

OFFERING MEMORANDUM

# CALIBER COLLISION

3207 Shattuck Ave., Berkeley, CA 94705

Marcus & Millichap



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3207 SHATTUCK AVE.

EXCLUSIVELY  
LISTED BY

**TEODOR VACEV**

Director Investments

Palo Alto

Direct: 650.391.1811

Teodor.Vacev@marcusmillichap.com

CalDRE #01818422



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3207 SHATTUCK AVE.

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# TABLE OF CONTENTS

**7** PROPERTY INFORMATION

**11** FINANCIAL ANALYSIS

**13** MARKET OVERVIEW

  
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# 01

SECTION 1

## PROPERTY INFORMATION

Property Description  
Retailer Map  
Retailer Map

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# CALIBER COLLISION

## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

The Caliber Collision offered here is located at 3207 Shattuck Avenue in Berkeley and 6618 Shattuck Avenue in Oakland. The property features a single-story masonry industrial building constructed between 1916 and 1929 and extensively renovated over time. The sloped asphalt shingle roof was replaced in 2019. The building offers direct access from Shattuck Avenue via three large roll-up doors, providing excellent operational functionality and visibility along one of Berkeley's primary commercial corridors.

The property is 100% leased to Caliber Collision under a 15-year triple-net (NNN) lease, with approximately 10 years of initial term remaining. The lease includes 10% rental increases every five years throughout the base term and during two additional five-year extension options, providing built-in income growth and inflation protection. Caliber Collision, founded in 1997, operates more than 1,800 locations across 41 states and is one of the nation's leading providers of collision repair services. In 2025, the company filed for an initial public offering to support continued growth and expansion, further reinforcing the tenant's long-term corporate trajectory.

The investment is further strengthened by an in-place rental rate of \$15 per square foot, which is below prevailing market rents for comparable industrial properties in this highly constrained East Bay submarket. This positioning provides investors with both strong downside protection and future mark-to-market potential.

Situated on a 17,630 square foot parcel, the Berkeley property offers significant intrinsic land value. With recent development land trades in Berkeley exceeding \$500 per square foot, the site presents a compelling long-term redevelopment opportunity. The property's location within approximately 0.25 miles of the Berkeley BART station places it within transit-oriented development parameters consistent with SB-79 guidelines, allowing for densities up to 120 units per acre and heights up to 70 feet (subject to buyer verification). This creates a clear and valuable exit strategy upon lease expiration.

The Berkeley location benefits from its prominent positioning along Shattuck Avenue, one of the city's primary thoroughfares. Berkeley is internationally recognized as the home of the University of California, Berkeley—one of the world's leading public research universities. The presence of UC Berkeley creates a resilient, innovation-driven local economy supported by a consistent population of students, faculty, researchers, and affiliated institutions. The surrounding market is further bolstered by a concentration of technology, biotech, and research enterprises throughout the East Bay.

This offering provides investors the opportunity to acquire a core Bay Area asset with durable income, contractual rent growth, limited management responsibilities, and substantial long-term intrinsic value in one of Northern California's most supply-constrained markets.

