

A photograph of a residential street corner. In the foreground, a dark asphalt road with yellow crosswalk markings leads to a sidewalk. A wooden fence runs along the sidewalk. Behind the fence are two-story houses. The house on the left is peach-colored with white shutters and a small porch. The house on the right is light gray with white trim and multiple windows. Two tall palm trees stand prominently in front of the houses. Traffic lights are visible at the intersection. The sky is blue with some clouds.

OFFERING MEMORANDUM

2750-2756 Sacramento St

2750-2756 Sacramento St
Berkeley CA 94702

FRES

Fiduciary Real Estate Services
Integrity · Experience · Honesty

2750-2756 Sacramento St

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01 Executive Summary

Investment Summary
Unit Mix Summary

OFFERING SUMMARY

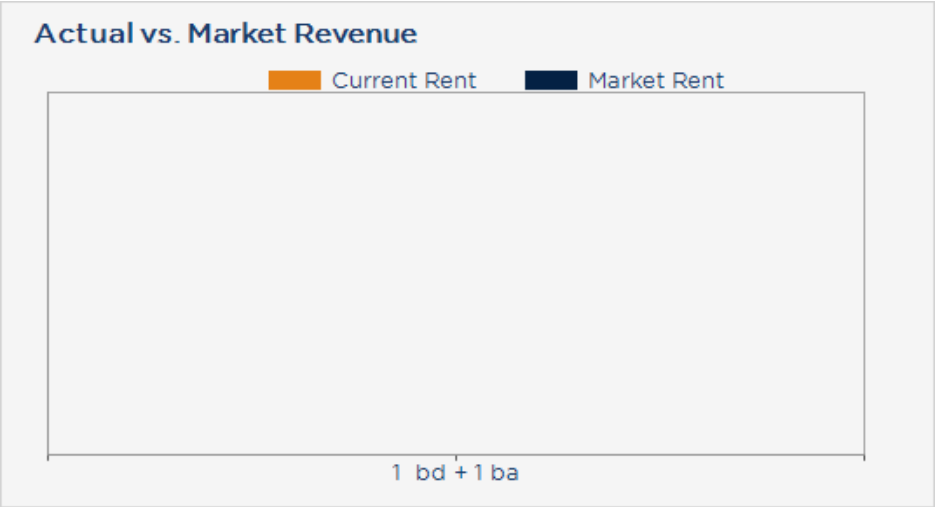
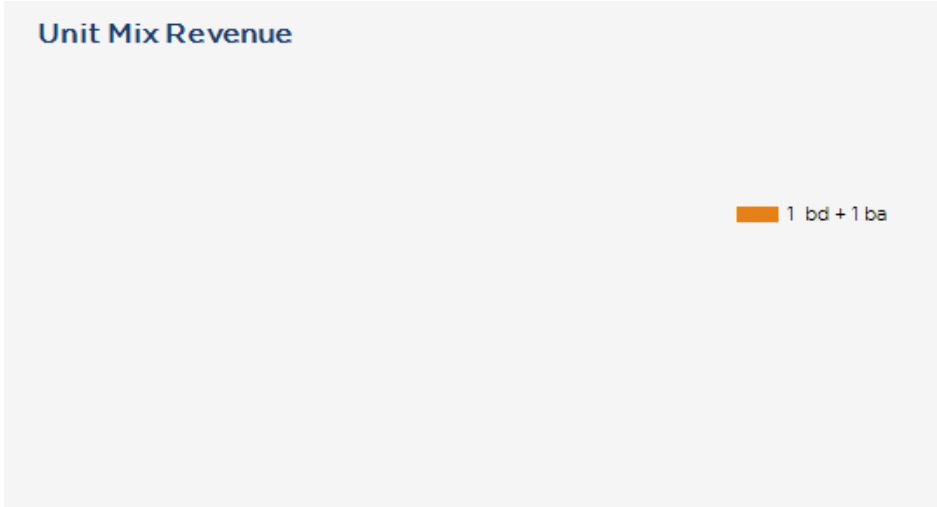
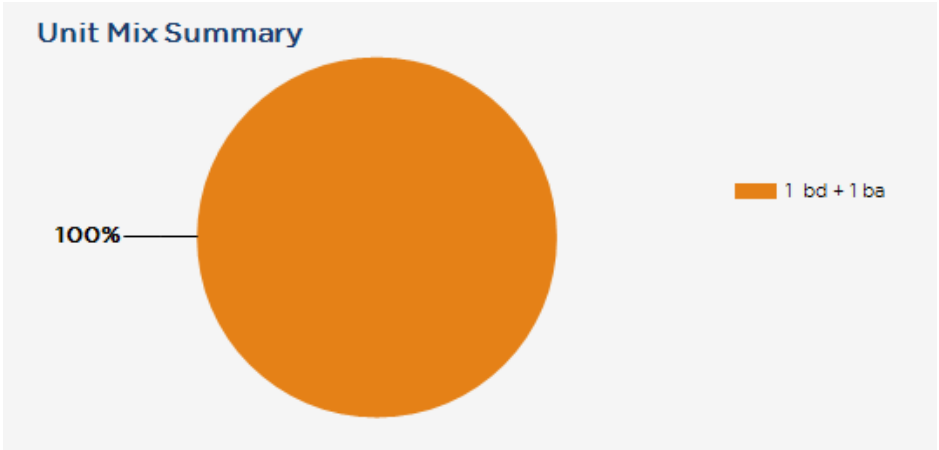
ADDRESS	2750-2756 Sacramento St Berkeley CA 94702
COUNTY	Alameda
BUILDING SF	2,486 SF
LAND SF	2,500 SF
LAND ACRES	.06
NUMBER OF UNITS	4
YEAR BUILT	1943
APN	054-1734-005-02

FINANCIAL SUMMARY

PRICE	\$1,060,000
PRICE PSF	\$426.39
PRICE PER UNIT	\$265,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	45,904	238,539	423,809
2025 Median HH Income	\$94,712	\$116,635	\$116,522
2025 Average HH Income	\$145,051	\$172,884	\$171,822

Unit Mix	# Units	Current Rent	Monthly Income
1 bd + 1 ba	4	\$0	\$0
Totals/Averages	4	\$0	\$0

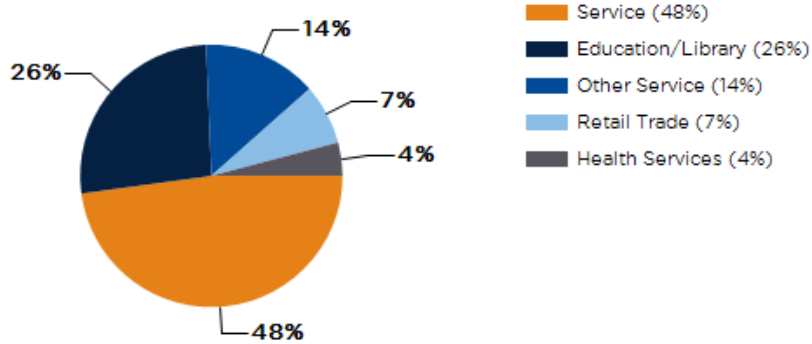


02

Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map

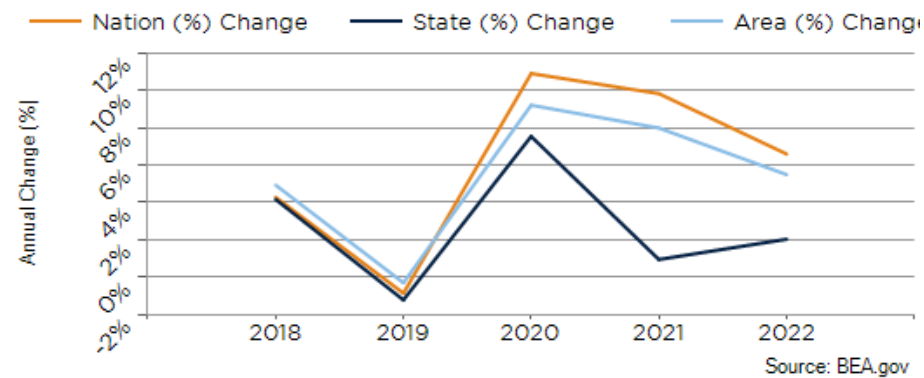
Major Industries by Employee Count

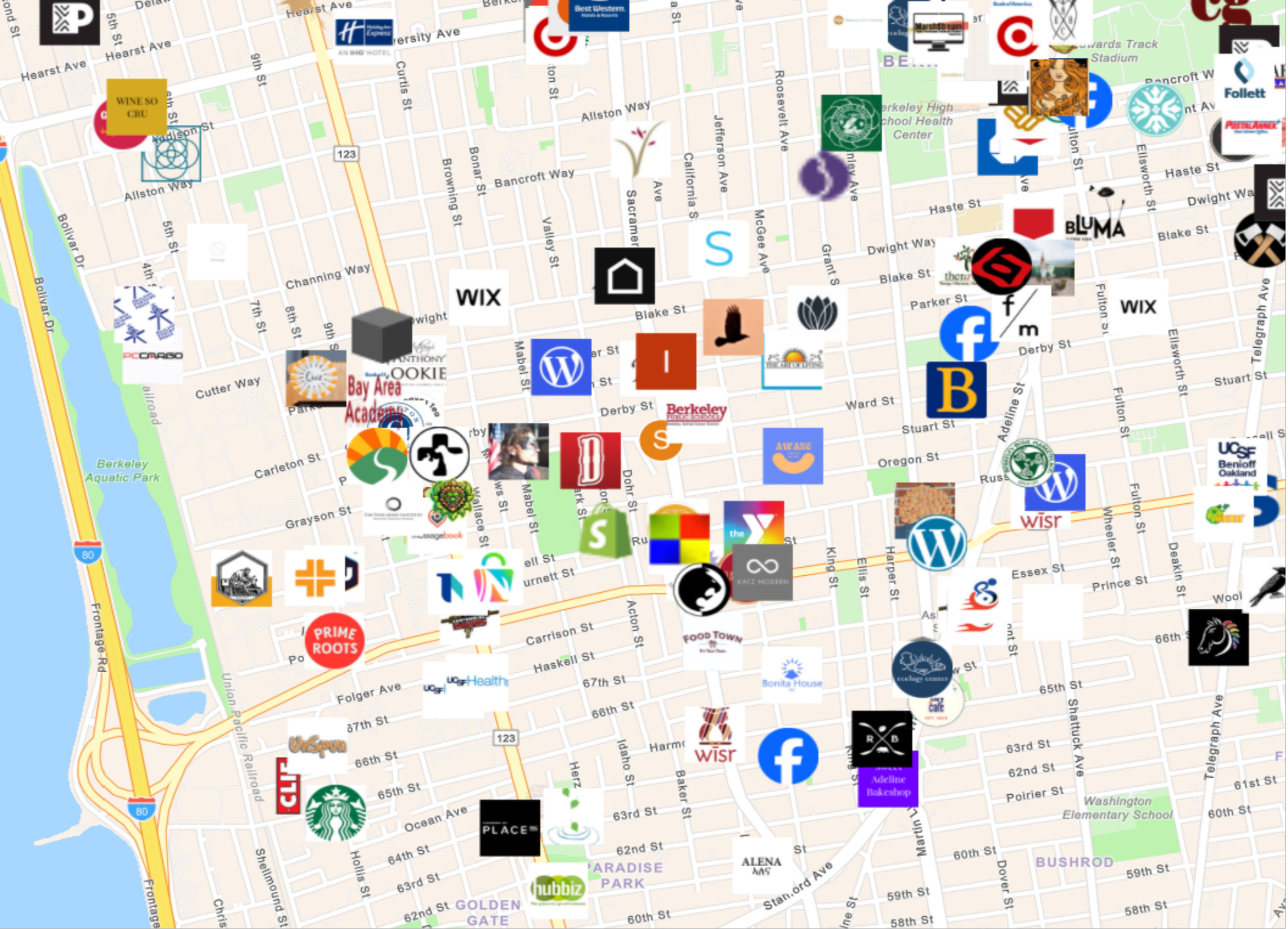


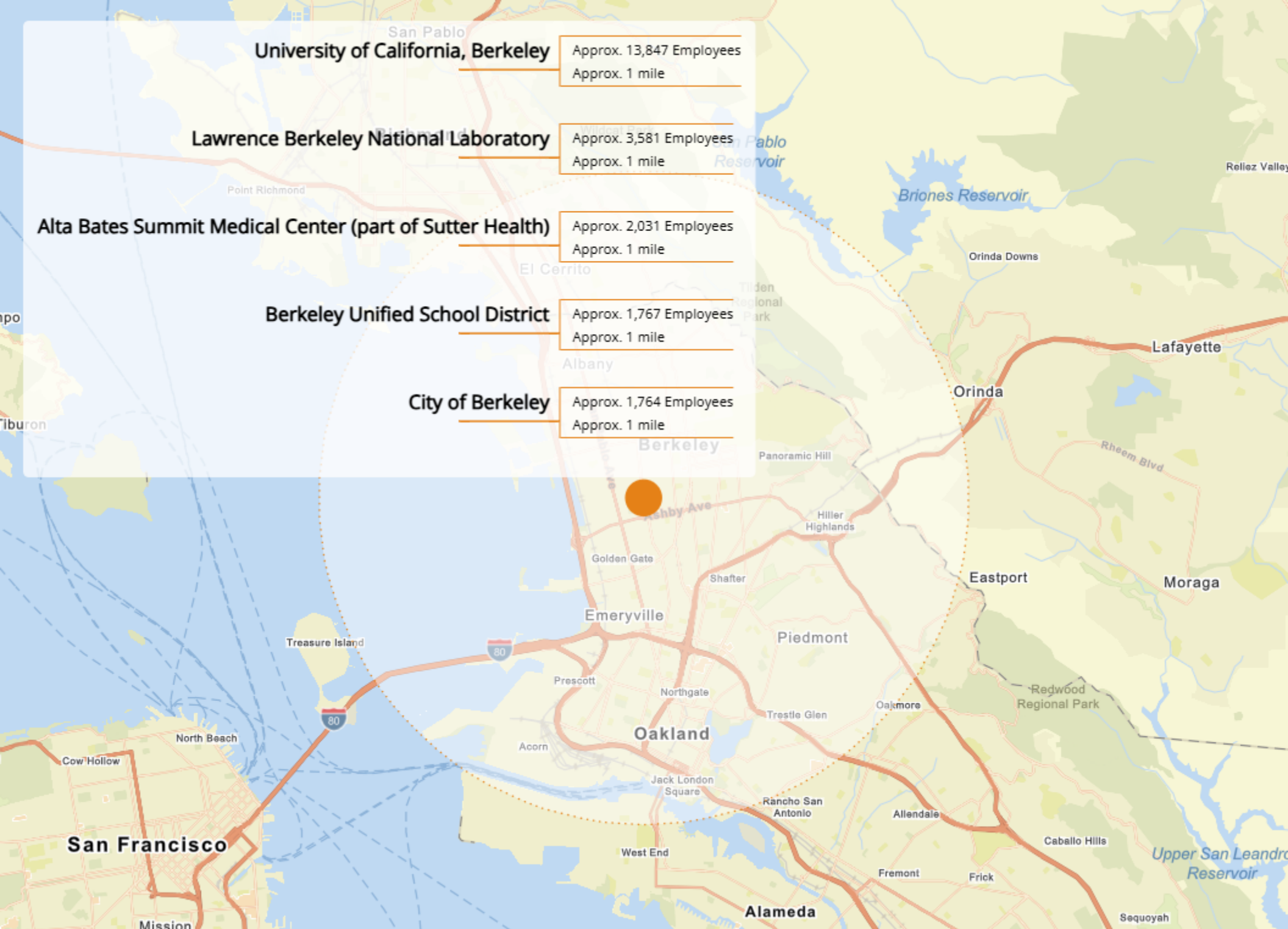
Largest Employers

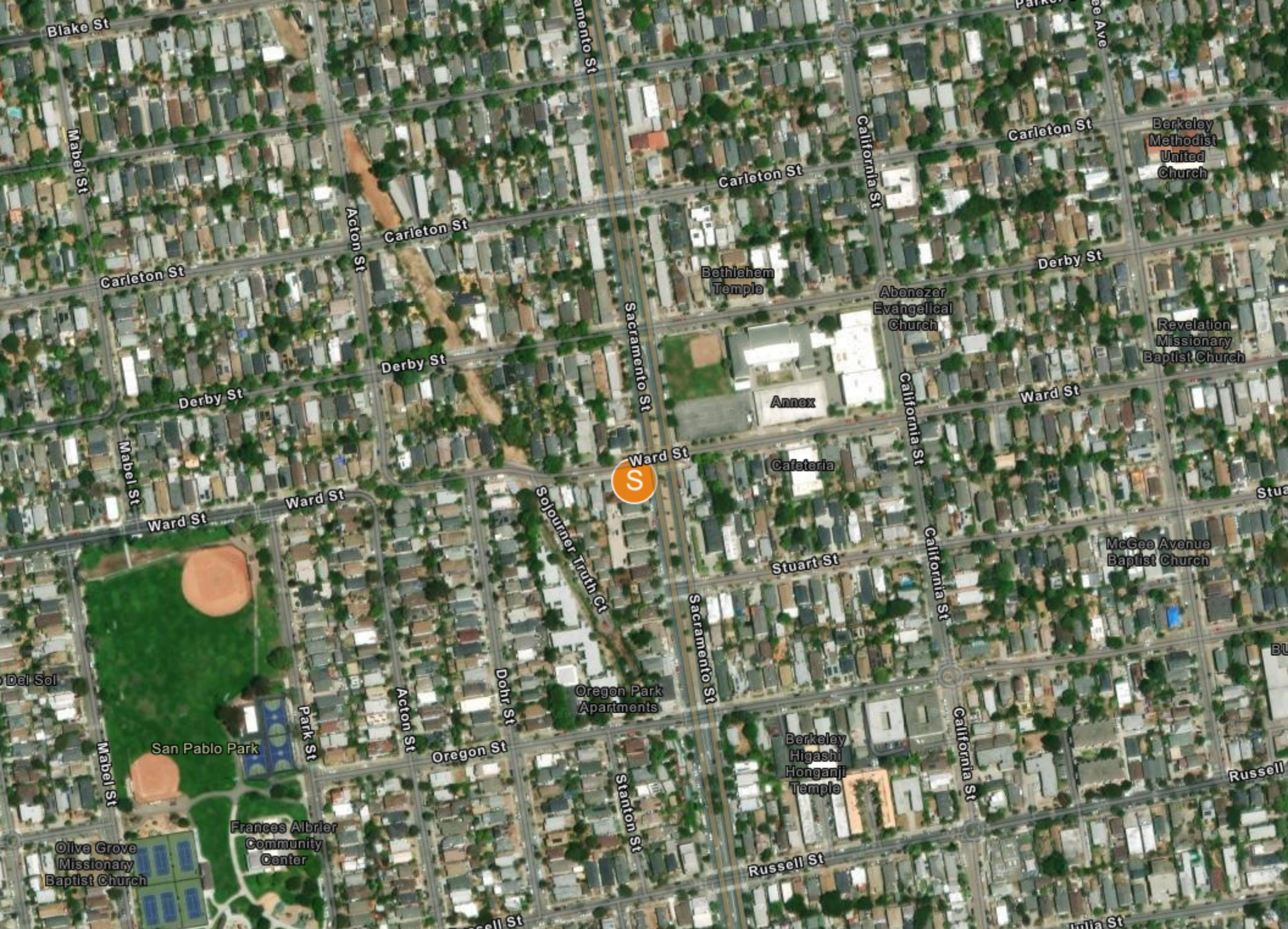
University of California, Berkeley	20,000
Lawrence Berkeley National Laboratory	3,816
Alta Bates Summit Medical Center	3,100
Berkeley Unified School District	1,767
City of Berkeley	1,764
Bayer	979
Kaiser Permanente	959
Siemens	594

Alameda County GDP Trend









03 Property Description

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Property Features
Property Images

PROPERTY FEATURES

NUMBER OF BUILDINGS	1
NUMBER OF STORIES	2
ZONING TYPE	R-3
# OF PARCELS	1
YEAR BUILT	1943
LAND ACRES	.06
LAND SF	2,500
BUILDING SF	2,486
NUMBER OF UNITS	4



04

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Notes
2750	1 bd + 1 ba	\$1,895.00	
2752	1 bd + 1 ba	\$1,841.00	
2756	1 bd + 1 ba	\$1,895.00	
2754	1 bd + 1 ba	\$0.00	Vacant
Totals / Averages		\$5,631.00	

