



3254 ADELINE STREET

BERKELEY, CA 94703

MIXED-USE BUILDING FOR SALE & LEASE

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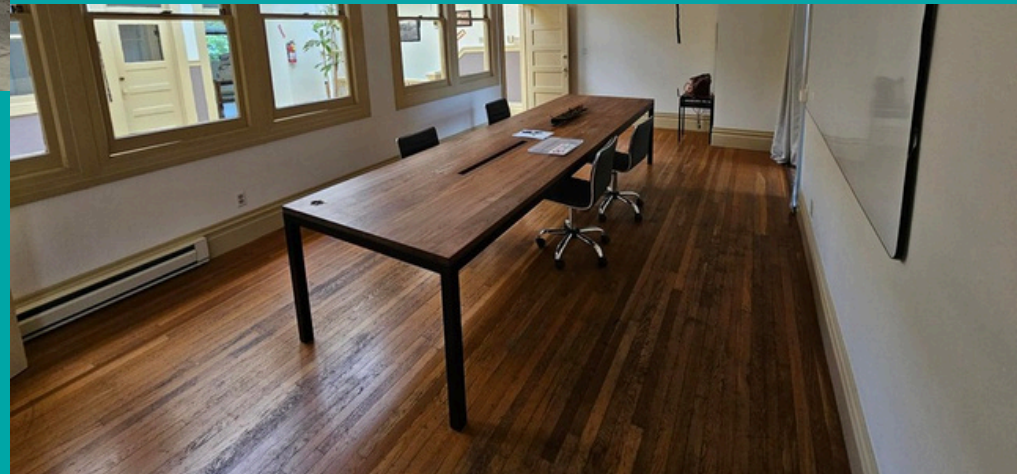
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ARTIZAN
Commercial Advisors



KW COMMERCIAL - OAKLAND
DRE# 02029039



PROPERTY OVERVIEW

Artizan Commercial Advisors presents 3254 Adeline St, Berkeley, CA 94703. This prime mixed use commercial building, built in 1903, is +/-9,507 SF on a +/-5,738 SF lot. Located in South Berkeley's culturally rich Lorin District, 3254 Adeline Street offers excellent street visibility and strong pedestrian traffic, making it a standout for businesses seeking both presence and accessibility. The property is just a short walk to the Ashby BART station, ensuring seamless transit access for employees and clients alike. A perfect fit for businesses looking to establish a distinguished East Bay presence in a dynamic, walkable community with deep local roots.

PROPERTY SUMMARY

For Sale

\$2,100,000

\$220.89 PSF

For Lease

Lease Rate:

\$2.00 PSF MG

Total Lot Sqft ± 5,738

Total Bld Sqft ± 9507

Year

Built:

1903

APN#: **52-1531-1**

Zoning: (C-SA)

PROPERTY HIGHLIGHTS



Recently renovated
offices



Restaurant Space



Multiple Skylights



Live work unit



Private Deck



Ideal for Owner/user



Solar Powered



Walkable to Ashby BART



RENT ROLL

Type	Unit	Sq Ft**	Price PSF	Monthly	Annual
Restaurant	3250/3252	3,850	\$1.43	\$5,500	\$66,000
Live/Work 2bd	1820-H	1,750	\$1.94	\$3,400	\$40,800
Office*	3254	3,900	\$1.54	\$6,000	\$72,000
TOTAL*		9,500	\$1.57	\$14,900	\$178,800

