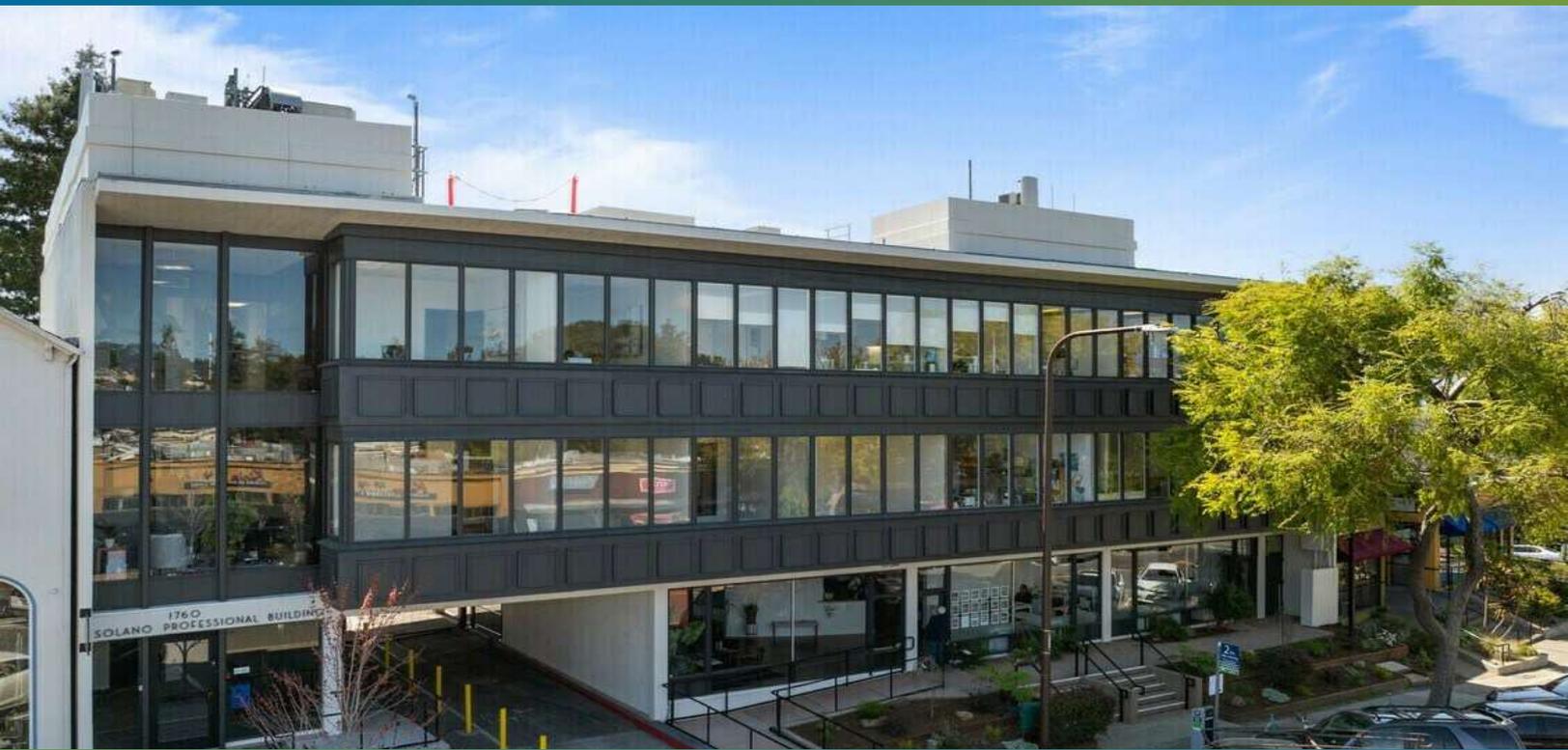


# 1760 Solano Ave

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

|                         |             |
|-------------------------|-------------|
| <b>Sale Price:</b>      | \$5,627,000 |
| <b>Cap Rate:</b>        | 6.5%        |
| <b>Market Cap Rate:</b> | 9.3%        |
| <b>Price/ SF:</b>       | \$299       |
| <b>Building Size:</b>   | 18,819 SF   |
| <b>NOI:</b>             | \$363,725   |
| <b>Occupancy:</b>       | 100%        |



Scan/Click for  
Offering Memorandum



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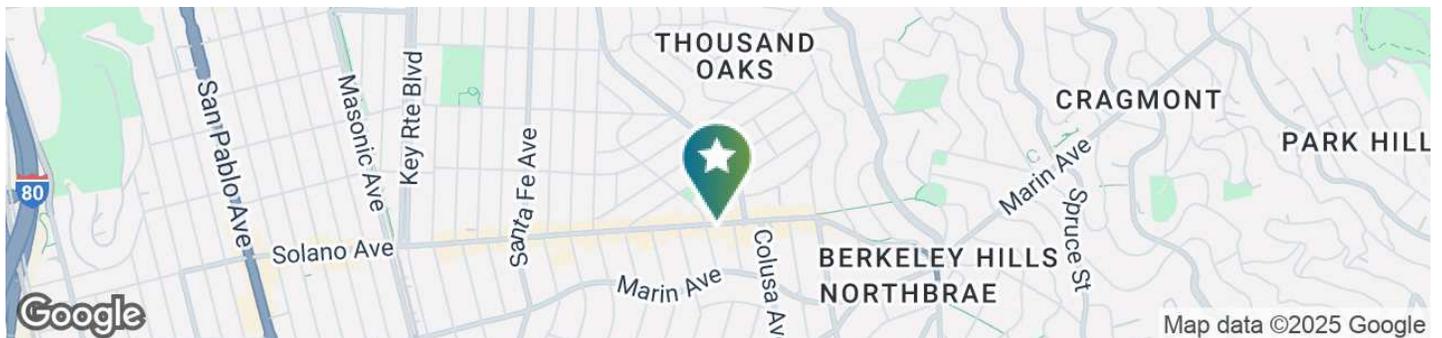
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## Additional Photos



## Location Information



## For More Information

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