



FOR SALE



Brian Merrion

415.802.1400

brian.merrion@expcommercial.com
www.expcommercial.com

Suphain Htaung

855.451.1236 x572

Suphain.htaung@expcommercial.com
www.expcommercial.com

Snow Bentley

415.823.8595

snow.bentley@expcommercial.com
www.expcommercial.com

Tulasi

Yarlagadda

408.644.9661

tulasi.yarlagadda@expcommercial.com
www.expcommercial.com

1633 University Ave

1633 University Ave
Berkeley, CA 94703

Property Summary

FOR SALE



PROPERTY DESCRIPTION

Welcome to 1633 University Avenue, a well-maintained two-story office building ideally located just blocks from Downtown Berkeley, North Berkeley BART, and UC Berkeley. This free-standing property offers nearly 4,000 square feet of flexible space filled with natural light and classic character, featuring red oak floors, hardwood paneling, and quality finishes throughout. Gated on-site parking for 4+ vehicles, a versatile layout that can function as a single office or two units, and thoughtful amenities—including a kitchen, exercise room with shower, and a spacious second-floor deck with Berkeley Hills views—create a comfortable and professional environment. Surrounded by shops, cafés, and cultural destinations, this inviting property is well suited for owner-users, creative firms, professional services, or non-profits seeking a distinctive presence in one of Berkeley's premier commercial corridors.

OFFERING SUMMARY

Sale Price:	\$2,190,000
Number of Units:	1
Lot Size:	0.145 Acres
Building Size:	3,820 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,291	5,735	20,888
Total Population	4,979	12,746	48,363
Average HH Income	\$160,405	\$146,329	\$136,899

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LOCATION DESCRIPTION

Located in the heart of Berkeley, the property benefits from a dynamic environment anchored by the University of California, Berkeley, with abundant dining, retail, and cultural amenities along University Avenue and nearby attractions such as the Berkeley Art Museum and Pacific Film Archive. The area is well connected by public transportation, including BART and multiple AC Transit lines, offering convenient access to Berkeley, Oakland, and San Francisco. Nearby shopping options are concentrated in Downtown Berkeley and along University Avenue, while excellent highway access via Interstate 80 and State Route 24 provides efficient connectivity to the broader Bay Area and major employment hubs.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Rare Gated parking Lot (private)
- Partially Renovated in 2025
- Zoned C-U
- Close to UC Berkeley and 4th street shops.



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Additional Photos

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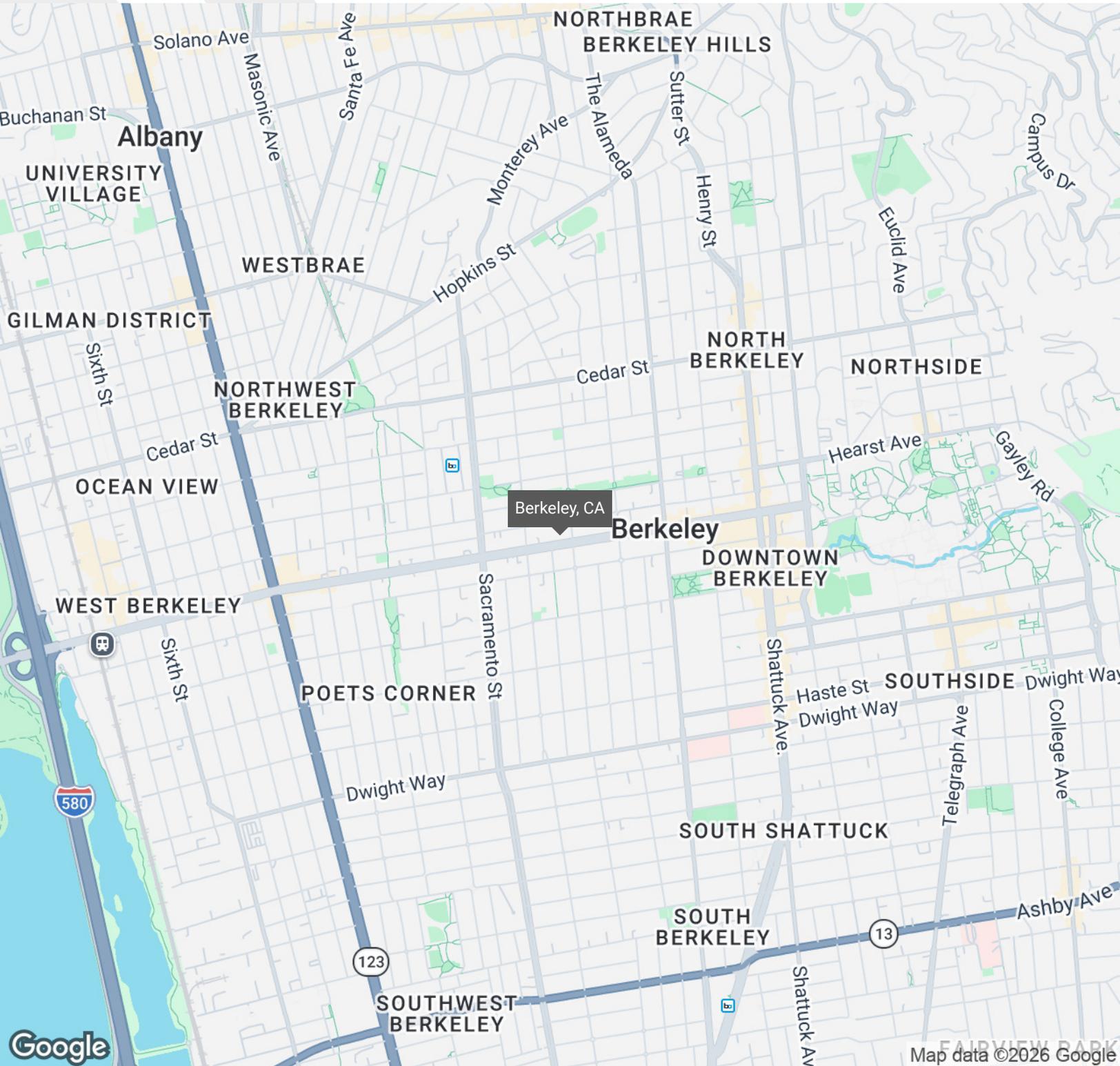
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Regional Map