*Vacant/Pro forma income

**All square footage measurements are approximate

SPACE COMPARABLES

Recently signed comparable leases

1

6333 TELEGRAPH AVE.

RETAIL

Space SF 3,152

Rent PSF \$2.00/ Industrial gross

Date Signed 1/11/2024

2

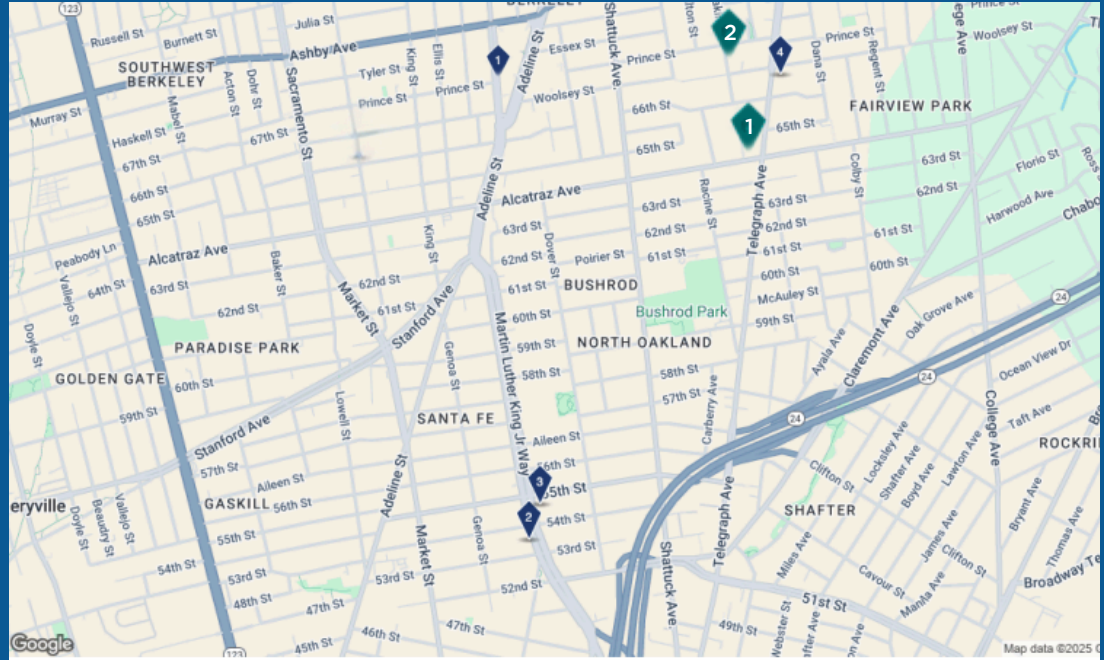
2855 TELEGRAPH AVE.

RETAIL

Space SF 4,327

Rent PSF \$3.25/Full service gross

Date Signed 9/18/2024



RECENTLY SOLD COMPARABLE PROPERTIES

1

1601 FAIRVIEW ST

RETAIL

Building SF 3,192

Land SF 4,400

Date Sold 12/4/2024

Sale Price \$1,450,000

Price PSF \$454.26

2

5319 M. L. KING JR. WAY

RESTAURANT

Building SF 4,092

Land SF 10,999

Date Sold 5/9/2025

Sale Price \$1,350,000

Price PSF \$329.91

3

5424 M. L. KING JR WAY

FREESTANDING RETAIL

Building SF 4,606

Land SF 4,606

Date Sold 3/20/2025

Sale Price \$1,300,000

Price PSF \$282.24

4

6628 TELEGRAPH AVE.

RETAIL

Building SF 6,380

Land SF 5,879

Date Sold 7/21/2025

Sale Price \$1,450,000

Price PSF \$227.27

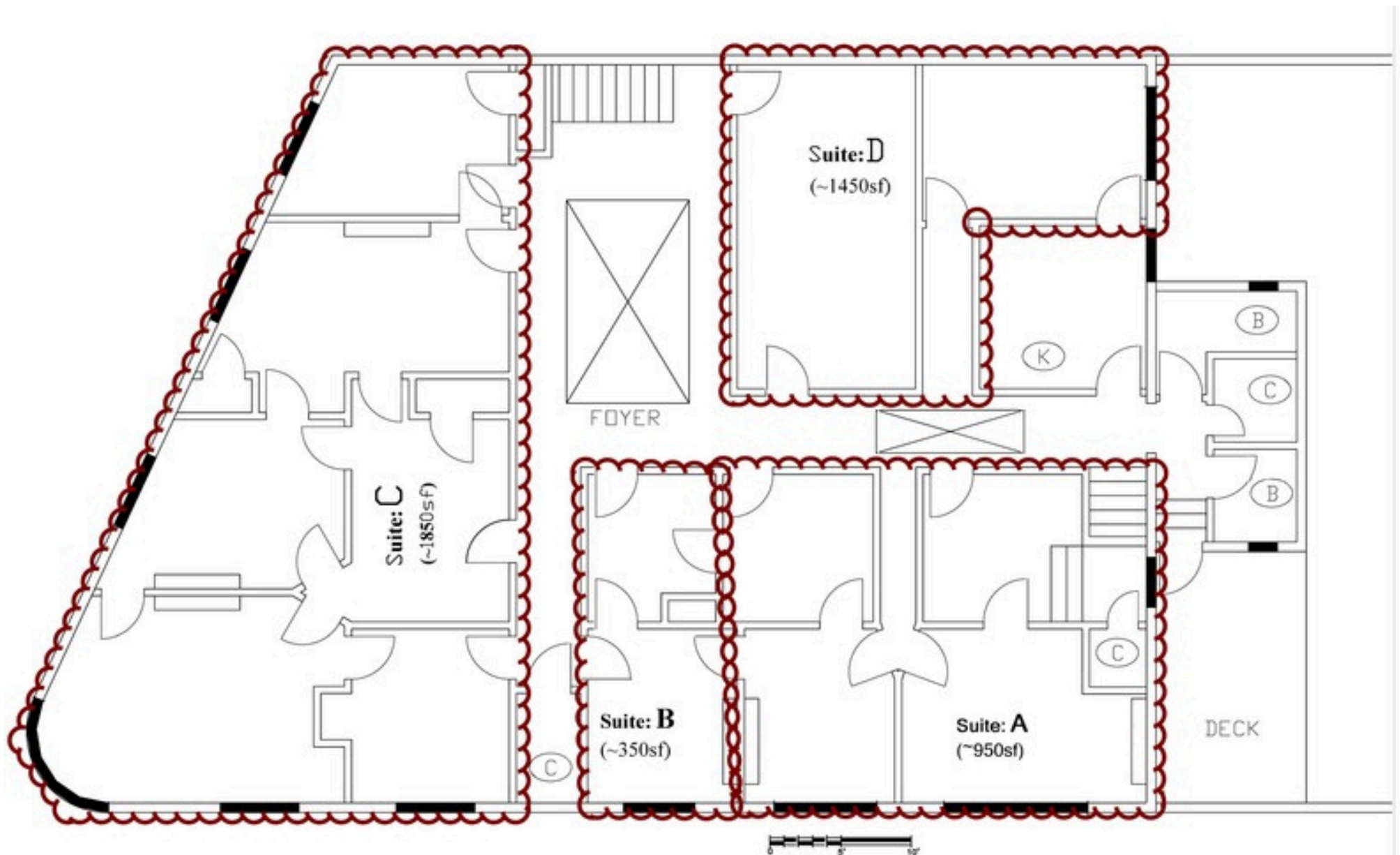
AERIAL VIEW

3254 Adeline Street





FLOOR PLAN



Note: Areas are approximate and include Load Factors

BERKELEY, CA

Berkeley, California, offers a thriving environment for entrepreneurs and businesses seeking growth and innovation. Known for its prestigious University of California campus, the city fosters a culture of research, creativity, and cutting-edge technology, providing ample opportunities for startups and tech ventures. Berkeley's diverse population and progressive values create a supportive ecosystem for socially-conscious businesses, with an emphasis on sustainability and green initiatives. The city's well-developed infrastructure, including easy access to San Francisco via BART and a strong local economy, makes it an ideal location for companies seeking both talent and a connected market. With a vibrant arts scene, a focus on inclusivity, and a wealth of resources for small businesses, Berkeley is an attractive city for entrepreneurs looking to make a meaningful impact while tapping into the dynamic Bay Area market.

WALKSCORE

95

Walk Score



99

Bike Score



62

Transit Score



LOCATION HIGHLIGHTS

 UC Berkeley 1.8 mi

 Berkeley Bowl 2 mi

 Oakland Ice Center Skating Rink 4 mi

 Berkeley City College 1.8 mi

 Bay bridge via i80 4 mi

TRANSIT HIGHLIGHTS

 Ashby Station 0.3mi

 AC Transit Line 0.1mi

 Amtrak Station 3mi

Healthiest Cities in America

#1 of 229

POPULATION

121,385

5 miles MEDIAN HOUSEHOLD INCOME (2024)

\$114,349

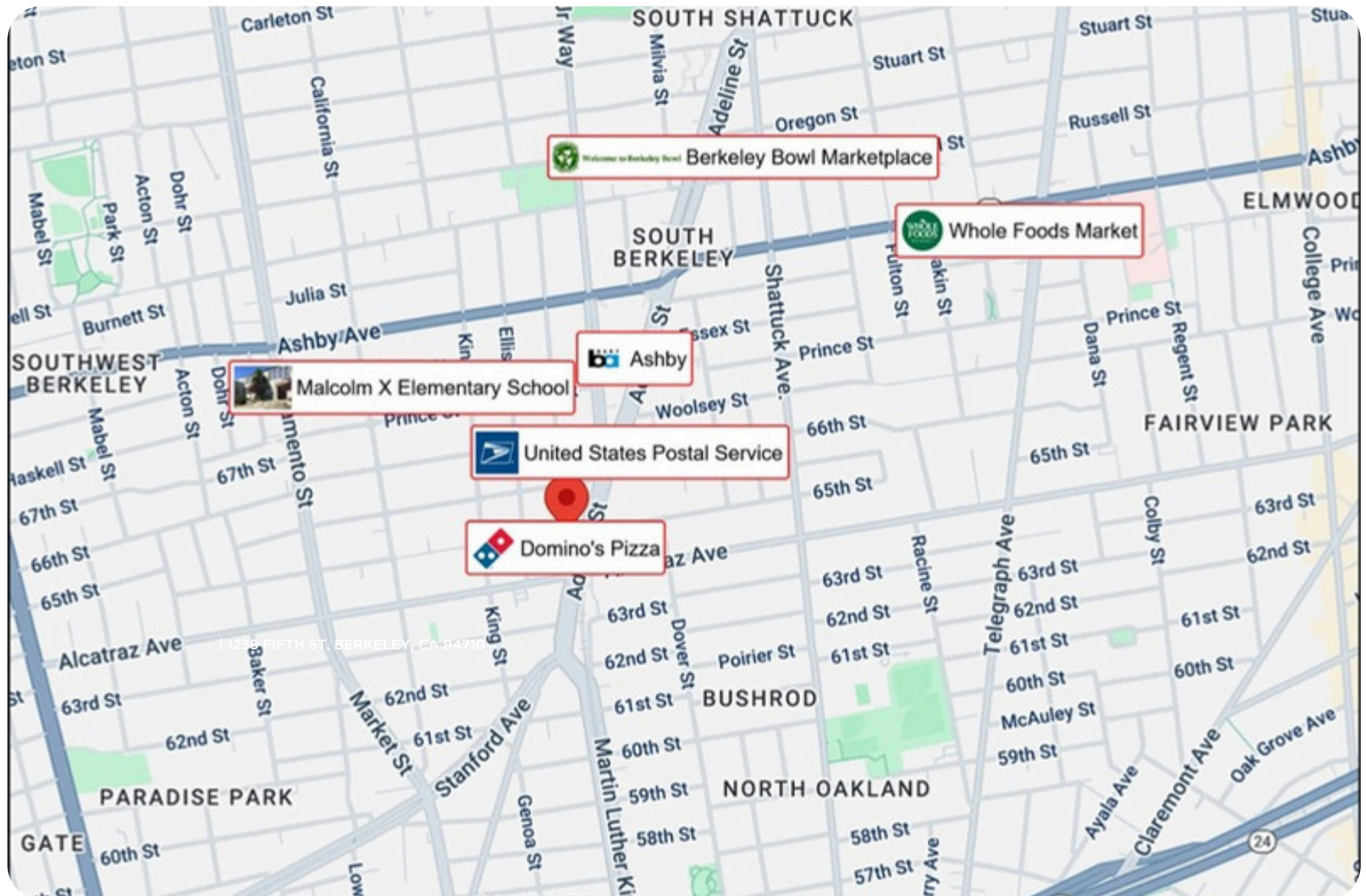
5 miles AVERAGE HOUSEHOLD INCOME (2024)

\$137,757

MARKET OVERALL ASKING RENT (2024)

\$3.10 PSF

LOCAL AMENITIES



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.