# CALIBER COLLISION

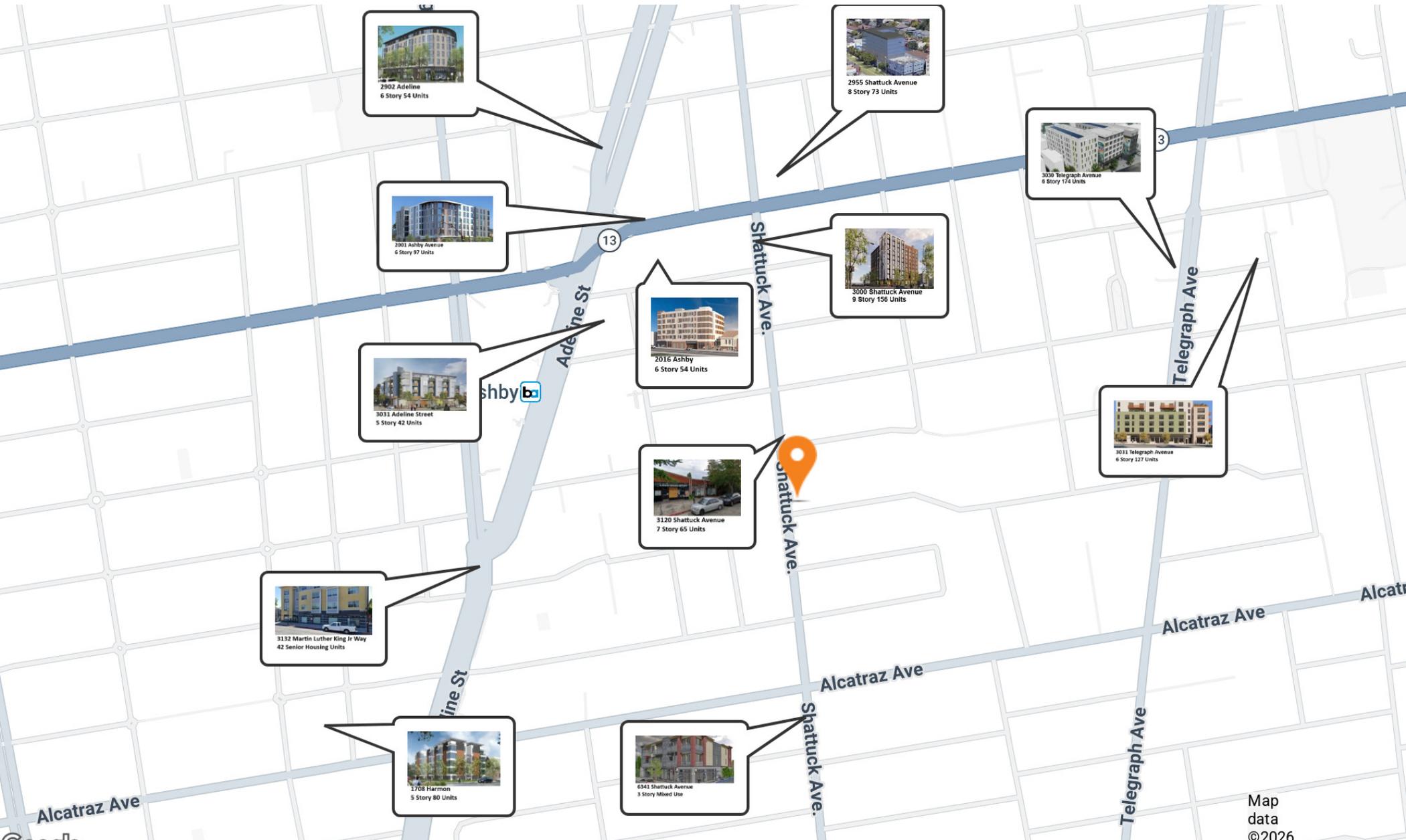
AERIAL MAP



Imagery ©2026 Airbus Data CSUMB SFMI CA OPC Data USGS Landsat / Copernicus Maxar Technologies

# CALIBER COLLISION

## SOUTH BERKELEY DEVELOPMENT PROJECTS MAP



Map data ©2026

SECTION 2

02

# FINANCIAL ANALYSIS

Financial Details

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# CALIBER COLLISION

## FINANCIAL DETAILS

THE OFFERING	
Price	\$5,150,000
Capitalization Rate	5.01%
Price/SF	\$301.10

PROPERTY DESCRIPTION	
Year Built / Renovated	1928
Gross Leasable Area	17,104 SF
Type of Ownership	Fee Simple
Lot Size	0.40 Acres

LEASE SUMMARY	
Tenant	Caliber Collision
Rent Increases	Yes, Every 5 Years
Guarantor	Corporate Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	06/04/2021
Lease Expiration	06/15/2036
Renewal Options	2 x 5 Years each
Term Remaining on Lease (Yrs)	10 Years
Landlord Responsibility	None
Tenant Responsibility	All Expenses

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$257,891	\$21,491	\$15.08	5.01%
6/15/2031	\$283,680	\$23,640	\$16.59	5.51%
Option 1	\$312,048	\$26,004	\$18.24	6.06%
Option 2	\$343,252	\$28,604	\$20.07	6.67%

Note: In the event the transaction closes prior to 6.15/2026, Seller shall provide a rent credit for the difference in rent between COE and 6/15/2026.

