

1414

WALNUT STREET



OFFERING MEMORANDUM

FOR SALE

1414 Walnut Street,
Berkeley, CA, 94709

Prime User-owner,
School/Education, or
Redevelopment
Opportunity in the
Heart of Berkeley



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EXECUTIVE SUMMARY

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We are pleased to present a unique investment opportunity for the acquisition of a historic, income-producing property located at 1414 Walnut Street in Berkeley, California, in the heart of Berkeley's world-renown 'gourmet ghetto.' The property offers an approximately **21,502 square foot** building situated on a **47,440 square foot lot** (1.09 acres), making it a prime candidate for future re-development. Built in 1917, this iconic structure is a testament to the architectural history of Berkeley, offering the buyer the ability to possess, initially, steady income through a **3-5 year sale-leaseback** while pursuing **entitlement** for a potential **residential or mixed-use development**. The property's strategic location near major transit corridors, educational institutions, and desirable residential areas offers significant potential for redevelopment value creation.



CUSHMAN &
WAKEFIELD



1414 Walnut Street,
Berkeley, CA



Building Size: Approximately
± 21,502 SF



Lot Size: Approximately
47,440 SF (1.09 Acres)



Year Built: 1917



Parcel Number: 59-2261-1-1



Zoning: To be verified with
the City of Berkeley – Likely
Residential or Mixed-Use
Development Opportunity



Current Use: Historic building
with potential for adaptive
reuse or redevelopment



Income-Generating: Current
owner would like to remain
in the building under a sale-
leaseback agreement for 3-5
years, providing immediate
income

INVESTMENT HIGHLIGHTS

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Sale-Leaseback Opportunity: The property could be sold with the current owner as the tenant under a sale-leaseback agreement. This structure ensures a steady income stream during the lease term (3-5 years), providing the buyer with cash flow while planning for future development.

Development Potential: The property is ideally located for a residential or mixed-use development. The parcel offers ample square footage for redevelopment, with potential for a project that aligns with Berkeley's evolving urban landscape.

Prime Location: 1414 Walnut Street is situated in a highly desirable neighborhood in Berkeley, within walking distance of downtown Berkeley, UC Berkeley, and major transportation options, including BART and bus lines. This location is attractive to residential, retail, and office tenants, ensuring long-term demand for development.

Historic Significance: The building, constructed in 1917, offers a unique architectural style that could lend itself well to an adaptive reuse project. The structure's historic nature could be preserved or integrated into new development plans, aligning with Berkeley's commitment to sustainable, mixed-use growth.



LOCATION OVERVIEW

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1414 Walnut Street is situated in the **downtown Berkeley/gourmet ghetto area**, an established and vibrant neighborhood with a mix of historic buildings, modern retail, and academic institutions. The proximity to **UC Berkeley**, an internationally recognized/acclaimed University, ensures continued demand for residential housing, mixed-use development, and retail spaces. The **Downtown and North Berkeley BART station** and access to **Interstate 80** offer excellent connectivity to **San Francisco** and the broader Bay Area, further enhancing the property's appeal.

WALKING DISTANCE

UC Berkeley: An internationally renowned educational institution with over 40,000 students, faculty, and staff

Downtown Berkeley: A vibrant area with retail, dining, and cultural attractions
BART Station: A key regional transit hub with service to San Francisco, Oakland, and beyond

Gourmet Ghetto: The property is located in the center of Berkeley's exceptionally epicurean culture, one block from the virtual "ground zero" of California Cuisine and the slow food movement, Alice Water's Chez Panisse restaurant

TRANSPORTATION ACCESS

BART Stations: Downtown Berkeley (0.5 Miles)
North Berkeley (1.2 Miles)

AC Transit Bus Routes: Multiple routes within walking distance (7, 12, 18, 36, 51B, 52, 65, 72, 72M, 79, 88, 800, J, F, G)

I-80 Access: Quick access to the East Bay and San Francisco Bay Bridge via University or Gilman Avenues



DEMOGRAPHICS REPORT

1414 WALNUT ST
BERKELEY, CA

2024 SUMMARY

1-MILE

3-MILE

5-MILE

Population	34,775	193,280	356,125
Households	14,424	75,445	145,392
Families	6,330	36,236	69,136
Avg. Household Size	2.24	2.31	2.27
Owner Occupied Housing Units	38.7%	40.1%	39.2%
Renter Occupied Housing Units	50.0%	50.2%	51.7%
Median Age	34.9	34.9	37.3
Median Household Income	\$115,658	\$120,772	\$123,424
Avg. Household Income	\$183,701	\$184,899	\$186,177

2029 SUMMARY

1-MILE

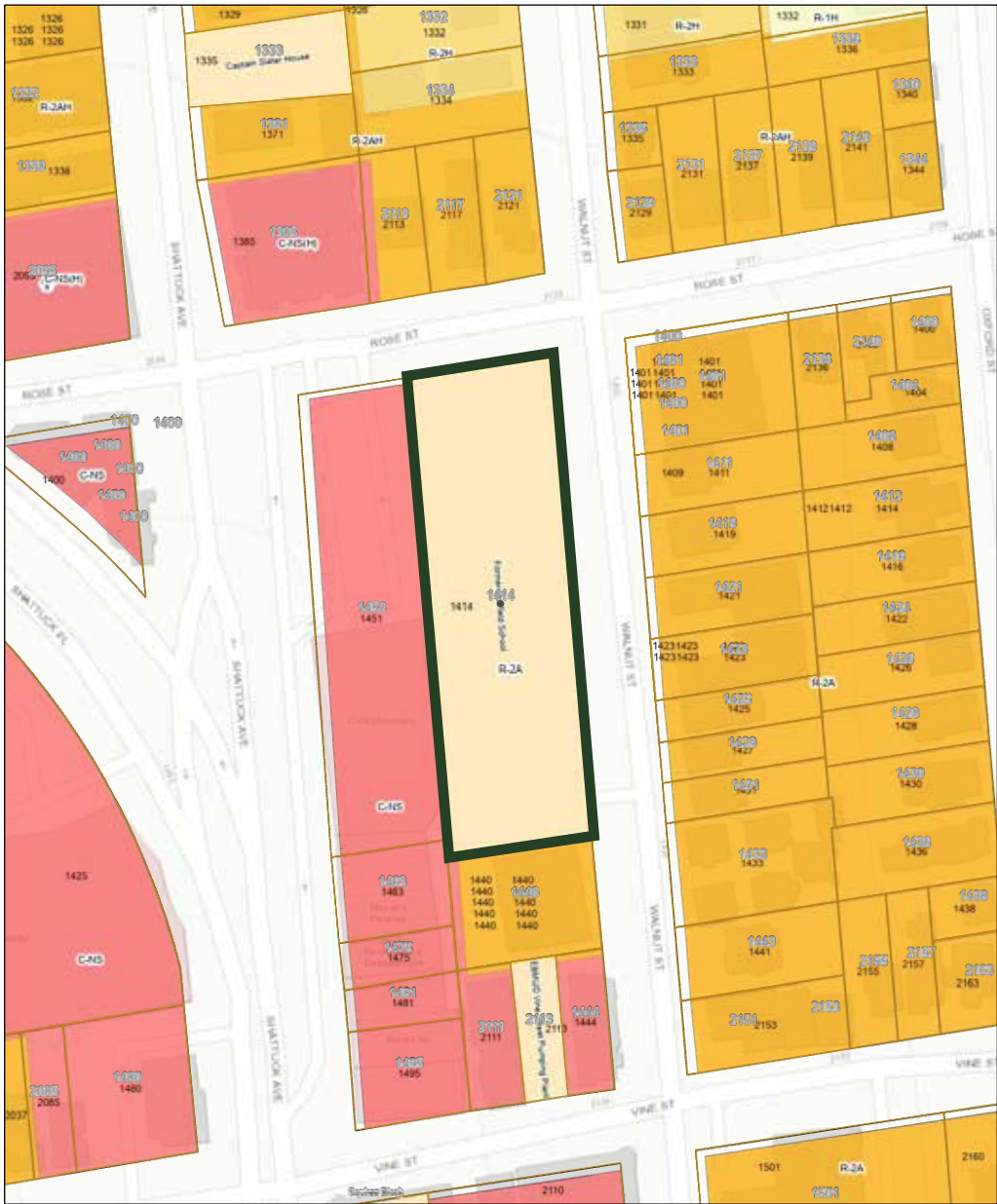
3-MILE

5-MILE













Population	36,149	197,615	365,878
Households	14,893	76,538	148,275
Families	6,421	36,610	70,387
Avg. Household Size	2.26	2.34	2.29
Owner Occupied Housing Units	36.9%	39.0%	38.1%
Renter Occupied Housing Units	51.5%	50.6%	52.4%
Median Age	35.5	36.5	39.0
Median Household Income	\$132,864	\$143,921	\$148,480
Avg. Household Income	\$203,138	\$209,588	\$212,007

PARCEL

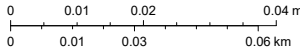
WALNUT STREET



10/7/2024, 2:34:44 PM

-  Berkeley Parcels
  R-2H
  Parcels
-  Boundary
  R-2A
 Historic Resources
- Addresses
  R-2AH
  Landmarks / Structure of Merit
-  City Boundaries
  C-NS
  Telecom Wireless Antennas
- Zoning Districts
  R-1H
  C-NS(H)

1:1,128

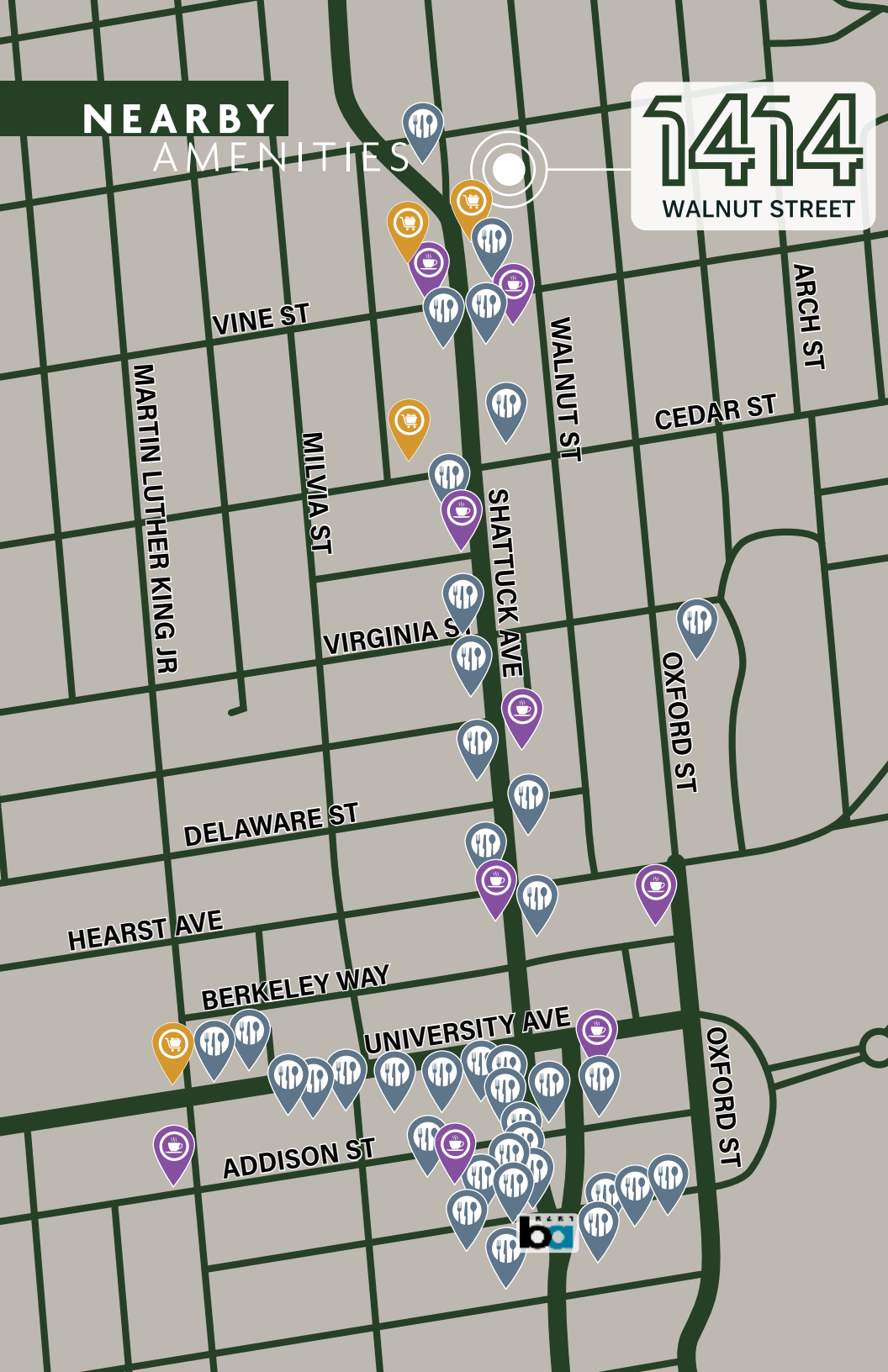


Bureau of Land Management, Esri, HERE, Garmin
INCREMENT P, USGS, EPA, USDA



NEARBY AMENITIES

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WALNUT STREET



RESTAURANTS

Ijo Izakaya
Masse's Pastries
Saul's Restaurant
Saul's Deli Parklet
Cheese Board
FAVA
The Walnut Tavern Bar
& Grill
Eggy's Neighborhood
Kitchen
Epicurious Garden
Chez Panisse
Jot Mahal Palace
Gregoire Restaurant
Crepevine
Cha-Ya
Agrodolce Osteria
Via del Corso
KOLSHikwachi
Taste of Himalayas
Mad Seoul
sweetgreen
Imm Thai Street Food
Jupiter
Sliver Pizzeria
Ippuku

1414 WALNUT ST
BERKELEY, CA

Comal
Berkeley Social Club
Cal's Fried Chicken
BurgerIM
Rose Pizzeria
The Butcher's Son
Masa Ramen Bistro
Rojbas
Kinda Izakaya
Pizzeria
Ippudo
Marugame Udon
The BreakRoom
Revival Bar+Kitchen
Sushi Secrets
Katak Thai Chicken Rice
Yin Ji Chang Fen
Crave Subs
Olfactory Brewing
Pho Tasty
Nuha's Cafe
Eureka!
Bag O'Crab



COFFEE SHOPS

Cafenated Coffee Co
Peet's Coffee
Victory Point Cafe
Berkeley Espresso
Yali's Cafe
Blue Bottle
Jazz Cafe
My Coffee Roastery
Gorilla Cafe
sweetgreen
Imm Thai Street Food
Jupiter
Sliver Pizzeria
Ippuku



GROCERY STORES

Safeway
North Berkeley Farmers' Market
Andronico's
Trader Joe's

TRANSPORTATION MAP

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WALNUT STREET

DRIVETIMES

Downtown Berkeley - 1.0 Miles - 5 Minutes
University of Cal Berkeley - 2.1 Miles - 9 Minutes
I-80 - 3.5 Miles - 11 Minutes
I-580 - 3.3 Miles - 6 Minutes
Emeryville - 5.3 Miles - 13 Minutes
Downtown Oakland - 8.1 Miles - 16 Minutes
San Francisco - 11.7 Miles - 18 Minutes
OAK Airport - 17.0 Miles - 23 Minutes
SFO Airport - 24.6 Miles - 30 Minutes
SJC Airport - 44.4 Miles - 49 Minutes



DEVELOPMENT OPPORTUNITY



The site at **1414 Walnut Street** is zoned for a **residential or mixed-use development** and offers a variety of possibilities, including:

- **Residential Conversion or Development:** The site's central location, coupled with its size and zoning potential, makes it ideal for a residential development featuring apartments, condominiums, or affordable housing units.
- **Mixed-Use Development:** The combination of retail, office, and residential components would align well with Berkeley's demand for walkable, sustainable communities, while increasing the property's value.
- **Adaptive Reuse:** The historic building presents an opportunity for adaptive reuse, where the existing structure could be integrated into a larger project, preserving its charm while accommodating modern needs.

Given Berkeley's progressive stance on sustainable and mixed-use development, buyers will benefit from potential incentives for eco-friendly design and affordability, ensuring strong long-term demand for any proposed project.

PROPERTY FINANCIALS



Purchase Price: Negotiable



Leaseback Terms: 3-5 years



Lease Details: Terms to be negotiated (Income-producing opportunity)

Current Expenses: Available upon request

NEXT STEPS

For more information on this exciting opportunity or to arrange a site visit, please contact us directly. We look forward to assisting you in acquiring this unique property and helping you unlock its full potential.

AERIAL
PHOTOGRAPHY



GROUND PHOTOGRAPHY



DISCLAIMER

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 1414 Walnut Street, Berkeley, California (the "Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Cushman & Wakefield, Inc. ("Cushman & Wakefield") or the owner ("Owner"). The material is based in part upon information supplied by Owner and in part upon information obtained by Cushman & Wakefield from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Cushman & Wakefield, or any of their respective affiliates, as to the accuracy or complete-ness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by Cushman & Wakefield and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Cushman & Wakefield or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by the Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

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