



# 1111 University Ave.

## FOR SALE

### LARGE BERKELEY DEVELOPMENT SITE

#### LOCATION

1111 University Ave.  
Berkeley, CA

#### OFFERED AT

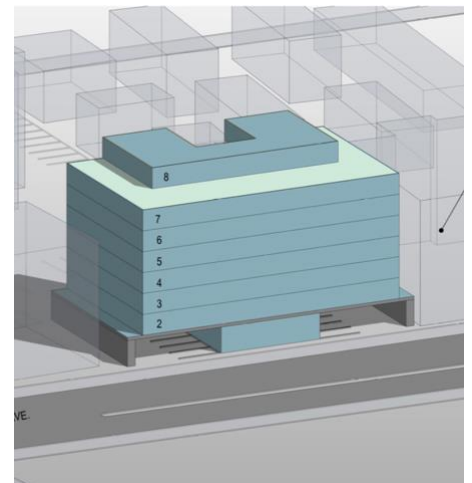
\$3,700,000

#### SIZE

±4,000 bldg.  
±21,122 sq. ft lot

#### PROPERTY HIGHLIGHTS

- Gateway to the city!
- Zoned C-U with a portion in R-4
- Node and density bonus available
- Large nearly-level lot
- High daily traffic count
- Central to UC Berkeley and Interstate 80
- Close to all transportation
- Walk Score 97
- Bikers Paradise 100



## NORHEIM & YOST

732 Addison Street  
Suite "C"  
Berkeley, CA 94710

#### Steve Smith

BRE# 01330154  
ss@noryost.com  
510-527-3400 x12

#### John Norheim

BRE # 00770171  
jn@noryost.com  
510-527-3400 x10

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