05

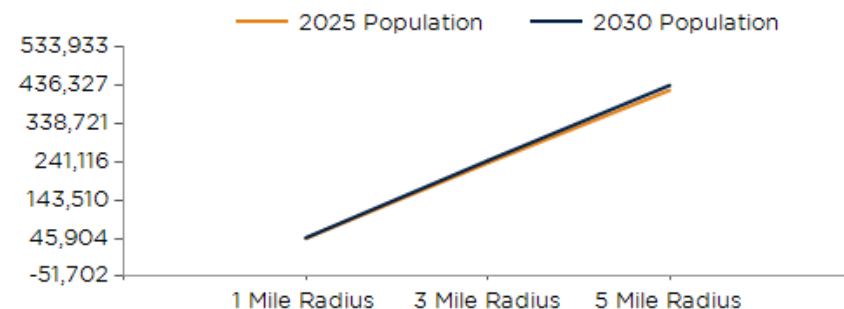
Demographics

General Demographics

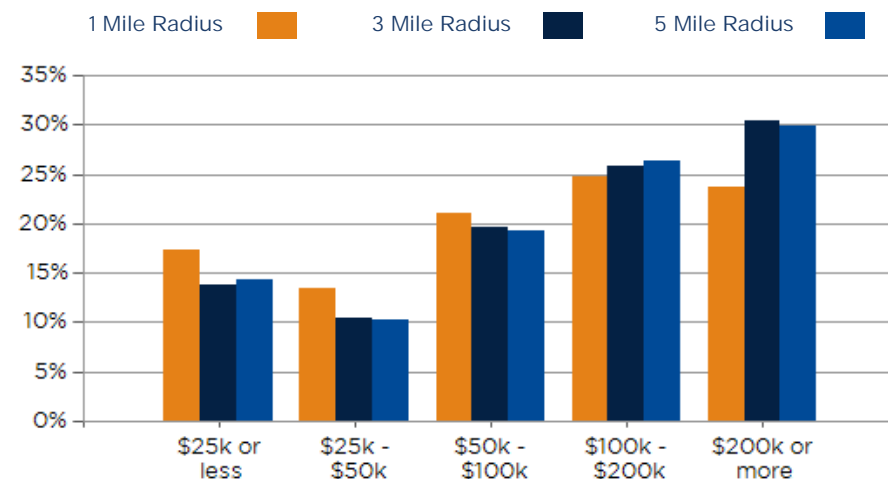
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	38,950	192,349	349,262
2010 Population	41,200	208,243	367,637
2025 Population	45,904	238,539	423,809
2030 Population	47,436	244,369	436,327
2025 African American	7,136	26,870	53,455
2025 American Indian	379	1,465	2,746
2025 Asian	8,616	49,810	99,588
2025 Hispanic	7,016	34,136	59,374
2025 Other Race	3,414	15,913	28,129
2025 White	20,050	113,281	186,018
2025 Multiracial	6,190	30,410	52,384
2025-2030: Population: Growth Rate	3.30%	2.40%	2.90%

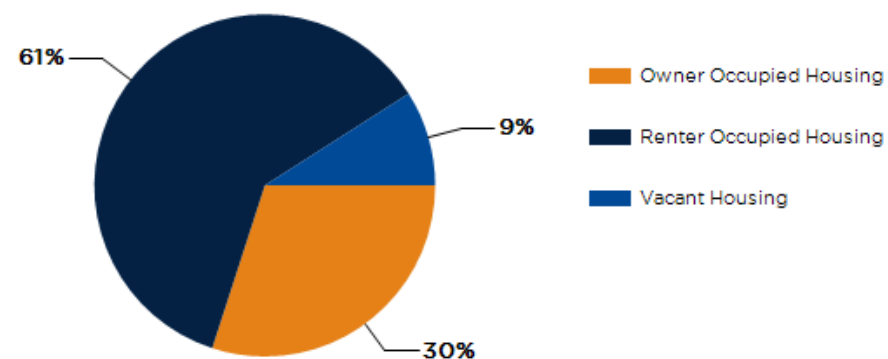
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,150	9,295	17,203
\$15,000-\$24,999	1,222	4,189	8,628
\$25,000-\$34,999	916	3,790	7,196
\$35,000-\$49,999	1,697	6,405	11,262
\$50,000-\$74,999	2,220	9,947	18,210
\$75,000-\$99,999	1,896	9,173	16,323
\$100,000-\$149,999	2,837	14,963	27,546
\$150,000-\$199,999	1,982	10,239	19,666
\$200,000 or greater	4,618	29,774	53,543
Median HH Income	\$94,712	\$116,635	\$116,522
Average HH Income	\$145,051	\$172,884	\$171,822



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

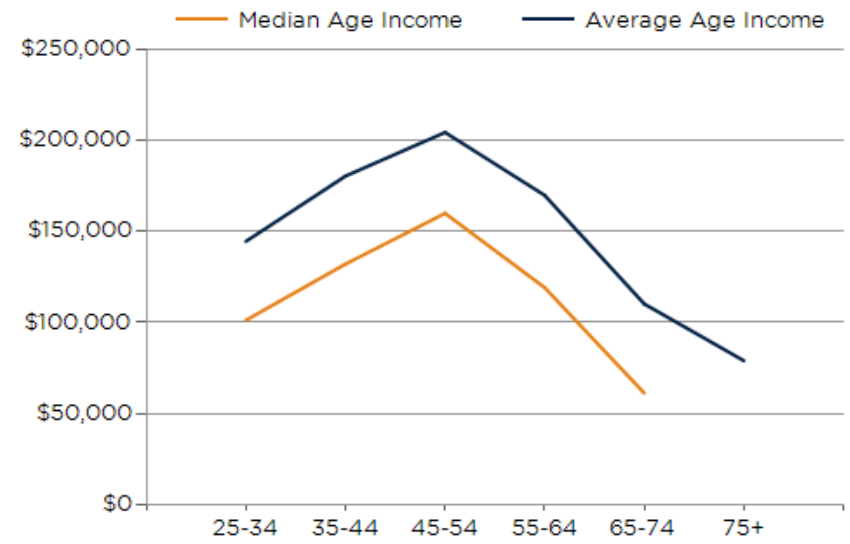
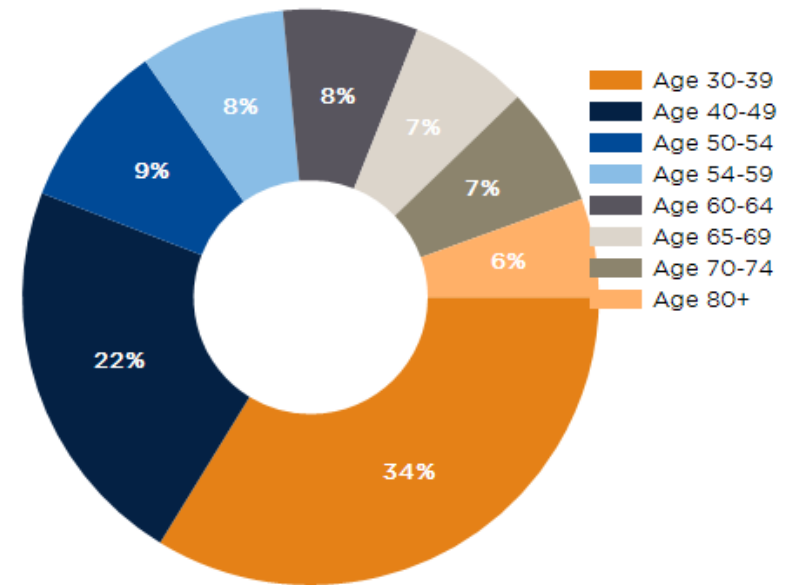


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,115	23,999	43,292
2025 Population Age 35-39	4,106	19,381	37,056
2025 Population Age 40-44	3,346	16,318	31,161
2025 Population Age 45-49	2,700	13,507	25,723
2025 Population Age 50-54	2,569	12,959	24,286
2025 Population Age 55-59	2,232	11,354	21,762
2025 Population Age 60-64	2,070	10,485	20,377
2025 Population Age 65-69	1,836	9,642	19,396
2025 Population Age 70-74	1,835	9,443	18,464
2025 Population Age 75-79	1,511	8,447	15,775
2025 Population Age 80-84	817	4,810	9,312
2025 Population Age 85+	640	3,899	8,494
2025 Population Age 18+	39,326	206,868	363,525
2025 Median Age	36	35	38
2030 Median Age	37	36	39

