

FOR SALE

# 2470 Telegraph Avenue

BERKELEY

CALIFORNIA



**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

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# RARE OWNER-USER OR INVESTMENT OPPORTUNITY

**CONTEMPORARY, RENOVATED, 3-STORY BUILDING IN THE HEART OF UC BERKELEY SOUTHSIDE, RICH WITH AMENITIES, TRANSPORTATION, AND ACCESS TO HIGHLY EDUCATED WORK FORCE**

## OVERVIEW

**SALE PRICE:** \$5,100,000

**PRICE / SF:** \$380

**BUILDING SIZE:** 13,424 SF (per public record)

**YEAR BUILT:** 1986

**APN:** 55-1881-2

### Ground Floor:

Sliver Pizzeria  
(lease expires 3/31/29, + options), ±3,475 rsf

Little Gem Waffles  
(lease expires 5/31/26, + option), ±545 rsf

### Second Floor Lease Expires: 4/30/2027

±4,150 rsf Fully Leased

### Third Floor Suite 303 Lease Expires:

8/31/2025

±1,607 rsf Leased, ±2,254 rsf Available

## PROPERTY OVERVIEW

### FULL FLOOR OFFICE WITH GROWTH OPPORTUNITY, PLUS IN-PLACE INCOME

- Three-story, Mixed-Use building, office over retail
- Existing income in place with 2 retail and 2 office tenants
- Available 3rd floor space creates immediate owner-user opportunity
- Located in the high-density Southside neighborhood just blocks to UC Berkeley. Historically there are many institutions who want to be located near UC Berkeley, and there has been an insatiable demand for housing in the area
- Great bus lines, bikeable, walkable – 10 blocks to Downtown Berkeley BART

## AMENITIES

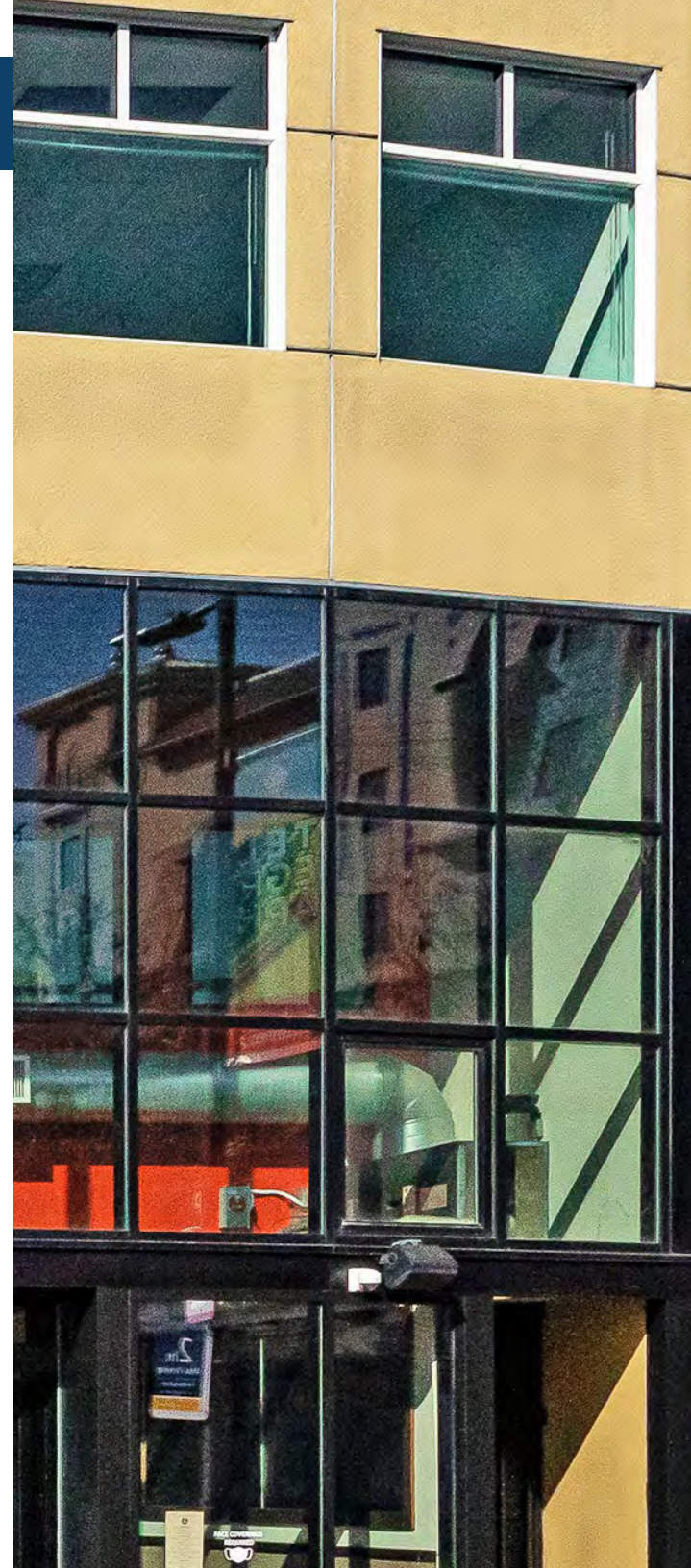
- Part of an urban mall-like setting bursting with shops. Telegraph Avenue is the main shopping and eating district serving UC Berkeley
- Next to iconic Moe's Books, a sprawling book emporium and historic landmark since the 1960s.
- Situated amidst TONS of student housing, including UC and private dorms, and the new Enclave Building
- Several new housing development projects are in the works
- 5-story Telegraph-Channing Parking Garage is only 1½ blocks away



