

OFFERING MEMORANDUM

2758-2764 Sacramento St

2758-2764 Sacramento St  
Berkeley CA 94702

**FRES**

Fiduciary Real Estate Services  
Integrity · Experience · Honesty

# 2758-2764 Sacramento St

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*Exclusively Marketed by:*

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01960924



01	Executive Summary
	Investment Summary
	Unit Mix Summary

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## OFFERING SUMMARY

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ADDRESS	2758-2764 Sacramento St Berkeley CA 94702
COUNTY	Alameda
BUILDING SF	2,486 SF
LAND SF	4,350 SF
LAND ACRES	.1
NUMBER OF UNITS	4
YEAR BUILT	1943
APN	054-1734-006

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## FINANCIAL SUMMARY

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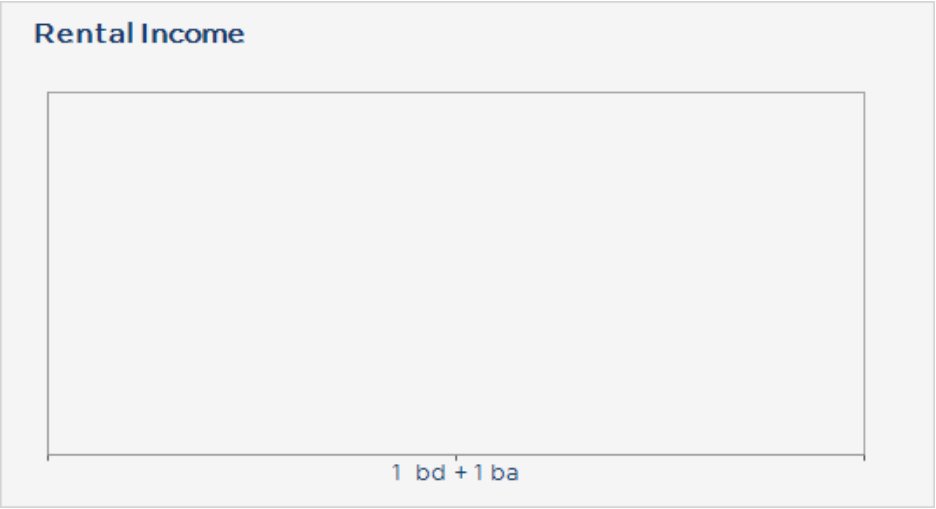
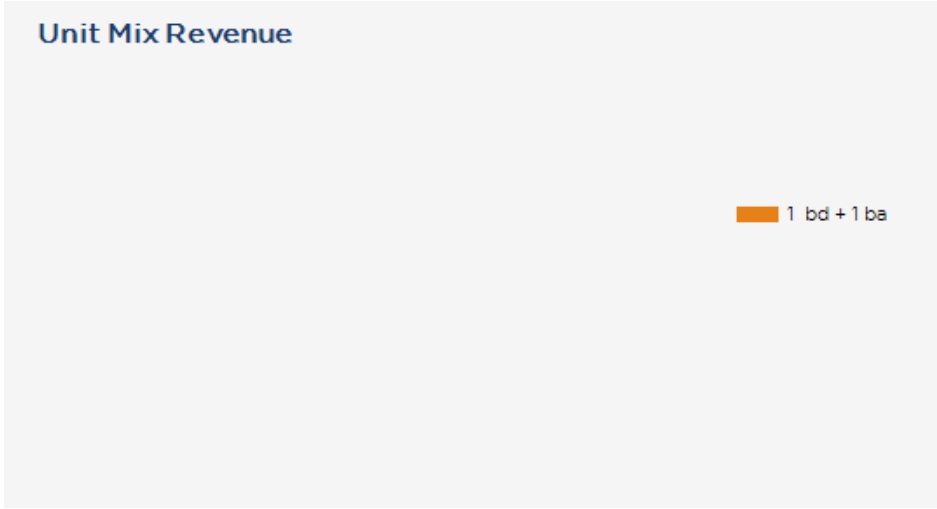
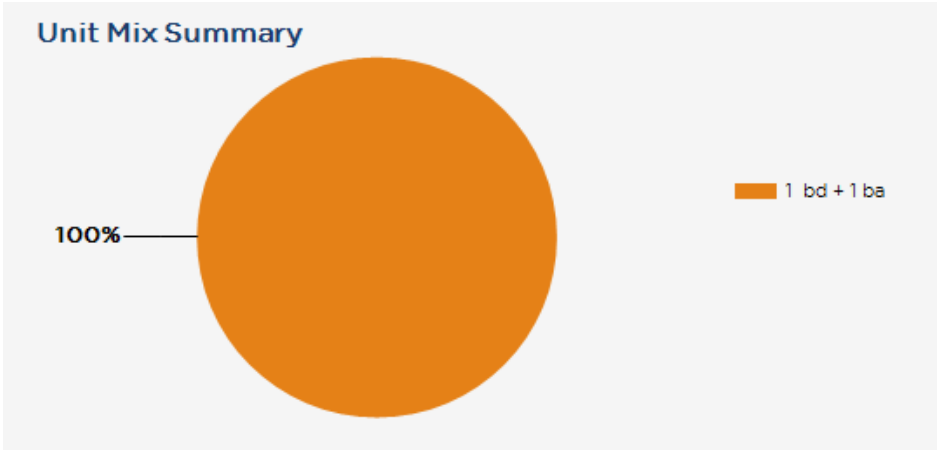
PRICE	\$1,160,000
PRICE PSF	\$466.61
PRICE PER UNIT	\$290,000