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Plans

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LEGEND

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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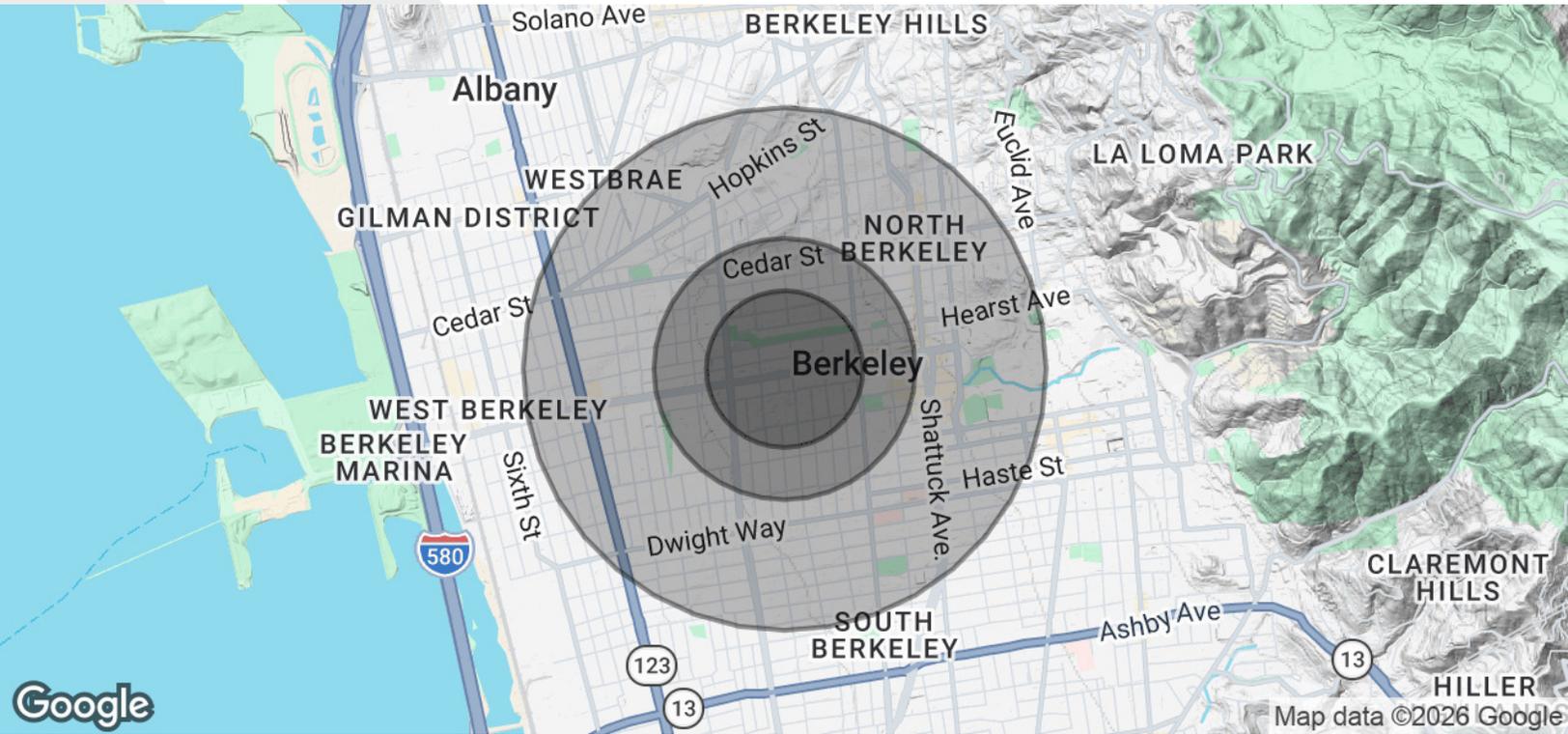
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,979	12,746	48,363
Average Age	41	40	39
Average Age (Male)	40	40	38
Average Age (Female)	41	41	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,291	5,735	20,888
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$160,405	\$146,329	\$136,899
Average House Value	\$1,354,603	\$1,354,070	\$1,328,760

Demographics data derived from AlphaMap

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