

BERKELEY, CA

FULLY ENTITLED FOR 211 HOUSING UNITS

CBRE

The California Theatre
DEVELOPMENT/REDEVELOPMENT SITE IN DOWNTOWN BERKELEY, STEPS FROM UC BERKELEY



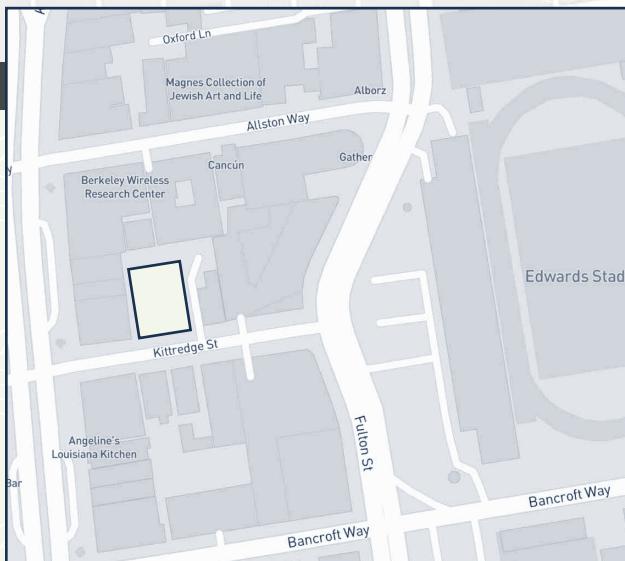
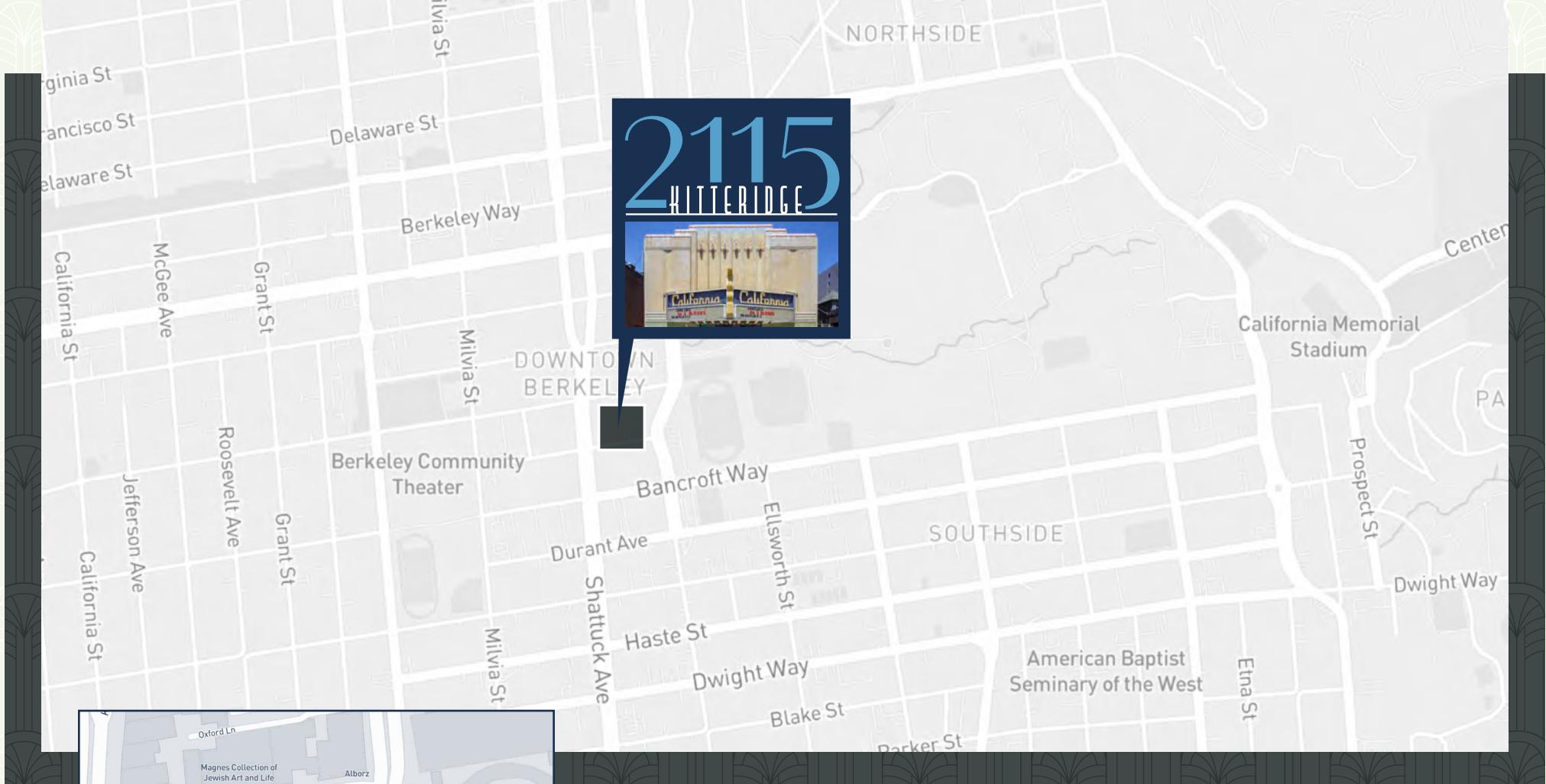
THE OFFERING

2115 Kittredge Street is a student oriented development/redevelopment site located in Downtown Berkeley, steps from the UC Berkeley Campus. Currently entitled to construct an 18-story building consisting of 160,734 square-foot, mixed-use building with 211 dwelling units.

The site is ideally located less than 300 feet from the UC Berkeley Campus, a top ranked public university in the world surrounded by Downtown Berkeley's restaurants and retail amenities. With its exceptional location and neighboring amenities, 2115 Kittredge Street offers a rare opportunity to invest in a prime redevelopment project.

PROPERTY SUMMARY

Address	2115 Kittredge Street, Berkeley, CA (Opportunity Zone Location)
APN	57-2030-9
Total Lot Area	±0.31 Acres* ±13,500 Sq. Ft.*
Existing Building Size	±13,266 Sq. Ft.
Zoning District	C-DMU Core



OFFERING TERMS

- + Price To Be Determined By Market
- + Buyer to supply background information on themselves, current real estate holdings and experience with development
- + Buyer to identify source(s) of equity and debt
- + Property is being offered on an "As Is, Where Is" basis
- + Property is being offered for sale subject to prior placement and withdrawal, cancellation or modification without notice
- + Property is being offered for purchase of 100% Fee-Simple Interest

A RARE ENTITLED DEVELOPMENT SITE

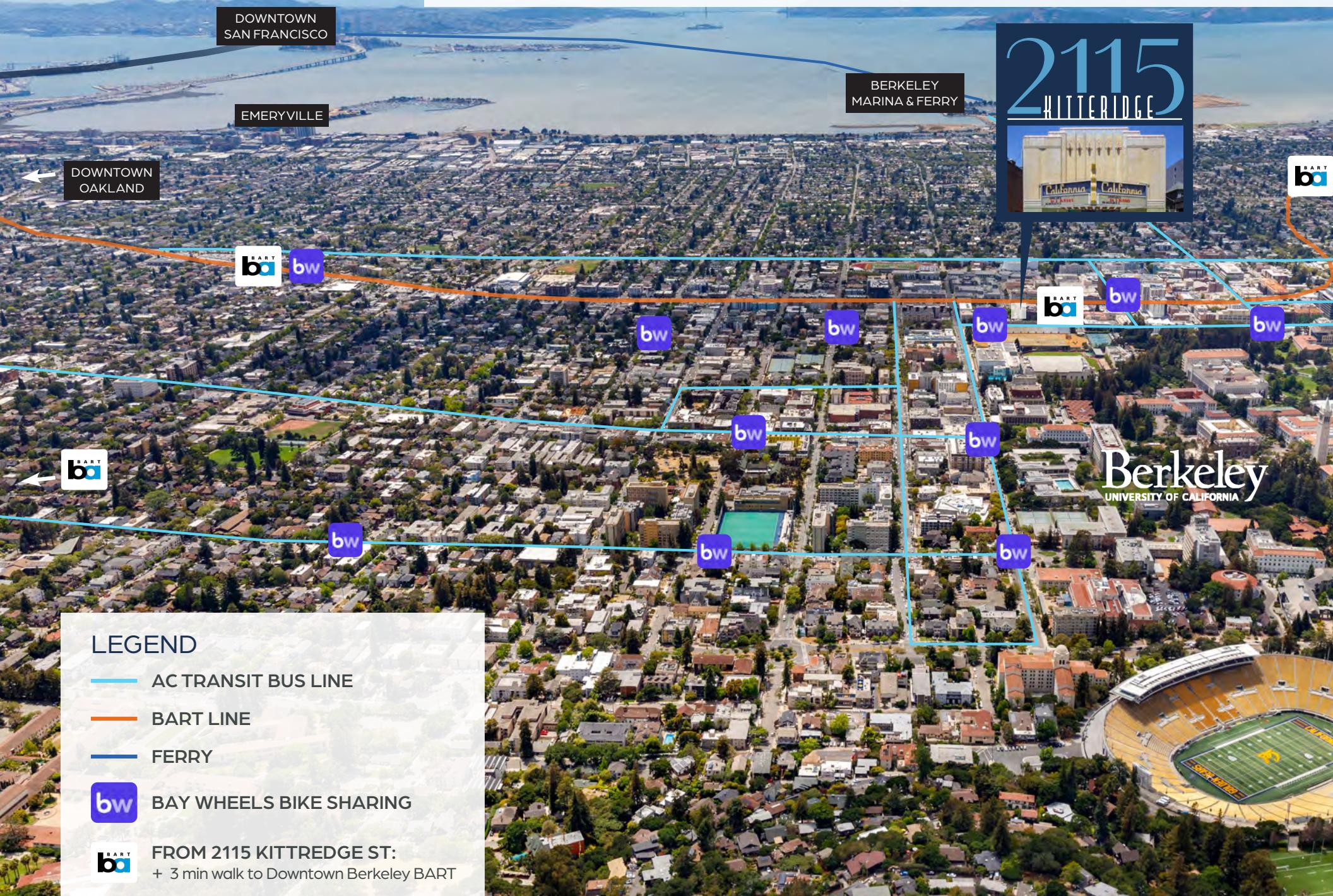
Steps from the #2 Public University in the World

- + Less than 300 Feet from UC Berkeley
- + Walking distance to hundreds of amenities, including restaurants, shops, retailers and libraries
- + 45,882 Total Undergraduate & Graduate students
- + UC Berkeley can only provide housing for 9,875 students, roughly 22% of the student population





CONVENIENT ACCESS TO PUBLIC TRANSPORTATION





2115
KITTERIDGE



Berkeley
UNIVERSITY OF CALIFORNIA

2115
KITTERIDGE



CBRE

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