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	45,783	239,059	424,372
2025 Median HH Income	\$95,173	\$116,398	\$116,456
2025 Average HH Income	\$145,407	\$172,611	\$171,758

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

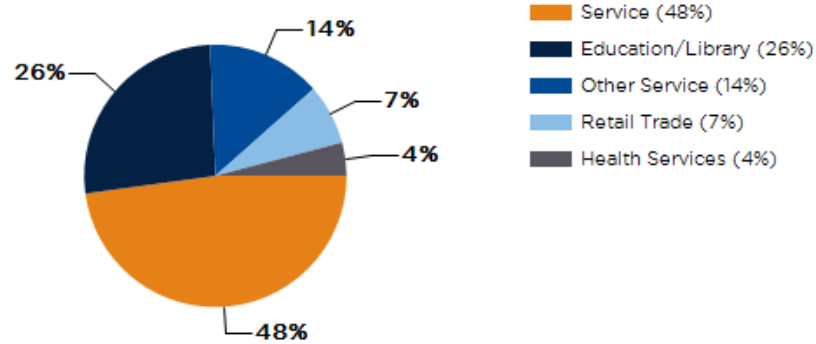


02

Location

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

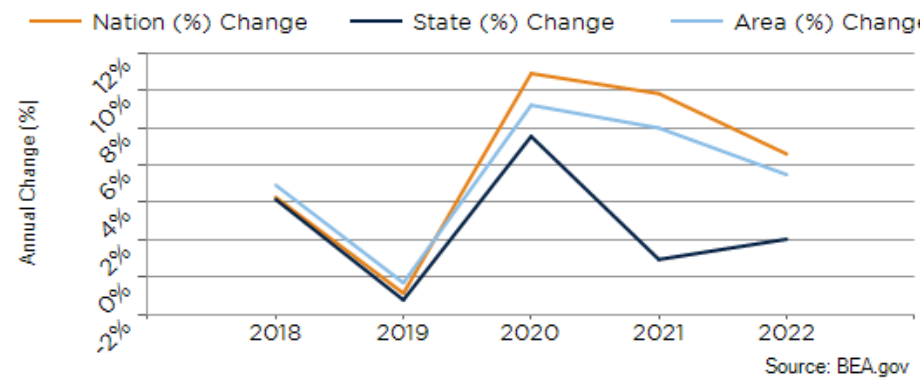
## Major Industries by Employee Count



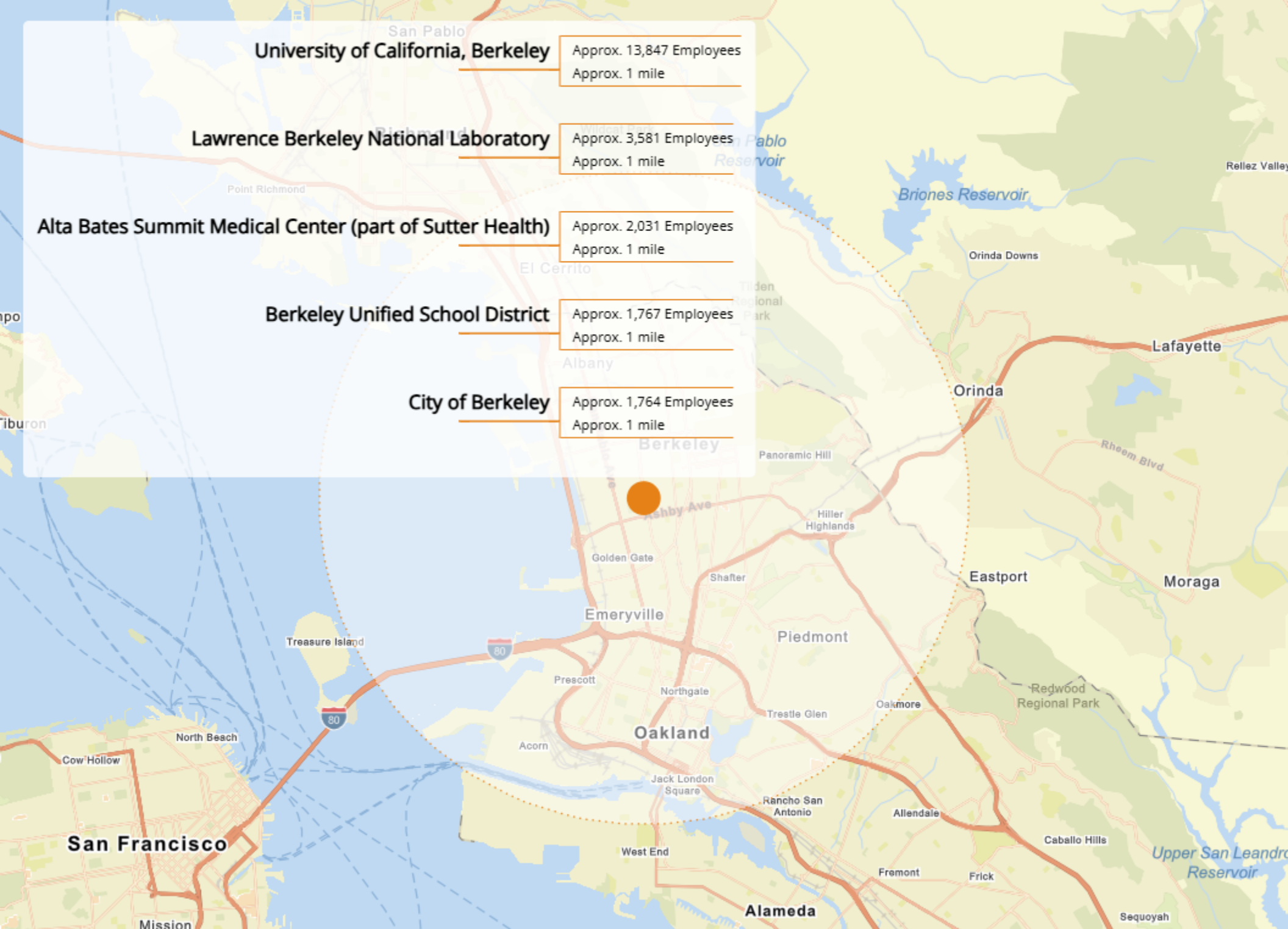
## Largest Employers

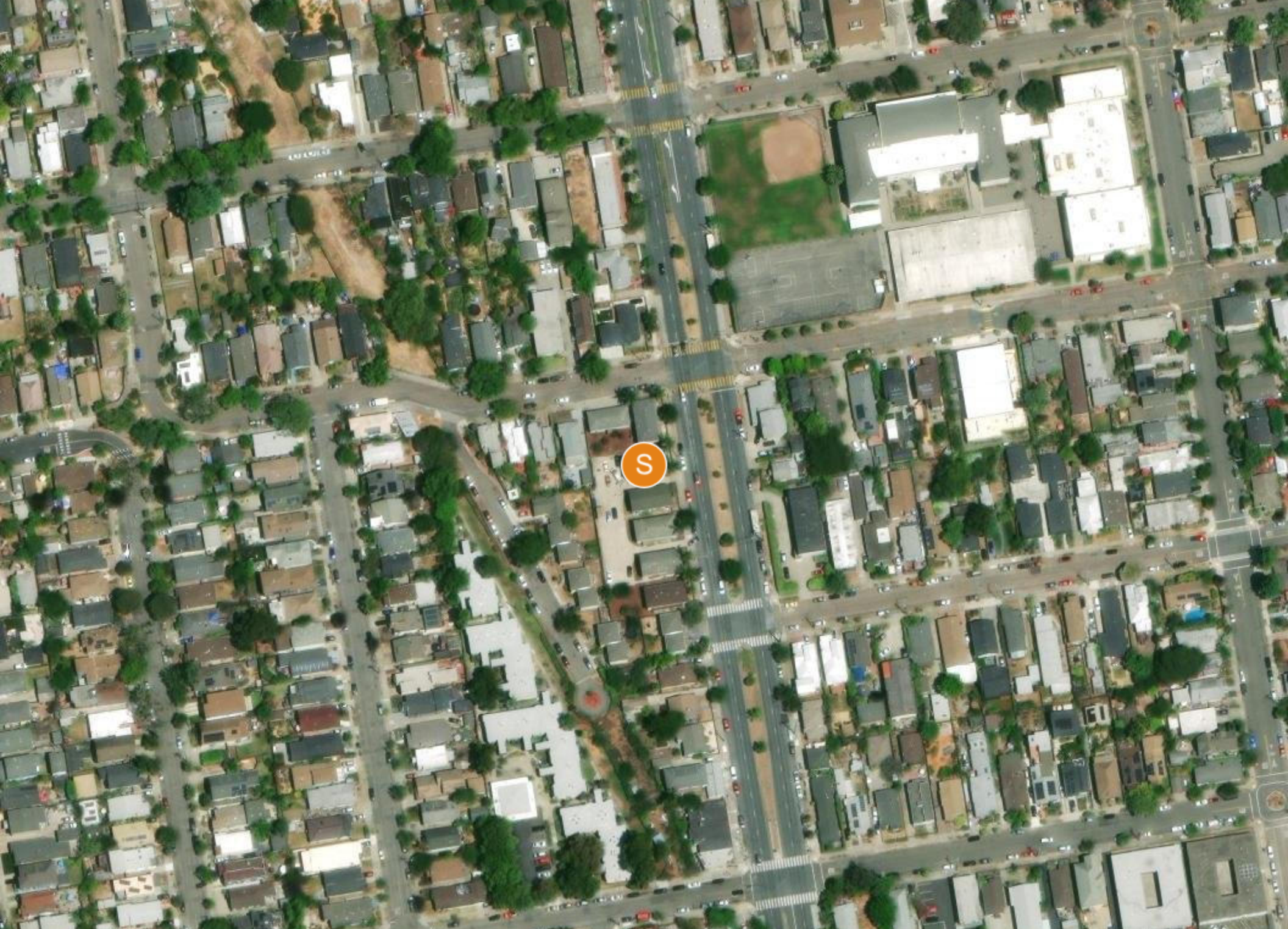
University of California, Berkeley	20,000
AT&T	11,000
U.S. Postal Service	10,000
Tesla	10,000
Lawrence Livermore National Laboratory	8,750
Chevron Corp.	8,730
Safeway	7,922
Bank of America	7,081

## Alameda County GDP Trend









03	Property Description
.....	Property Features

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## PROPERTY FEATURES

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NUMBER OF UNITS	4
BUILDING SF	2,486
LAND SF	4,350
LAND ACRES	.1
YEAR BUILT	1943
# OF PARCELS	1
ZONING TYPE	R-3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

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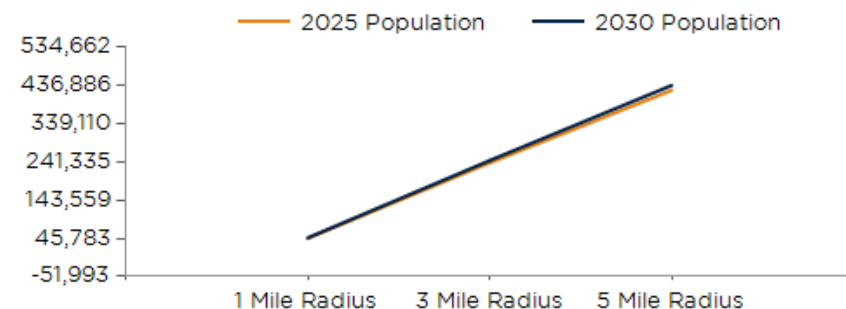
04	Rent Roll
.....	Rent Roll

Unit	Unit Mix	Current Rent	Notes
2762	1 bd + 1 ba	\$250.00	
2764	1 bd + 1 ba	\$2,040.00	
2758	1 bd + 1 ba		Vacant
2760	1 bd + 1 ba		Vacant
Totals / Averages		\$2,290.00	

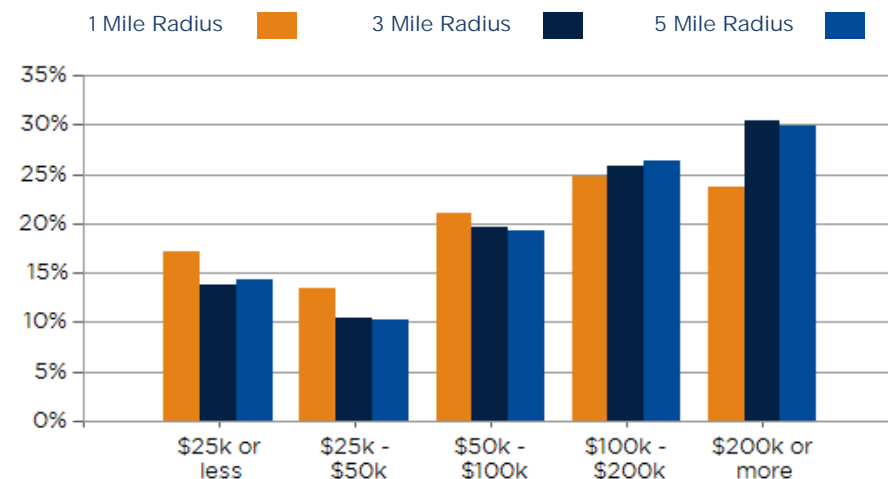
05	Demographics
	General Demographics
	Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	38,864	192,713	349,859
2010 Population	41,074	208,608	368,188
2025 Population	45,783	239,059	424,372
2030 Population	47,286	244,910	436,886
2025 African American	7,185	27,009	53,525
2025 American Indian	379	1,471	2,759
2025 Asian	8,516	49,918	99,852
2025 Hispanic	6,992	34,252	59,532
2025 Other Race	3,405	15,969	28,227
2025 White	20,004	113,416	186,086
2025 Multiracial	6,176	30,476	52,433
2025-2030: Population: Growth Rate	3.25%	2.40%	2.90%