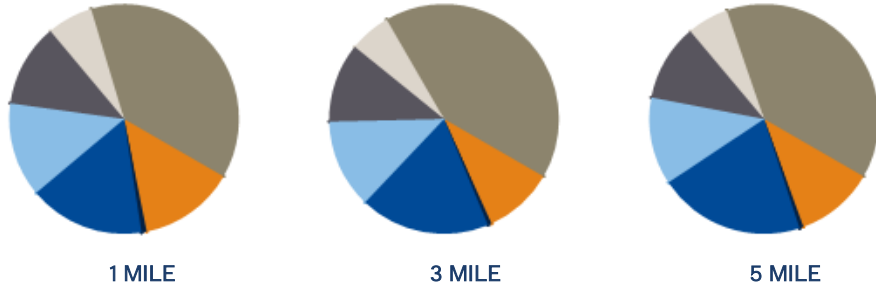
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,267	\$110,310	\$110,466
Average Household Income 25-34	\$144,681	\$156,637	\$154,753
Median Household Income 35-44	\$132,222	\$154,371	\$150,715
Average Household Income 35-44	\$180,637	\$204,630	\$199,569
Median Household Income 45-54	\$160,151	\$192,442	\$179,350
Average Household Income 45-54	\$204,733	\$236,363	\$228,823
Median Household Income 55-64	\$119,248	\$167,728	\$159,617
Average Household Income 55-64	\$170,063	\$217,304	\$211,319
Median Household Income 65-74	\$61,167	\$91,868	\$89,480
Average Household Income 65-74	\$110,255	\$154,050	\$150,945
Average Household Income 75+	\$78,995	\$119,208	\$111,551

Population By Age



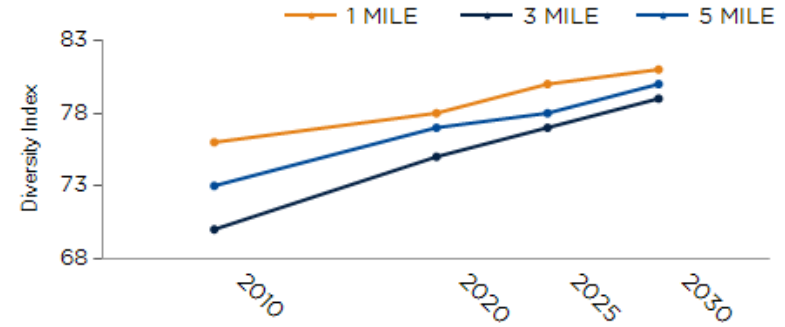
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	79	80
Diversity Index (current year)	80	77	79
Diversity Index (2020)	78	75	77
Diversity Index (2010)	76	70	73

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%

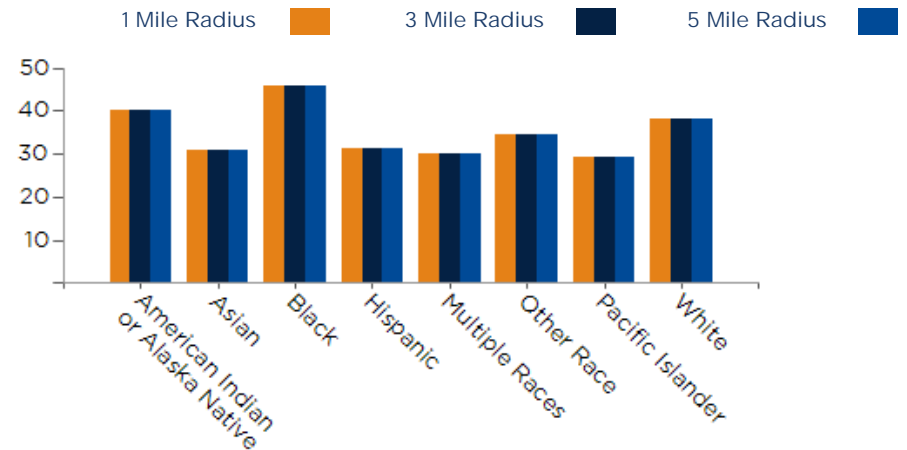
POPULATION DIVERSITY



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	31	29	31
Median Multiple Races Age	30	29	30
Median Other Race Age	34	30	33
Median Pacific Islander Age	29	36	37
Median White Age	38	39	41

2025 MEDIAN AGE BY RACE



06

Company Profile

Company Bio

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.



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