

FOR SALE: 1672 & 1674-1676 University Avenue, Berkeley, CA  
Two Commercial Condos



# PROPERTY OVERVIEW

Gordon Commercial Real Estate Brokerage is pleased to present Fox Commons. Two complexes of storybook cottages set back from University Avenue. Designed by Carl Fox and constructed by Fox Bros. Construction Company. 1672 University Avenue (shown bottom left) is visible from the street, and was built in 1941. The rear two-story cottage, 1674-1676 (shown below right), was built in 1983. This complex is a green oasis of rustic, brick-sided cottages nestled in a tree-shaded garden with gated access.

Romantic Tudor Revival in style, picturesque and rustic in appearance. Their exterior siding consists of various colors, textures and sizes of brick irregularly laid and interspersed with rough stones. The style is referred to by many names: Mother Goose, Hansel and Gretel, Fairy Tale, Doll House or Storybook, but it's no more than a variation on the Tudor Revival style popular in the 1920s and '30s. In 1998, Fox Commons was designated a City of Berkeley Landmark #211.

**PRICE: \$1,277,275**



**1672 UNIVERSITY AVENUE**  
Commercial Condo Building (with basement + attic)

Large front room with vaulted wood ceiling and fireplace. 2 private rooms, cozy nook, and 2 restrooms with showers

± 1,197 SF (per county records) APN# 56-2004-26



**1674-1676 UNIVERSITY AVENUE**  
Two-Story Commercial Condo Building

2 private offices and 1 restroom on first floor with 2 private offices and 1 restroom on second floor

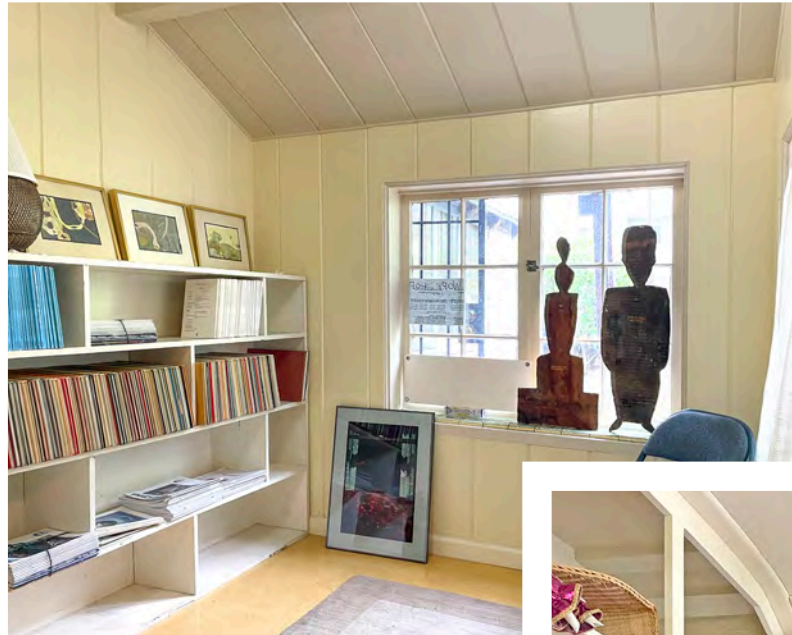
± 1,492 SF (per county records) APN# 56-2004-27



