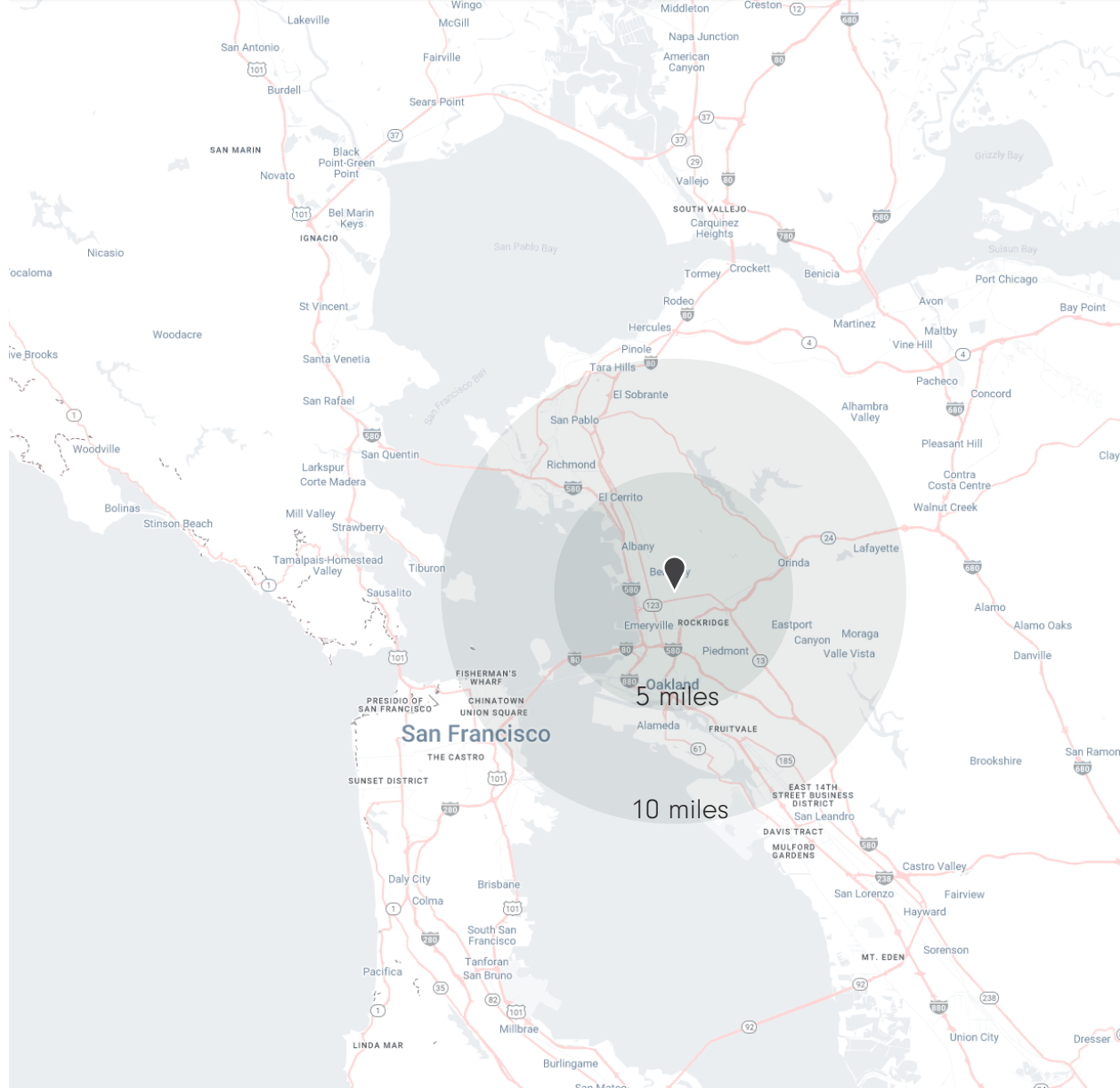
Berkeley Technology
Academy



Sylvia Mendez
Elementary School



Location Highlights



DEMOGRAPHICS

	3 mile	5 mile	10 mile
Population	228,511	414,566	1,125,794
Avg Household Income	\$140,679	\$138,472	\$134,876

2655 Shattuck Avenue Updates

Plans Revealed For 2655 Shattuck Avenue In South Berkeley

New plans have been filed for an eight-story mixed-use development at 2655 Shattuck Avenue in South Berkeley, Alameda County. The application is the latest in a series of proposals for the blocks between Berkeley Bowl and Downtown Berkeley. S.H. Kay LLC is listed as the property owner.

The developer has filed a pre-application under Senate Bill 330 to receive a streamlined approval process. Ten units will be designated as affordable to very low-income households to qualify for SB330 and use the State Density Bonus program. As a result, the allowed residential capacity increases from 64 units across four floors to 95 units across eight floors.

[Click To Read More](#)

SOUTH Elevation



NORTH Elevation



WEST Elevation



EAST Elevation



ZONING CODE

Information

SITE INFORMATION

Address	2655 Shattuck Ave, Berkeley, Ca
Apn	55-1826-18-2
Zoning District	C-Ac Commercial District (Subarea South Shattuck)

SEISMIC SAFETY

Landslide Zone	No
Earthquake Fault Rupture Zone	No
Liquefaction Zone	No
Un-Reinforced Masonry Bldg Inventory	No

HISTORIC INFO

Landmark / Structure Of Merit	No
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ENVIRONMENTAL SAFETY

Creek Buffer	None
Flood Zone (100-Year Or 1%)	No
Fire Zone	1

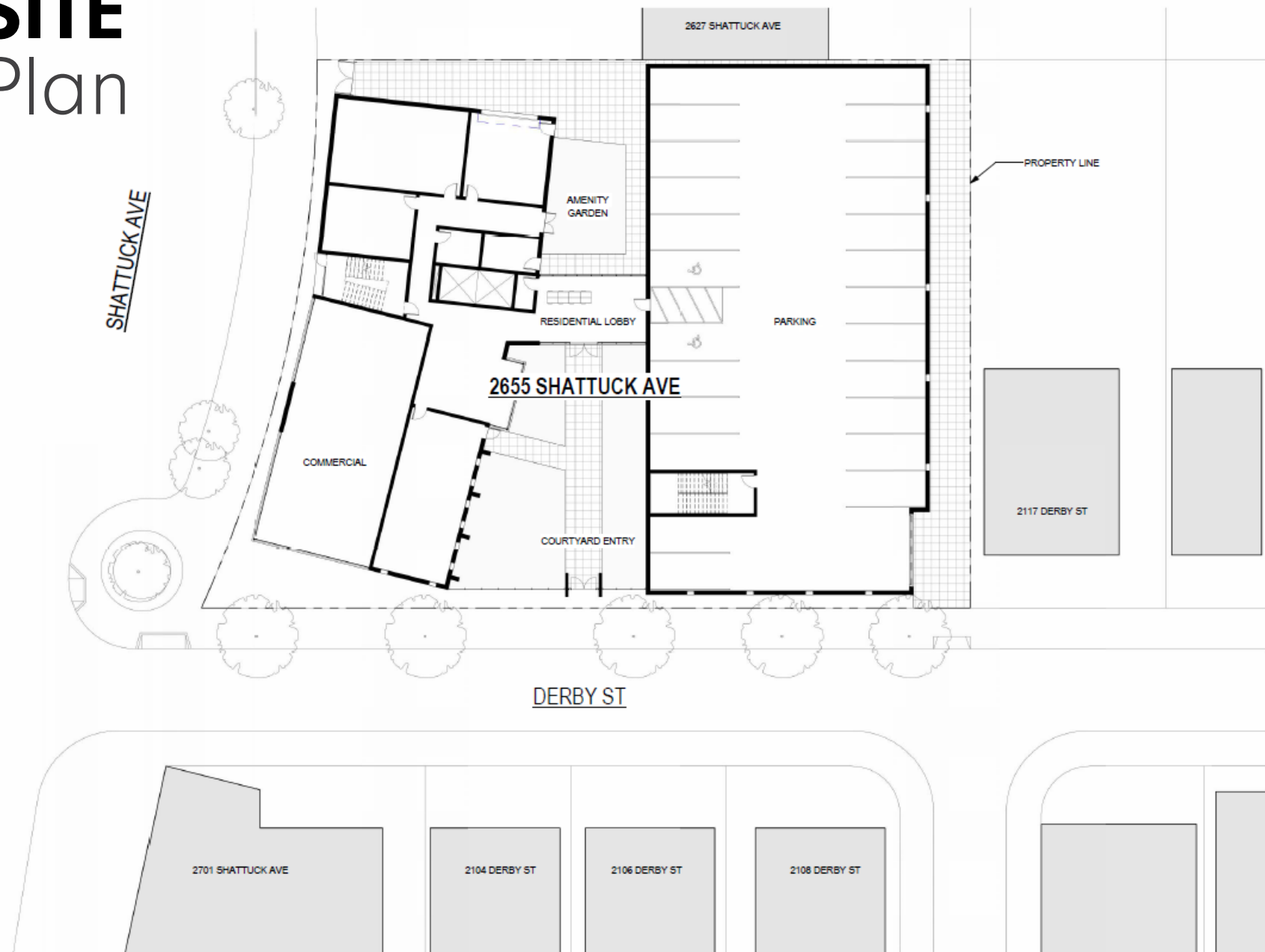
ADDITIONAL PARCEL INFO

Redevelopment Area	Yes
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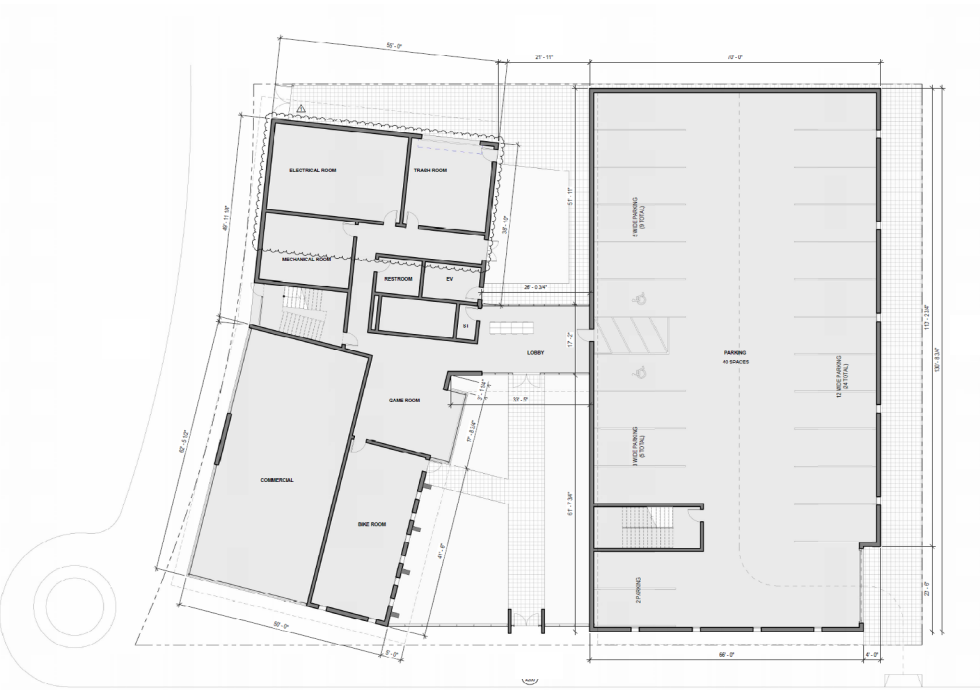