# DAVID BAKER BUILDING

PROPERTY SUMMARY

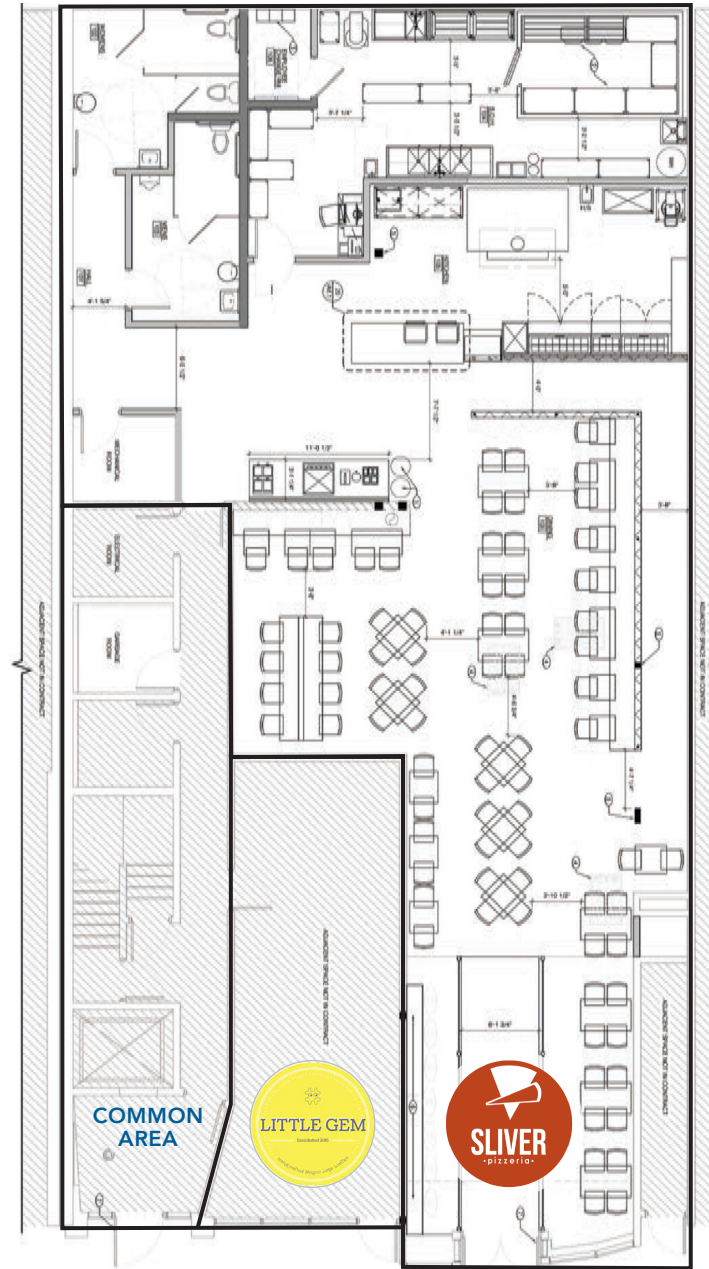
HISTORY	Distinct contemporary building designed by award-winning local architect David Baker in 1986, 2470 Telegraph Avenue is a meticulously maintained 13,424 SF building in the soulful heart of Berkeley
UPGRADES	Façade renovation in/around 2011 by Kahn Designs and Holland & Harley GC. 2008 facade renovation and additional square footage added to 2nd floor. 2011 renovation for pizza restaurant. Seismically retrofitted with full seismic retrofit, meeting UC Seismic Standards – which meet or exceed state and local building authority standards, and are designed to ensure an acceptable level of earthquake safety for the UC community and the public at large
CONSTRUCTION	Wood frame with stucco, concrete slab on grade
INTERIOR	Two built-out restaurant spaces on ground floor. Upstairs perfect for office, classroom, or tech use. Excellent natural light. Office spaces have nice mix of open space and large private rooms. New flooring and paint throughout. Elevator, HVAC, and ADA restrooms in place. Sprinklered. Skylights, some operable windows. Views
HVAC	With multiple units and zones
ELECTRIC	Significant power with multiple meters
SECURITY	Secure entrance with key pad entry to lobby and elevator
PARKING	Large loading zone in front, 1 block to City parking garage. Hourly parking in the area. Visit <a href="http://www.douglasparking.com">www.douglasparking.com</a> for details
ZONING	C-T (Telegraph Avenue Commercial)



**EXTREMELY WELL-MAINTAINED PROPERTY - PERFECT FOR OWNER/USER OR INVESTOR  
IN THE VIBRANT TELEGRAPH DISTRICT - A FEW BLOCKS FROM UC BERKELEY, DOWNTOWN ADJACENT**