# PROPERTY PHOTO TOUR 1672 University Avenue



# PROPERTY PHOTO TOUR 1672 University Avenue



# PROPERTY PHOTO TOUR 1674-1676 University Avenue

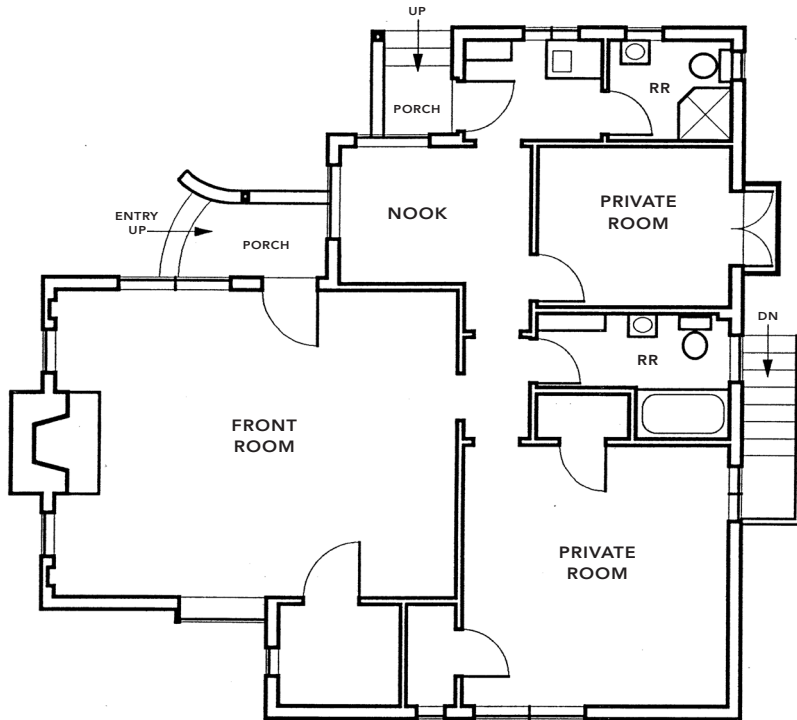


# PROPERTY PHOTO TOUR 1674-1676 University Avenue

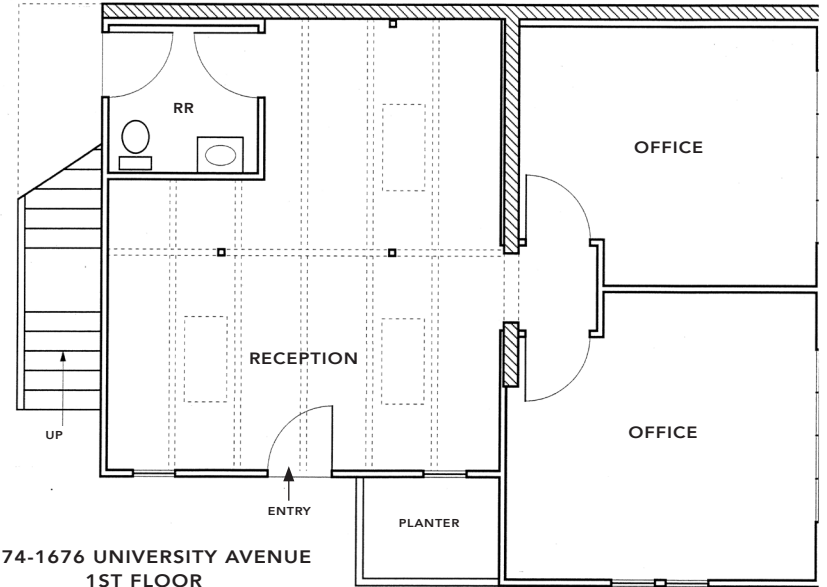


# FLOOR PLANS 1672 & 1674-1676 University Avenue

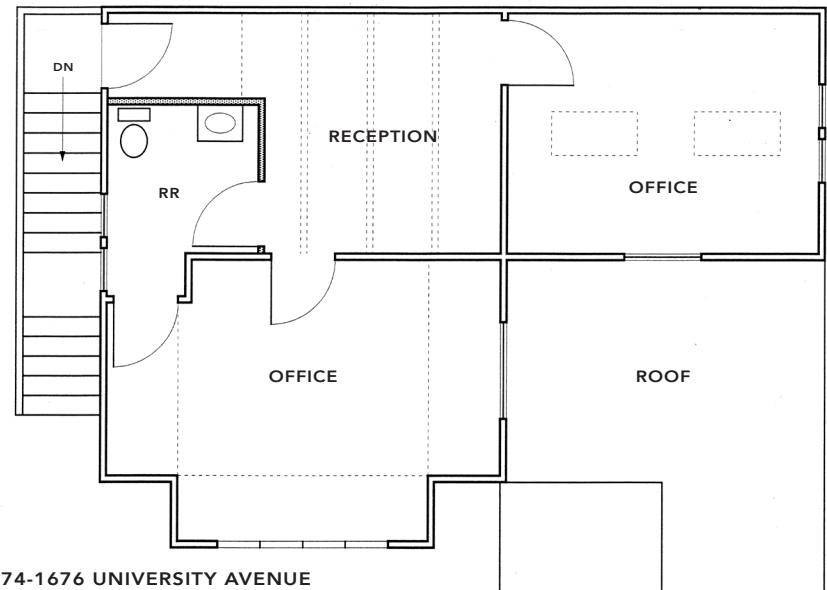
UNIVERSITY AVENUE



1672 UNIVERSITY AVENUE



1674-1676 UNIVERSITY AVENUE  
1ST FLOOR



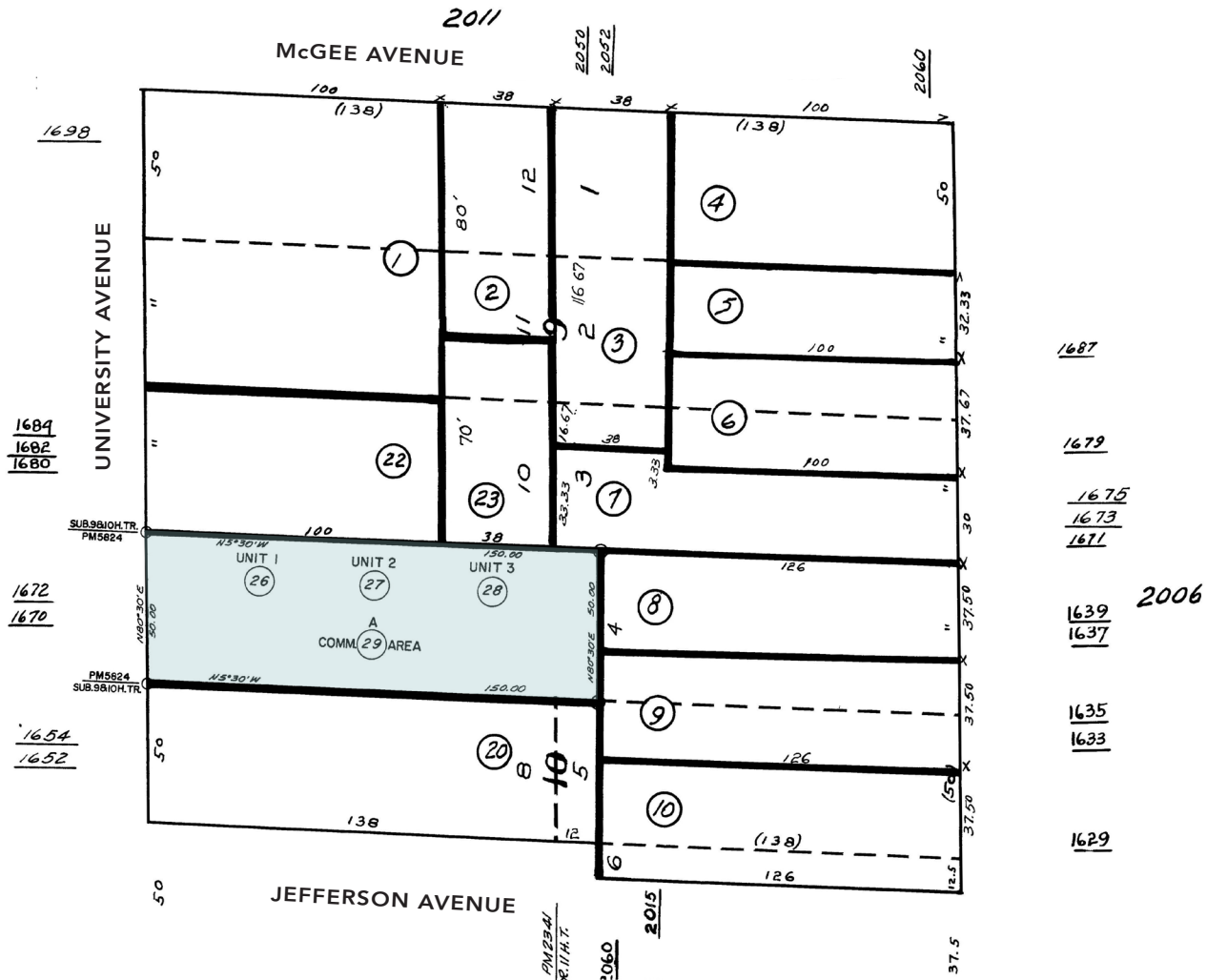
1674-1676 UNIVERSITY AVENUE  
2ND FLOOR

# PLAT MAP 1672 & 1674-1676 University Avenue

**UNIT 3  
NOT INCLUDED  
IN THE SALE**

ASSESSOR'S MAP 56 Code Area No. 13-000  
 2004 Map of Subdivisions 9 and 10 Hardy Tract (Bk 3 Pg 34)  
 Subdivision of Range 11, Hardy Tract (Bk 9 Pg 34)  
 Corrected Map of Range 12 Hardy Tract (Bk 8 Pg 59)  
 P.M. 2341 (109/3) P.M. 5824 198/90

Scale 1" = 40ft.





# LOCATION MAP 1672 & 1674-1676 University Avenue

Central Berkeley is a vibrant community known for its assorted blend of cultural influences, eateries, and locally-owned businesses. Situated in the heart of Berkeley, this neighborhood seamlessly blends residential charm with a bustling, youthful university-town energy. Walk to either North Berkeley BART or Downtown BART stations, or step out front and catch an AC Transit bus. Downtown Berkeley's restaurants, world-class theatre, arts, live music and sports venues are all within walking distance. Nearby fitness options include: CorePower Yoga, Equinox, Berkeley YMCA, and Pure Barre. Close to Gilman District urban wineries, breweries, live music, and shopping, as well as Fourth Street trendy shops and outdoor dining. Near North Shattuck's destination culinary scene, all part of Berkeley's vast dining options with over 350 restaurants citywide.

Destinations within walking distance:



**FOURTH STREET**

**GILMAN DISTRICT**

**NORTH SHATTUCK**



# NEIGHBORHOOD

## CENTRAL LOCATION

Situated 4 blocks from Downtown Berkeley's restaurants, world-class theatre, arts, live music and sports venues are all within walking distance. This diverse city is densely populated with a highly educated, high-income population.

## EXCELLENT ACCESS TO TRANSIT

AC Transit buses operate throughout University Avenue, and two BART Stations are located within 0.6 miles – ±10 minute walk to North Berkeley BART Station, and ±15 minute walk to Downtown Berkeley BART Station and UC Berkeley Campus.

## AFFLUENT DEMOGRAPHICS

This property is located in the desirable Central Berkeley Market, with a 3-mile population of 211,983, and an average household income of \$142,014.

## EASY WALK TO ALL DOWNTOWN BERKELEY AMENITIES

One of the hottest dining destinations in the Bay Area with over 150 restaurants. Many popular eateries are within 2 blocks of property, on University Avenue.



EXCLUSIVELY LISTED BY:

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**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE