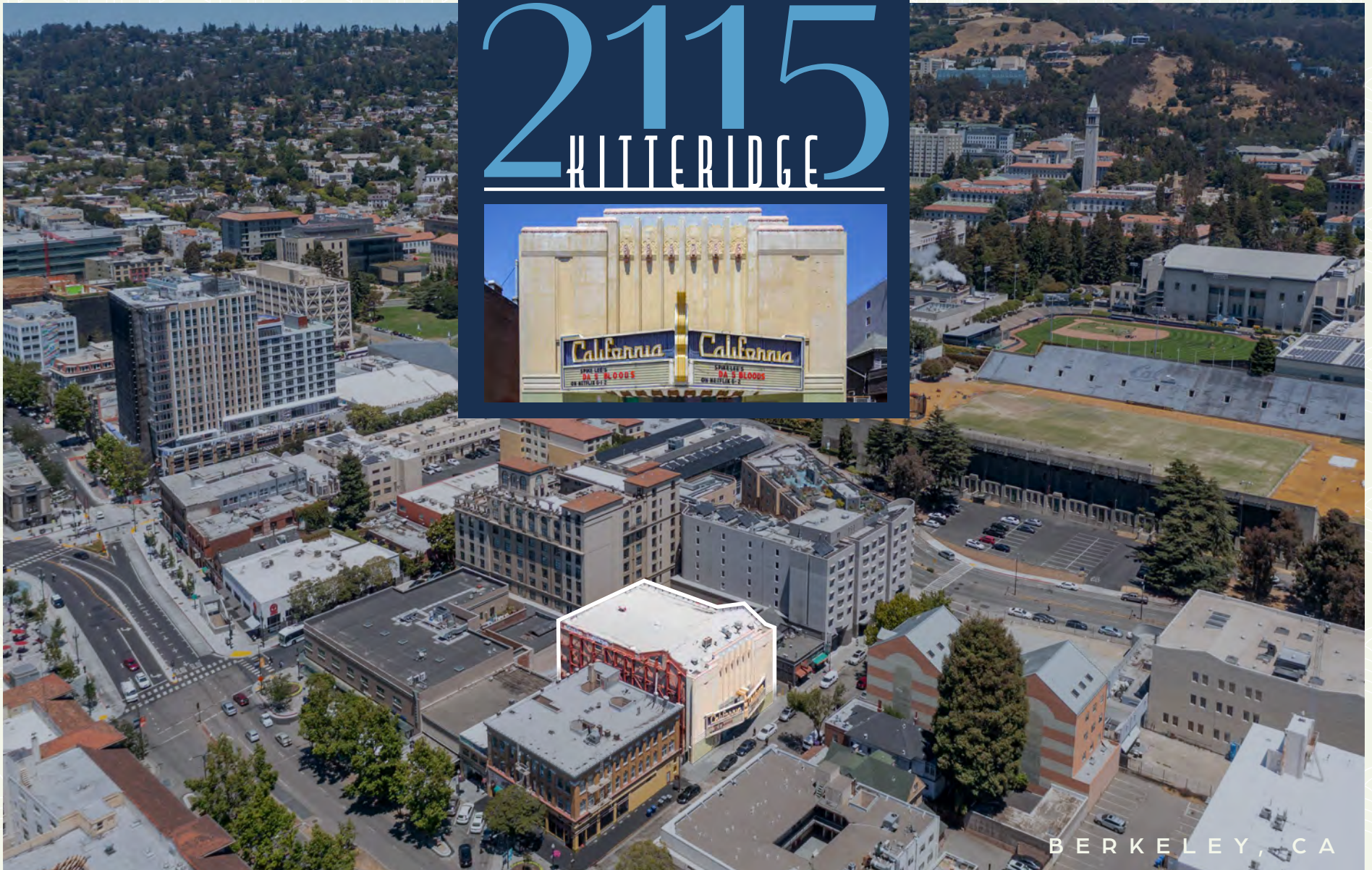


2115 KITTERIDGE



FULLY ENTITLED FOR **211 HOUSING UNITS**

CBRE

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



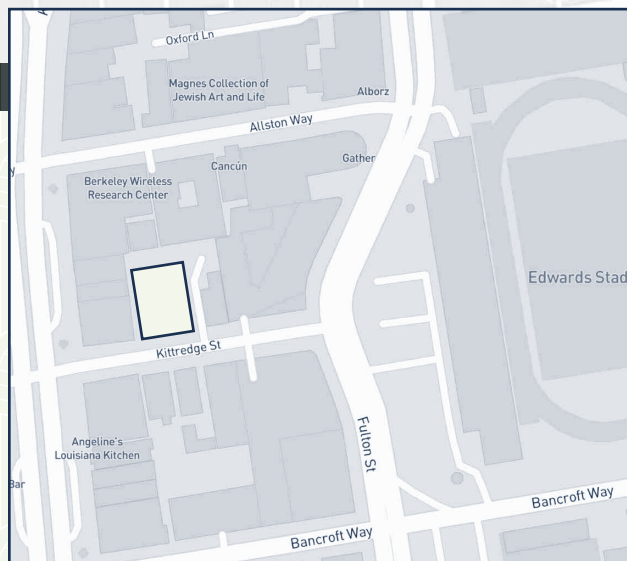
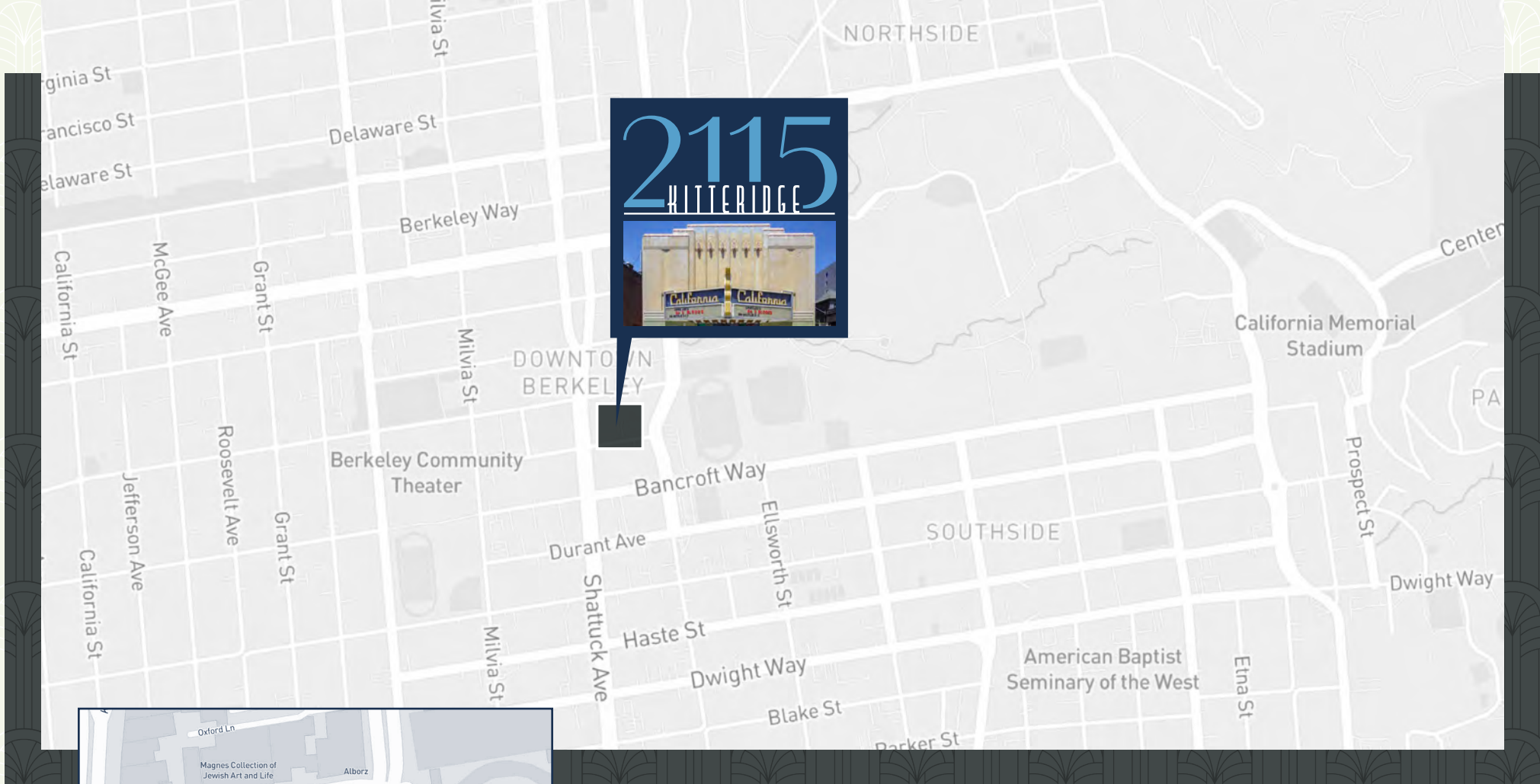
THE OFFERING

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 it's 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





Walk Time To Campus From UC Controlled Student Living

Walk Time From 2115 Kittredge St

California Memorial Stadium
21 Min Walk

Haas Business School
20 Min Walk

Hearst Gym & Pool
14 Min Walk

Crossroads Dining Hall
16 Min Walk

Clark Kerr
13 Min Walk

Unit 2 / Wada Apts
6 Min Walk

Maximo Martinez Apts
5 Min Walk

Enclave Apts
5 Min Walk

Panoramic Apts
7 Min Walk

Unit 3
2 Min Walk

Blackwell Hall
2 Min Walk

Unit 1
3 Min Walk

Student Store
10 Min Walk

Sproul Plaza
12 Min Walk

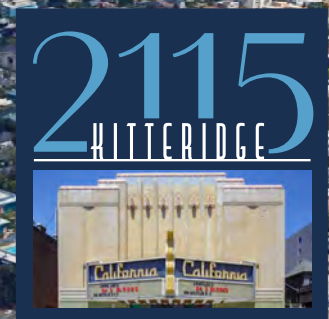
Channing Bowditch Apts
5 Min Walk

RSF Gym / Haas Pavillion
7 Min Walk

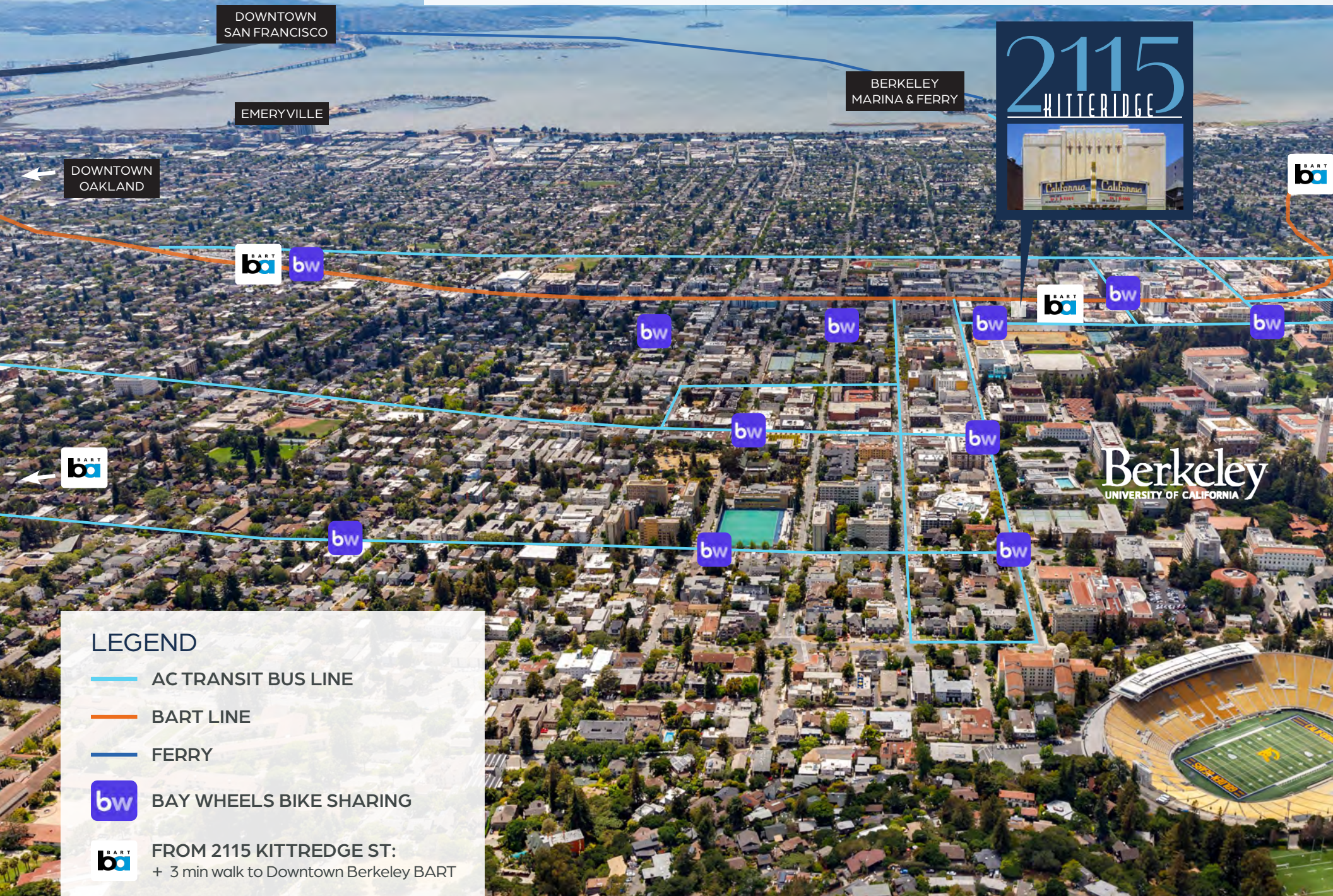
Downtown Berkeley BART
3 Min Walk

Doe Library
13 Min Walk

Foothill & Stern
6 Min Walk



CONVENIENT ACCESS TO PUBLIC TRANSPORTATION



LEGEND

— AC TRANSIT BUS LINE

— BART LINE

— FERRY

bw BAY WHEELS BIKE SHARING

b FROM 2115 KITTREDGE ST:
+ 3 min walk to Downtown Berkeley BART

2115
KITTRIDGE



Berkeley
UNIVERSITY OF CALIFORNIA

2115 KITTERIDGE



CBRE

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