# GROUND FLOOR

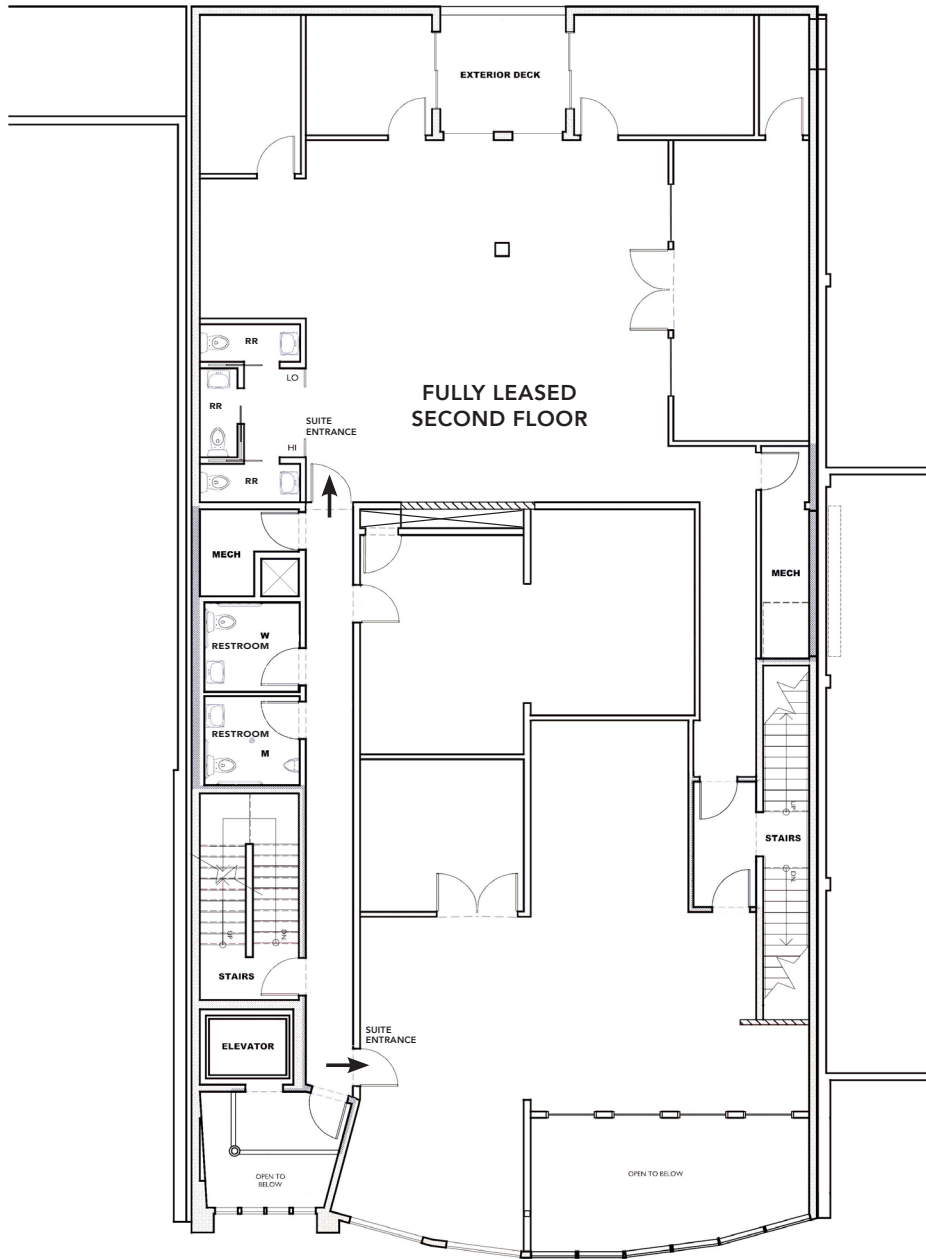


TELEGRAPH AVENUE

This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



# 2ND FLOOR - FULLY LEASED

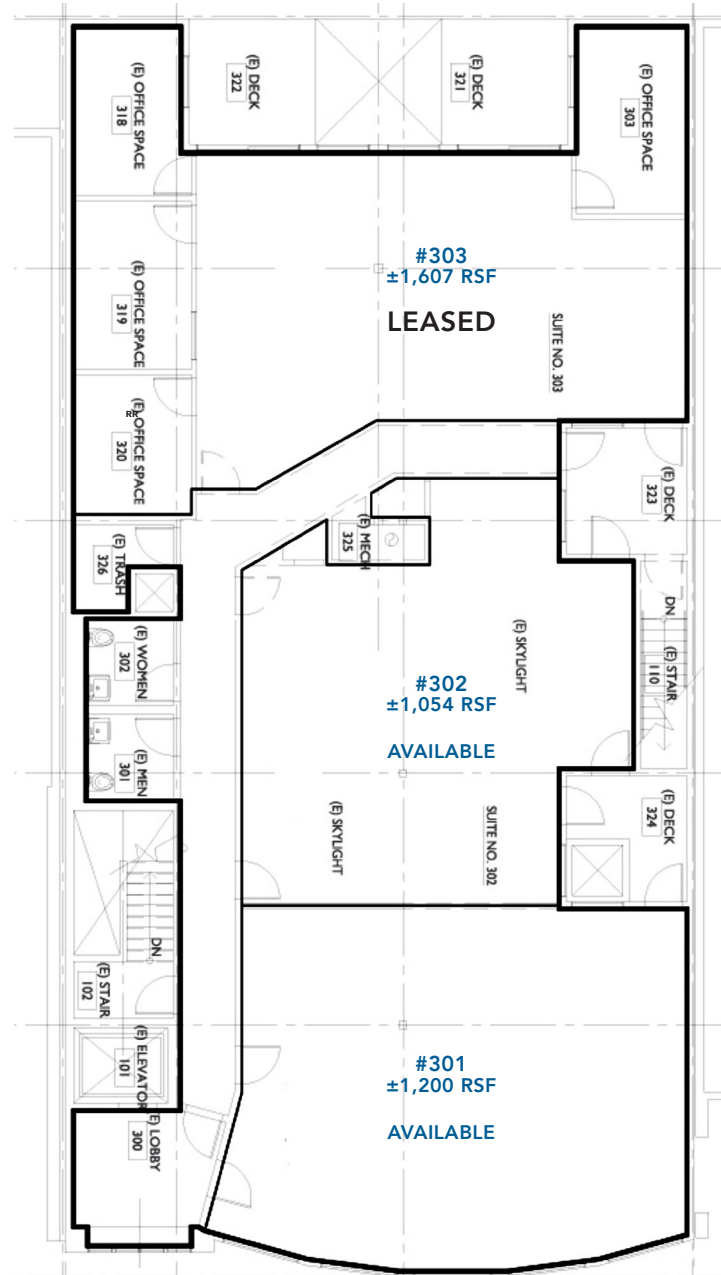


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TELEGRAPH AVENUE



# 3RD FLOOR - AVAILABLE

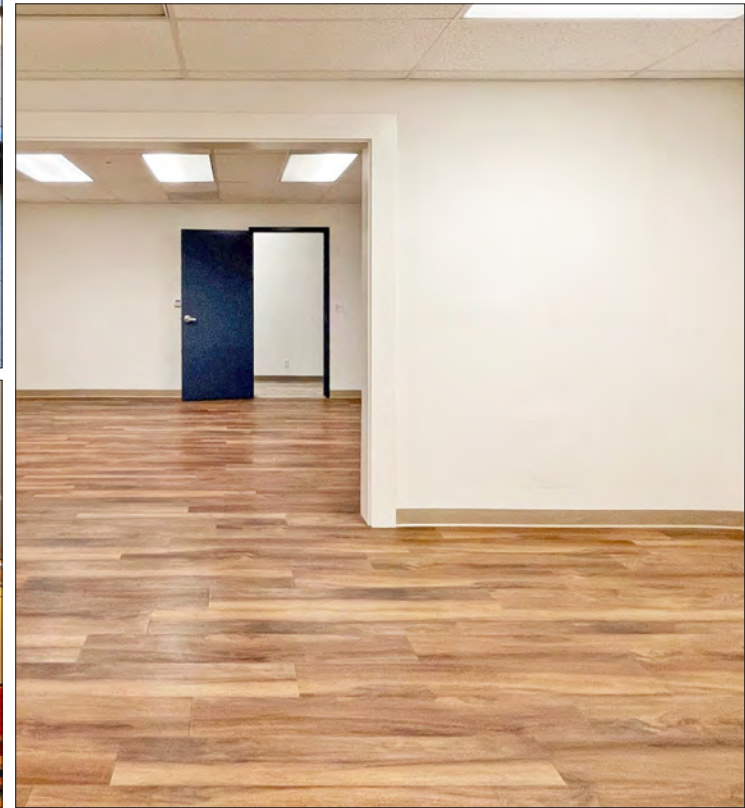


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TELEGRAPH AVENUE



# PHOTO TOUR







# BY THE NUMBERS

**#1**

TOP PUBLIC UNIVERSITY  
*U.S. News & World Report 2021*

**22**

NOBEL PRIZES HELD BY UC BERKELEY ALUMNI

**89.8**

GLOBAL UNIVERSITY SCORE OF UC BERKELEY  
*U.S. News & World Report 2021*

**99**

WALK SCORE

**436**

PUBLIC PARKING PLACES WITHIN 1 BLOCK

**2,500**

PEDESTRIANS PER HOUR

**62,090**

UC BERKELEY DAILY POPULATION 2022  
*University of California, Berkeley 2020*

**67,000+**

JOBS WITHIN THE CITY

**148,736+**

UC DAYTIME EMPLOYEES

**217,151**

POPULATION WITHIN 3 MILES

**1.65 MILLION+**

VISITORS PER YEAR



# THE NEIGHBORHOOD

At 4.5 miles long, Telegraph Avenue begins at the foot of UC Berkeley and stretches into Downtown Oakland.

And just 5 blocks of Telegraph (from Bancroft Way to Parker Street) are the key to the street's legacy.

This 5-block stretch of storefronts is a buzz with college students, street vendors, locals, and tourists.



**2470  
TELEGRAPH  
AVE**

**DOWNTOWN  
BERKELEY**

**DWIGHT WAY**

**BANCROFT AVE**

**TELEGRAPH AVE**

**TELEGRAPH  
DISTRICT**

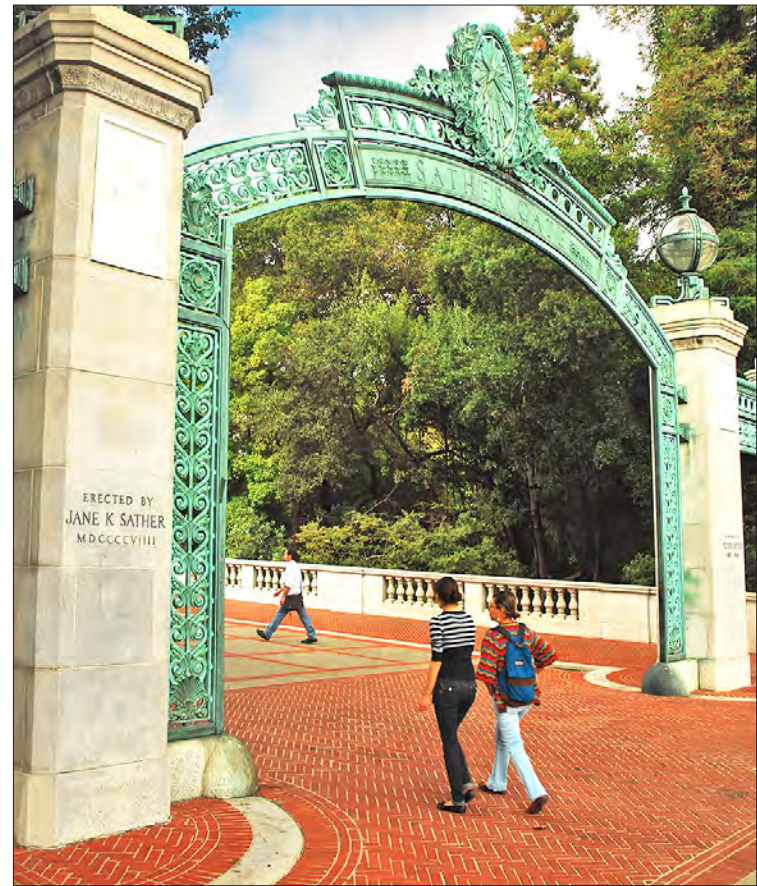
**UC BERKELEY**

- Noodles Fresh
- Endless Summer Sweets
- Crossroads Trading
- CVS
- Toss Noodle Bar
- Eureka!
- Fish & Bird
- La Note
- Cornerstone
- Pegasus Books
- Tupper & Reed
- Target
- Edwards Stadium
- Cal Performances
- Spieler Plaza
- UC Student Union
- Haas Pavilion
- Sproul Hall
- 1951 Coffee Company
- Tacos Sinaloa
- 510 Skateboarding
- Moe's Books
- Sliver
- Café Mezzo
- Raleigh's Pub
- Mars Mercantile
- Bear Basics
- Walgreens
- Subway
- Peet's
- Bongo Burger
- Ameoba Records
- Romeo's Coffee
- Poke Parlor
- Cupcakin Bake Shop
- Super Duper Burgers
- Chipotle
- Gypsy's Trattoria
- Seniore's Pizza
- Games of Berkeley
- Café Milano
- Artichoke Basille's Pizza
- Bancroft Clothing
- Graduate Berkeley
- Berkeley City Club
- Hearst Field Annex
- Hearst Gym





# IN THE VICINITY





# TRANSPORTATION & PARKING



## HOURLY AND MONTHLY PARKING OPTIONS

### Trinity Parking Lot/United Methodist Church

2340 Bancroft Way | 510 444-7412

[www.spotangels.com](http://www.spotangels.com)

- Monthly Parking Available

### Telegraph/Channing Garage

2450 Durant Avenue | 510 843-1788

[www.Lazparking.com](http://www.Lazparking.com)

- 420 spaces including 6 EV charging spaces
- Monthly Parking Available

### Perry Lot

2542 Durant Avenue | 510 444-7412

[www.douglasparking.com](http://www.douglasparking.com)

also [www.spotangels.com](http://www.spotangels.com)

There are also many hourly parking lots in the area. Visit [www.douglasparking.com](http://www.douglasparking.com)

## EXCELLENT ACCESS TO MASS TRANSIT

Berkeley benefits from immediate access to rail, sea, highway and bus service, and is convenient to all major employment and residential areas in the greater Bay Area. Few places are as accessibly located as Berkeley.

- **Public Transit:** BART, Amtrak, AC Transit, Ferry
- **Major Highways:** I-80/Bay Bridge, I-580, I-880, SR-24, SR-13
- **Parking:** 5,000+ spaces Downtown
- **Bike Share:**  
19 spaces at Telegraph and Haste  
23 at Bancroft and Telegraph
- **International Airports:**  
OAK - 14 miles  
SFO - 23 miles  
SJC - 44 miles

## Downtown BART Accessible

- 8 minute bus ride from the property.
- 19 minute walk from the property

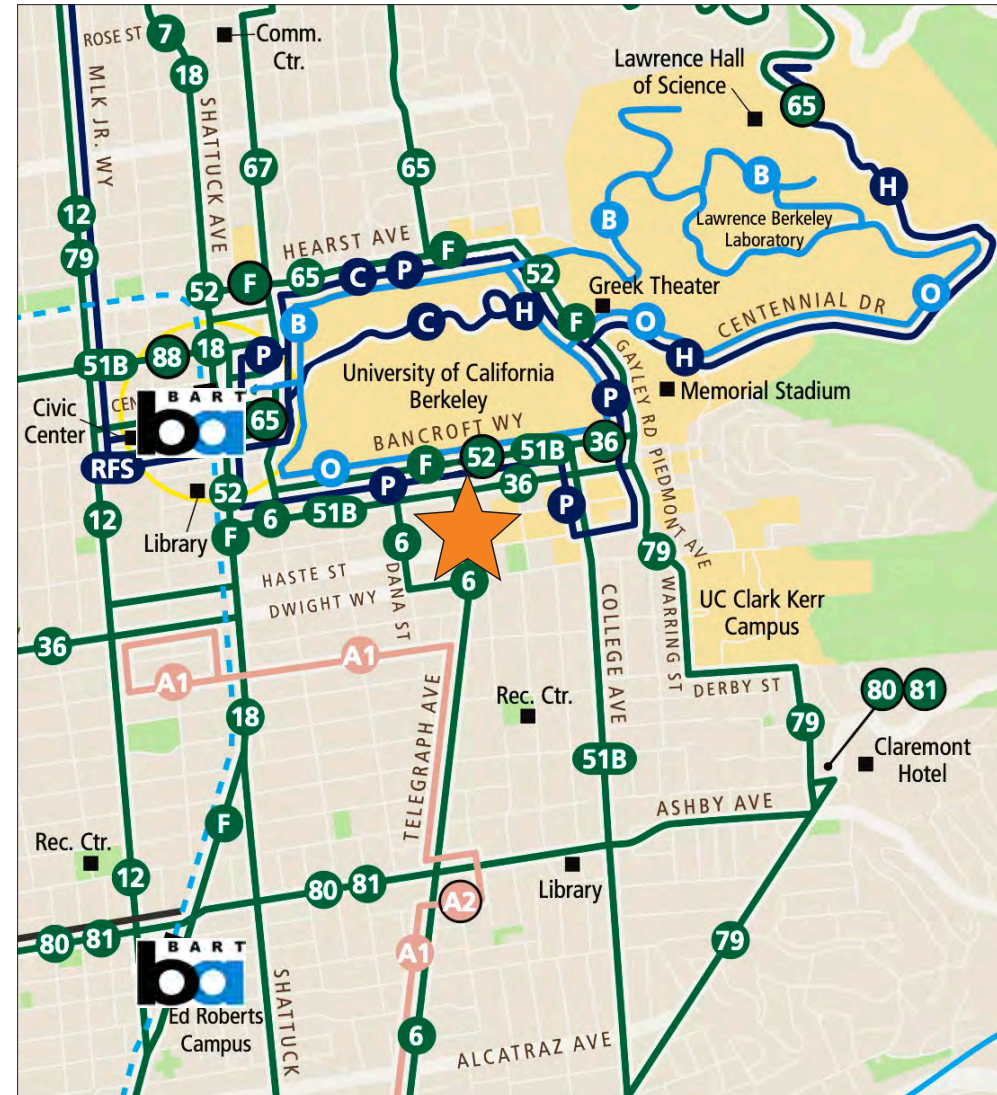
## Other Nearby BART Stations

- MacArthur, Rockridge, and Ashby BART stations are all less than 20 minutes away via AC Transit

## AC Transit

Oakland-based public transit serving Alameda and Contra Costa counties.

- Line 6 stops at corner of Dwight every fifteen minutes going to and from Downtown Berkeley BART





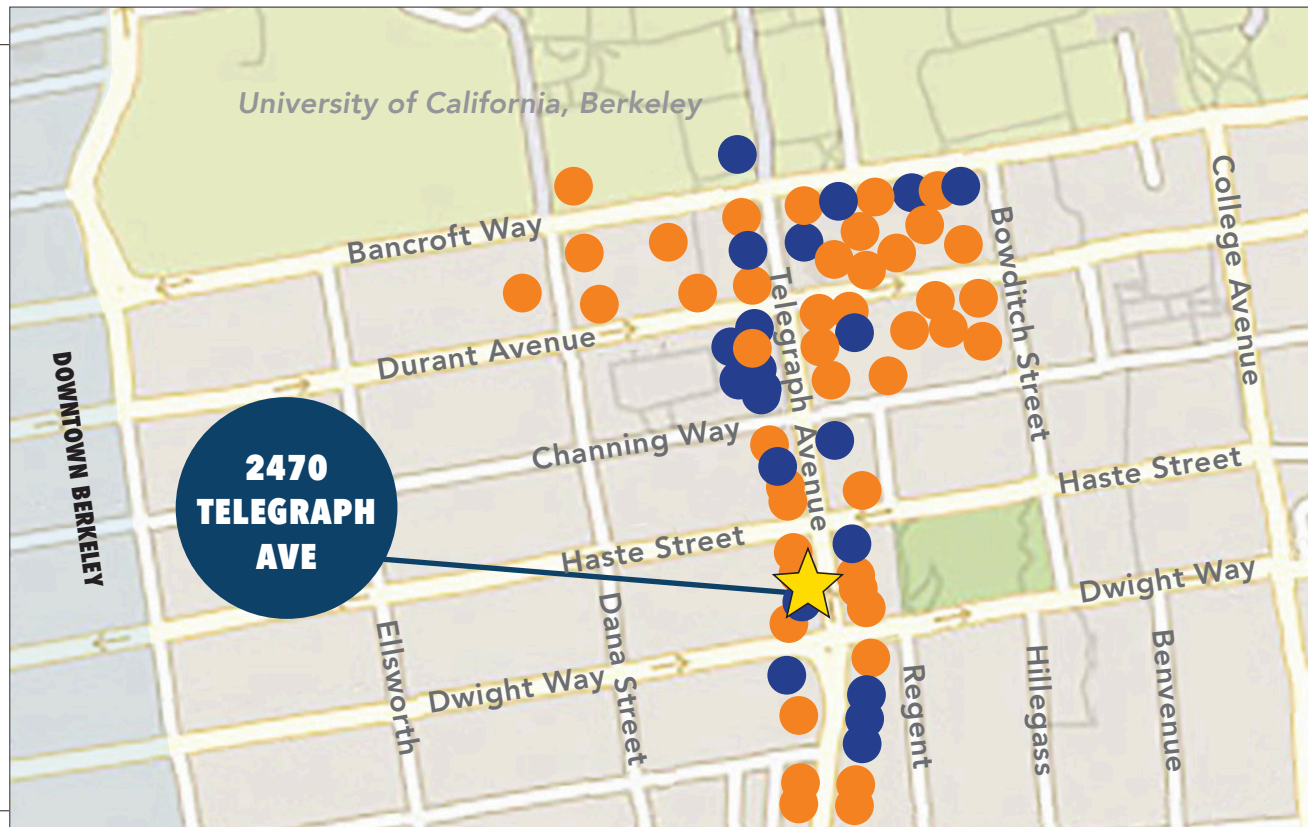
# NEARBY AMENITIES

## RESTAURANTS, BARS AND CAFÉS

- |                            |                            |
|----------------------------|----------------------------|
| Sliver Pizzeria            | Boba Ninja                 |
| Super Duper Burger         | Punjabi Dhaba              |
| Little Gem Belgian Waffles | Bears Ramen House          |
| Chipotle Mexican Grill     | Gypsy's Trattoria Italiana |
| Mezzo                      | L'Gusto Mex Fusio          |
| Yogurt Park                | Cal Gyro Mediterranean     |
| Bao Dim To Go              | Katsumi Sushi              |
| Kip's Bar & Grill          | House of Curries           |
| Tacos Sinaloa              | Sourdough & Co             |
| Pappy's Grill & Sports Bar | Muracci's                  |
| Cream Berkeley             | Ladle & Leaf               |
| Poke Parlor                | House of Curries           |
| Bongo Burger               | Dumpling Express           |
| Raleigh's Pub              | The Musical Offering Cafe  |
| RareTea Berkeley           | La Burrita                 |
| Seniore's Pizza            | Artichoke Basille's Pizza  |
| Tap Haus                   | Kiraku                     |
| Peet's Coffee              | Papa Johns Pizza           |
| Kingpin Donuts             |                            |

## RETAIL

- |                           |                      |
|---------------------------|----------------------|
| Moe's Books               | Apothecarium         |
| Sleepy Cat Books          | Framer's Workshop    |
| Bows and Arrows           | Anastasia Clothing   |
| Bancroft Clothing Company | 2nd Street Telegraph |
| Walgreens                 | Beck's Shoes         |
| The Student Store         | Berkeley Hat Company |
| Bear Basics Clothing      | The T-Shirt Orgy     |
| Mars Mercantile           | Rasputin Music       |
| Games of Berkeley         | 510 Skateboarding    |
| Ink Stone Art Supply      | Amoeba Music         |



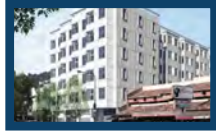


# HOUSING DEVELOPMENTS

## RECENTLY COMPLETED UNITS



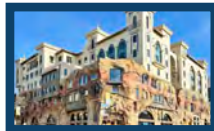
**SEQUOIA**  
• 42 residential units



**THE PANORAMIC**  
• 69 residential units



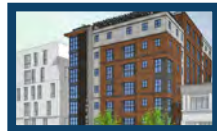
**GARDEN VILLAGE**  
• 84 residential units



**THE ENCLAVE**  
• 254 residential units



**METROPOLITAN**  
• 45 residential units



**THE DEN**  
• 40 residential units



**THE STANDARD**  
• 330 Beds



**THE LAUREATE**  
• 22 residential units



**TELEGRAPH GARDENS**  
• 45 residential units

## UNITS UNDERWAY



**THE CROFT**  
• 87 residential units



**2538-2542 DURANT**  
• 32 residential units





# CONTINUOUS GROWTH PLANNED AT UC BERKELEY

UC Berkeley announced its updated Long Range Development Plan (LRDP) and draft EIR report in 2021 including 2 major new projects and an expanded campus population.

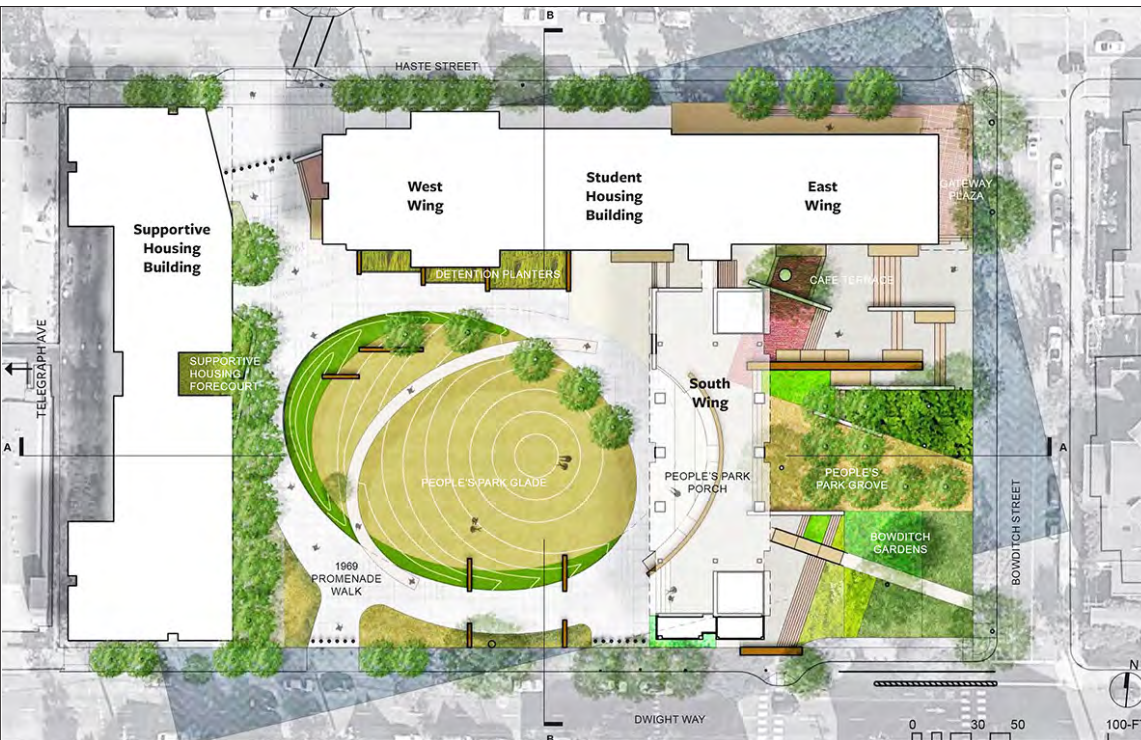
The proposed LRDP Update planning projection for the UC Berkeley population is **48,200 students and 19,000 faculty and staff in the 2036-37 academic year.** The LRDP Update proposed development program includes approximately **8,096,249 gross square feet of academic life, campus life, residential, and parking spaces,** including approximately **11,073 student beds and 549 employee housing units.**

## THE TWO MAJOR NEW PROJECTS ARE:

### Helen Diller Anchor House: Opening in FALL 2024

Fully-furnished apartments with single bedrooms:

- 244 apartments with 772 individual bedrooms
  - 47 studio apartments
  - 30 two-bedroom one-bath apartments
  - 3 three-bedroom two-bath apartments
  - 164 four-bedroom two-bath apartments
- Extensive community spaces and resources, including 8,600 SF fitness center, spacious lounges and meeting rooms, community room with kitchen, outdoor courtyards and terrace patios
- Academic year contracts, inclusive of winter break; option for summer housing contract if desired



### ◀ People's Park Development



**JUST 1 BLOCK TO 2470 TELEGRAPH AVENUE**

The 2.8-acre site is located in the City Environs Properties three blocks south (0.2 miles) of the Campus Park at 2556 Haste Street. It involves the demolition of the existing on-site structures and park amenities, and the construction and operation of two new mixed-use buildings with a combination of residential, campus life, academic life, and uses not operated by UC Berkeley. The proposed student housing building would include student and faculty/staff housing (approximately 1,187 beds), campus life space (approximately 12,000 SF), and ground-floor public space (approximately 3,500 SF). The affordable and supportive housing building would include affordable and supporting housing (approximately 125 beds) for UC Berkeley – and non-UC Berkeley – affiliated residents, and academic life space for a clinic (approximately 7,000 SF). The project site would include 82,000 SF of open space with amenities.