	EXISTING	BASE	PROPOSED DENSITY BONUS PROJECT	REQUIRED /PERMITTED	NOTES / CODE REFERENCE
BUILDING / LOT INFO					
Lot Area	22,961 SF	No Change	No Change	NA	
Building Footprint	8,185 SF	14,255 SF	15,669 SF	NA	
Lot Coverage	35%	62%	68%	70%	BMC. 23.204-44
Max Floor Area Ratio	0.3	2.5	3.7	2.5	Density Bonus Waiver Req'd
AREAS					
Gross Floor Area	8,185 SF	56,564 SF	83,325 SF	NA	
Residential Floor Area	-	53,539 SF	80,311 SF	NA	Density Bonus Waiver Req'd
Commercial Floor Area	8,185 SF	1,870 SF	1,870 SF	First 30f Of Depth Of Ground Floor, Which Abuts Shattuck Ave. Shall Be Reserved For Commercial Uses.	23.204-150(B)(3)
Auto / Bike Parking Floor Area	-	838 SF	9,614 SF	NA	
Usable Open Space	NA	2,355 SF	2,950 SF	40 SF/Unit SF Of Open Space That Is Designated As Publicly Accessible Open Shall Be Counted As Two SF Of Required On-Site Open Space	BMC. 23.204-44. See Note [E]
HEIGHT					
# Stories	2	4	8	4	BMC. 23.204-44
Max Bldg Height	20'-0"	45'-0"	85'-0"	45'-0"	Density Bonus Waiver Req'd
SETBACKS					
Abutting Non-Residential Area	50'-0"	3'-0"	1'-0"	None	BMC 23.204-150(E)(5)
Abutting Residential Area	40'-0"	20'-0"	10'-0"	New Construction That Exceeds 35 Ft In Height: 20'-0" Setback	
			20'-0"	New Construction That Is Less Than 35'-0" Ft In Height: 10'-0" Setback	
Confronting Non-Residential & Residential Area	0'-0"	0'-0"	4'-0"	New Construction That Exceeds 45'-0" In Height: 10'-0" Setback	Density Bonus Waiver For <10'-0" Setback At Over 45'-0" Height
Confronting Non-Residential Area	0'-0"	0'-0"	3'-0"	None	
UNITS					
Max Dwelling Units	NA	63	95	120 Units / Acre	BMC. 23.204-44 Density Bonus Waiver Req'd
Residential Density (Unit Count)	NA	63	95		
UNIT COUNT					
Studio	NA	17	46		
1-Bedroom	NA	11	4		
2-Bedroom	NA	35	35		
3-Bedroom	NA	-	10		
Total Bedrooms	NA	98	150		
PARKING					
Bike Parking (Short Term)	NA	3	4	1 Space Per 40 Bedrooms	BMC 23.322-11
Bike Parking (Long Term)	NA	33	50	1 Space Per 3 Bedrooms	BMC 23.322-11
Car Parking	25		40	Non Required - 0.5 X Unit = 48 Parking Maax	BMC 23.322-2

SITE Plan



1ST FLOOR PLAN



2ND & 3RD FLOOR PLAN



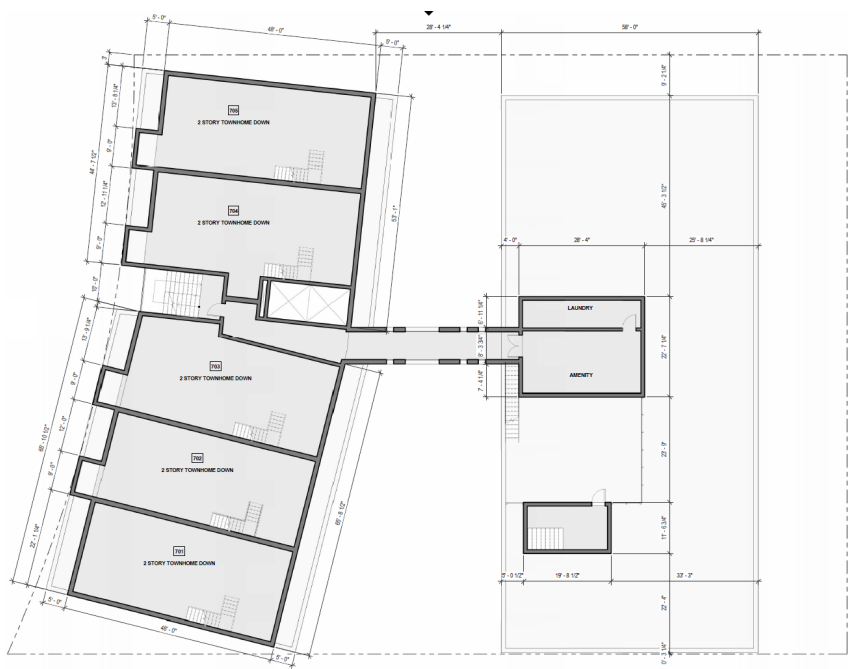
4TH FLOOR PLAN



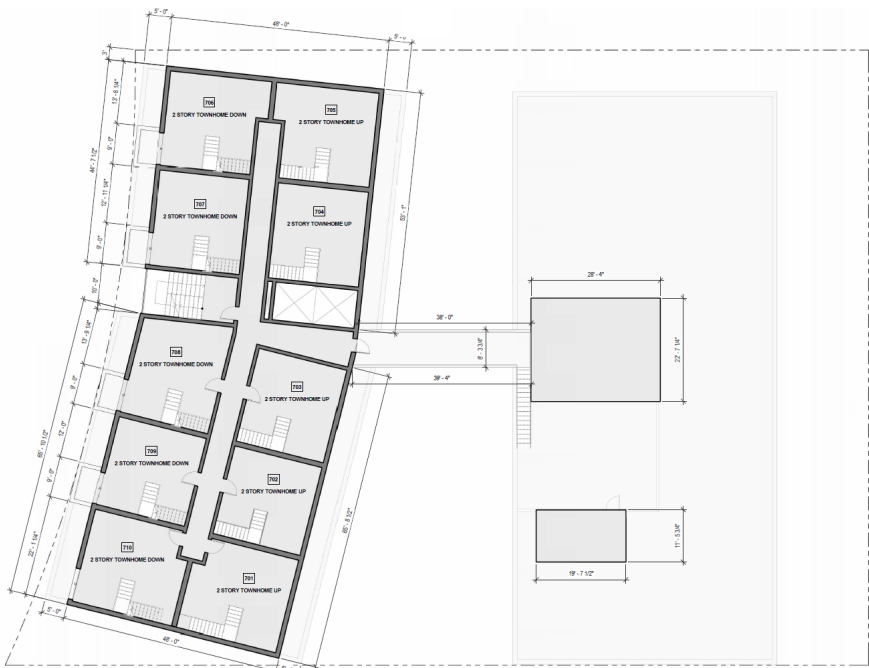
5TH FLOOR PLAN



6TH FLOOR PLAN



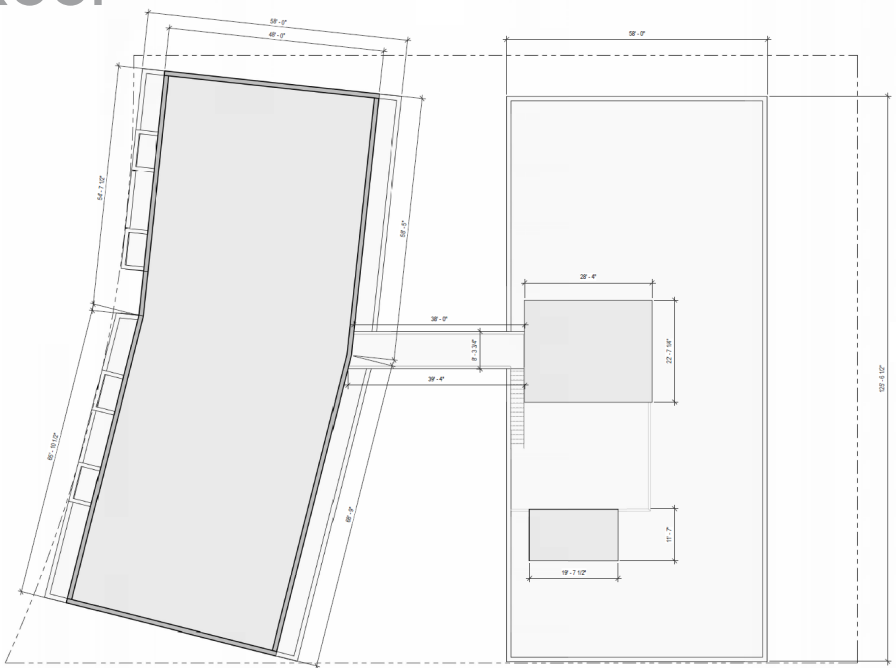
7TH FLOOR PLAN



8TH FLOOR PLAN



ROOF



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ABRAHAM CLAY

925-207-9377

aclay@aicrepartners.com

Lic # 02201760

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714-342-9166

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