SECTION 3

# 03

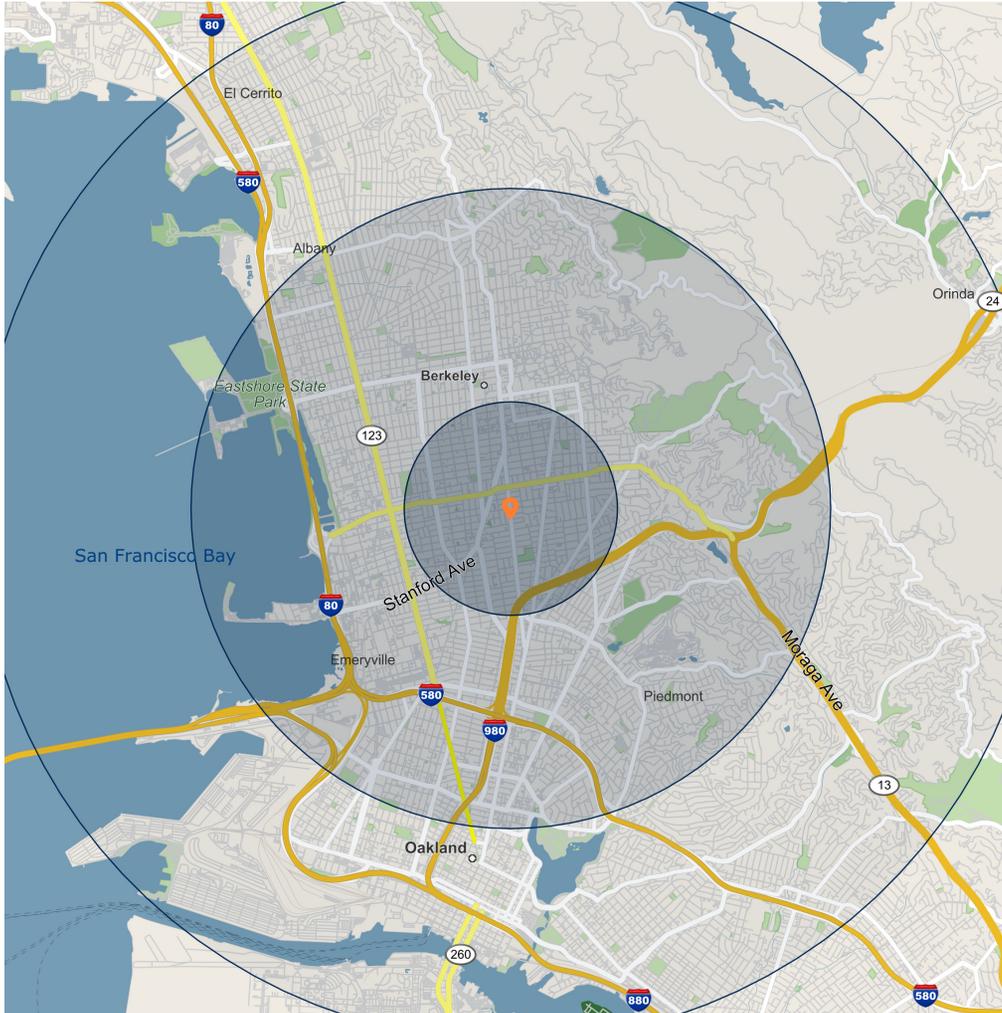
## MARKET OVERVIEW

Demographics

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# CALIBER COLLISION

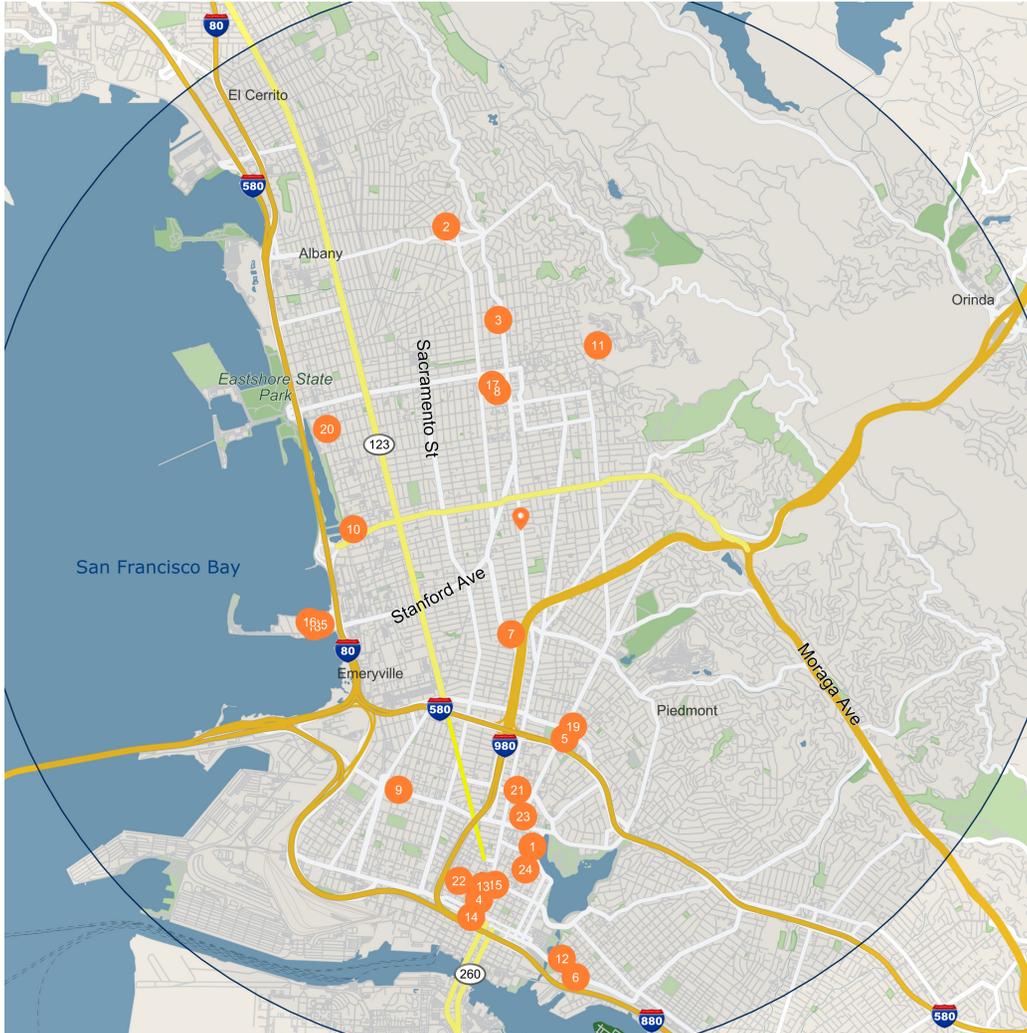
## DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2029 Projection	51,377	257,581	446,544
2024 Estimate	50,617	254,072	439,662
2020 Census	52,339	259,583	446,266
2010 Census	48,388	228,828	396,868
<b>HOUSEHOLD INCOME</b>			
Average	\$146,492	\$154,460	\$155,459
Median	\$114,463	\$124,847	\$126,759
Per Capita	\$66,699	\$70,229	\$68,565
<b>HOUSEHOLDS</b>			
2029 Projection	22,929	112,443	192,781
2024 Estimate	22,661	110,752	189,466
2020 Census	22,296	108,442	184,930
2010 Census	21,335	101,117	172,340
<b>HOUSING</b>			
Median Home Value	\$1,000,000	\$1,000,000	\$1,000,000
<b>EMPLOYMENT</b>			
2024 Daytime Population	43,309	317,634	540,998
2024 Unemployment	3.57%	3.30%	3.28%
Average Time Traveled (Minutes)	34	33	34
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	0.95%	1.23%	1.47%
Some College (13-15)	11.01%	10.63%	12.60%
Associate Degree Only	10.09%	9.50%	9.51%
Bachelor's Degree Only	5.23%	4.43%	4.85%
Graduate Degree	62.36%	63.64%	59.65%

# CALIBER COLLISION

## DEMOGRAPHICS



Major Employers		Employees