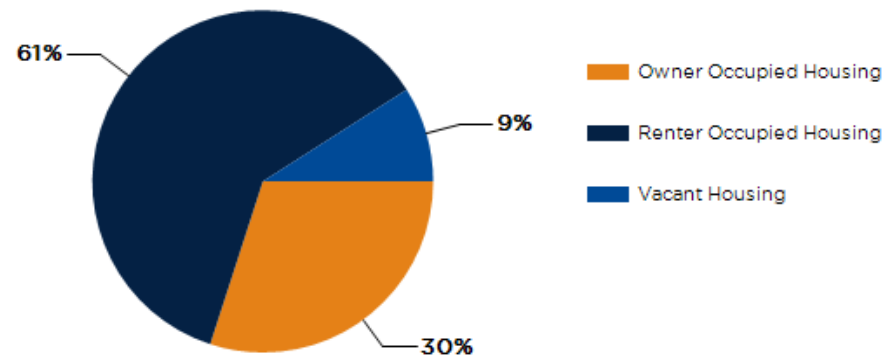
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,126	9,327	17,212
\$15,000-\$24,999	1,220	4,190	8,636
\$25,000-\$34,999	911	3,801	7,194
\$35,000-\$49,999	1,685	6,438	11,301
\$50,000-\$74,999	2,208	9,994	18,260
\$75,000-\$99,999	1,887	9,220	16,348
\$100,000-\$149,999	2,834	15,013	27,556
\$150,000-\$199,999	1,981	10,256	19,677
\$200,000 or greater	4,620	29,771	53,581
Median HH Income	\$95,173	\$116,398	\$116,456
Average HH Income	\$145,407	\$172,611	\$171,758



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius

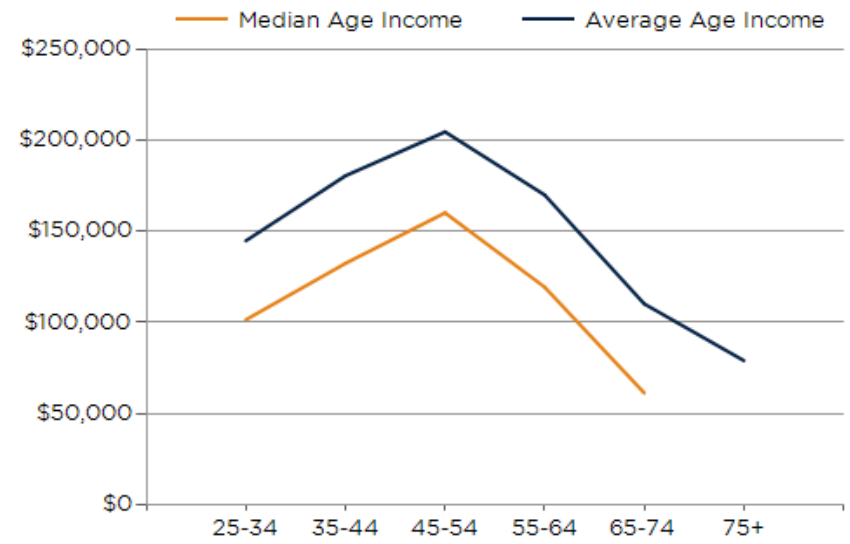
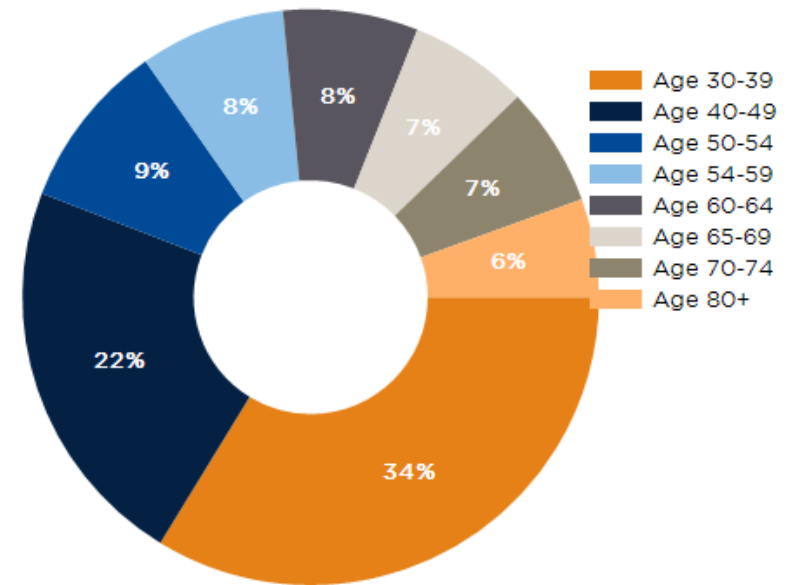