1	Pacific Gas and Electric Co-PG&E	3,000
2	Safeway Inc-Safeway	2,678
3	Safeway Inc-Safeway	2,381
4	Thredup Inc	2,373
5	Kaiser Foundation Hospitals-Oakland Medical Center	2,200
6	San Francisco Bay Area Rapid-Oakland Shops/Annex	2,000
7	Childrens Hosp RES Ctr At Okla-Ucsf Benioff Chld Hosp Oakland	1,900
8	Young MNS Chrstn Assn of E Bay-Downtown Berkeley YMCA	1,878
9	Agn Glass LLC	1,821
10	Lawrence Berkeley National Lab	1,653
11	Lawrence Berkeley National Lab	1,653
12	Peralta Community College Dst	1,420
13	Clorox Company-CLOROX	1,232
14	City of Oakland-Oakland Police Department	1,200
15	Fivetran Inc	1,192
16	Berkeley Research Group LLC	1,182
17	City of Berkeley-Berkeley Snior Citizens Program	1,159
18	Fort James Corporation-Fort James Communications Pprs	1,085
19	Kaiser Foundation Hospitals-Kaiser Permanente	1,056
20	Holophane Corporation	955
21	Unilab Corporation	910
22	California Physicians Service-Blue Shield of California	900
23	Young MNS Chrstn Assn of E Bay-YMCA of East Bay	852
24	Permanente Medical Group Inc	828
25	Nne Inc	812

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Director Investments

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