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,113	24,126	43,340
2025 Population Age 35-39	4,105	19,461	37,105
2025 Population Age 40-44	3,347	16,368	31,211
2025 Population Age 45-49	2,701	13,539	25,758
2025 Population Age 50-54	2,573	12,989	24,324
2025 Population Age 55-59	2,232	11,381	21,796
2025 Population Age 60-64	2,070	10,493	20,406
2025 Population Age 65-69	1,835	9,654	19,415
2025 Population Age 70-74	1,838	9,450	18,483
2025 Population Age 75-79	1,510	8,439	15,784
2025 Population Age 80-84	818	4,803	9,316
2025 Population Age 85+	643	3,897	8,495
2025 Population Age 18+	39,203	207,337	363,958
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	\$101,535	\$110,231	\$110,428
Average Household Income 25-34	\$145,017	\$156,490	\$154,705
Median Household Income 35-44	\$132,608	\$154,090	\$150,660
Average Household Income 35-44	\$180,821	\$204,359	\$199,477
Median Household Income 45-54	\$160,401	\$191,778	\$179,218
Average Household Income 45-54	\$204,992	\$235,933	\$228,674
Median Household Income 55-64	\$119,530	\$167,082	\$159,498
Average Household Income 55-64	\$170,260	\$216,806	\$211,209
Median Household Income 65-74	\$61,204	\$91,525	\$89,436
Average Household Income 65-74	\$110,291	\$153,681	\$150,900
Average Household Income 75+	\$79,030	\$118,877	\$111,526

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



1 MILE



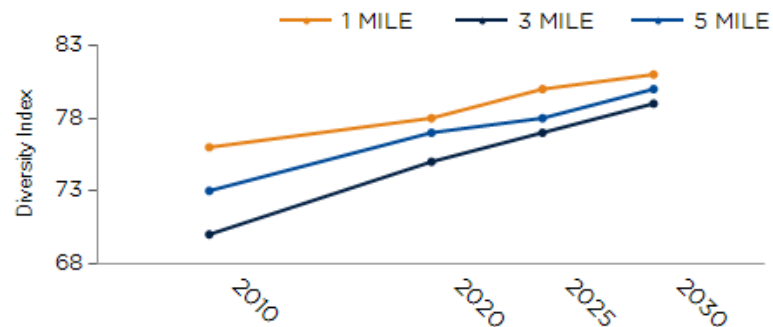
3 MILE



5 MILE

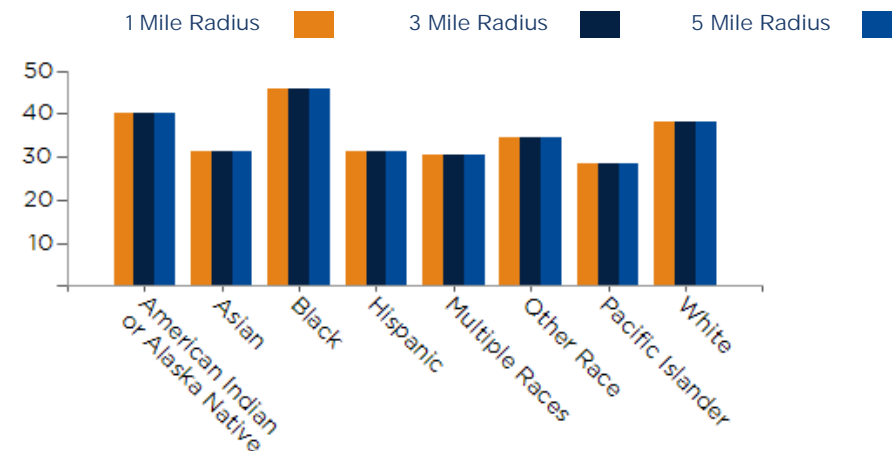
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	14%	10%	11%
American Indian	1%	1%	1%
Asian	16%	18%	21%
Hispanic	13%	13%	12%
Multiracial	12%	11%	11%
Other Race	6%	6%	6%
White	38%	42%	39%

#### 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	35	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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