



FOR SALE



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1633 University Ave

1633 University Ave
Berkeley, CA 94703

Property Summary

FOR SALE



PROPERTY DESCRIPTION

Prime Office Building - 1633 University Avenue, Berkeley. Just blocks from Downtown Berkeley, North Berkeley BART, and UC Berkeley. This well-maintained, two-story office building offers a rare opportunity in one of the Bay Area's most desirable locations. The free-standing property includes gated access to private on-site parking for 4+ vehicles. Inside, the building showcases red oak floors, hardwood paneling, and trim, combining classic charm with modern flexibility. Abundant natural light, a versatile layout, and quality finishes create an inviting, professional setting. Offering nearly 4,000 square feet, the space can be configured for various business needs or split into two units, ideal for an owner-user, multi-tenant investment, or live/work setup. Amenities include a kitchen with granite counters and tile, an exercise room with shower, and a spacious 2nd-floor deck with views of the Berkeley hills. Located near shops, cafes, and cultural venues, 1633 University Avenue is perfect for professional services, creative firms, or non-profits seeking a vibrant, well-connected location. An exceptional opportunity to own a unique property in one of Berkeley's premier commercial corridors.

OFFERING SUMMARY

Sale Price:	\$2,290,000
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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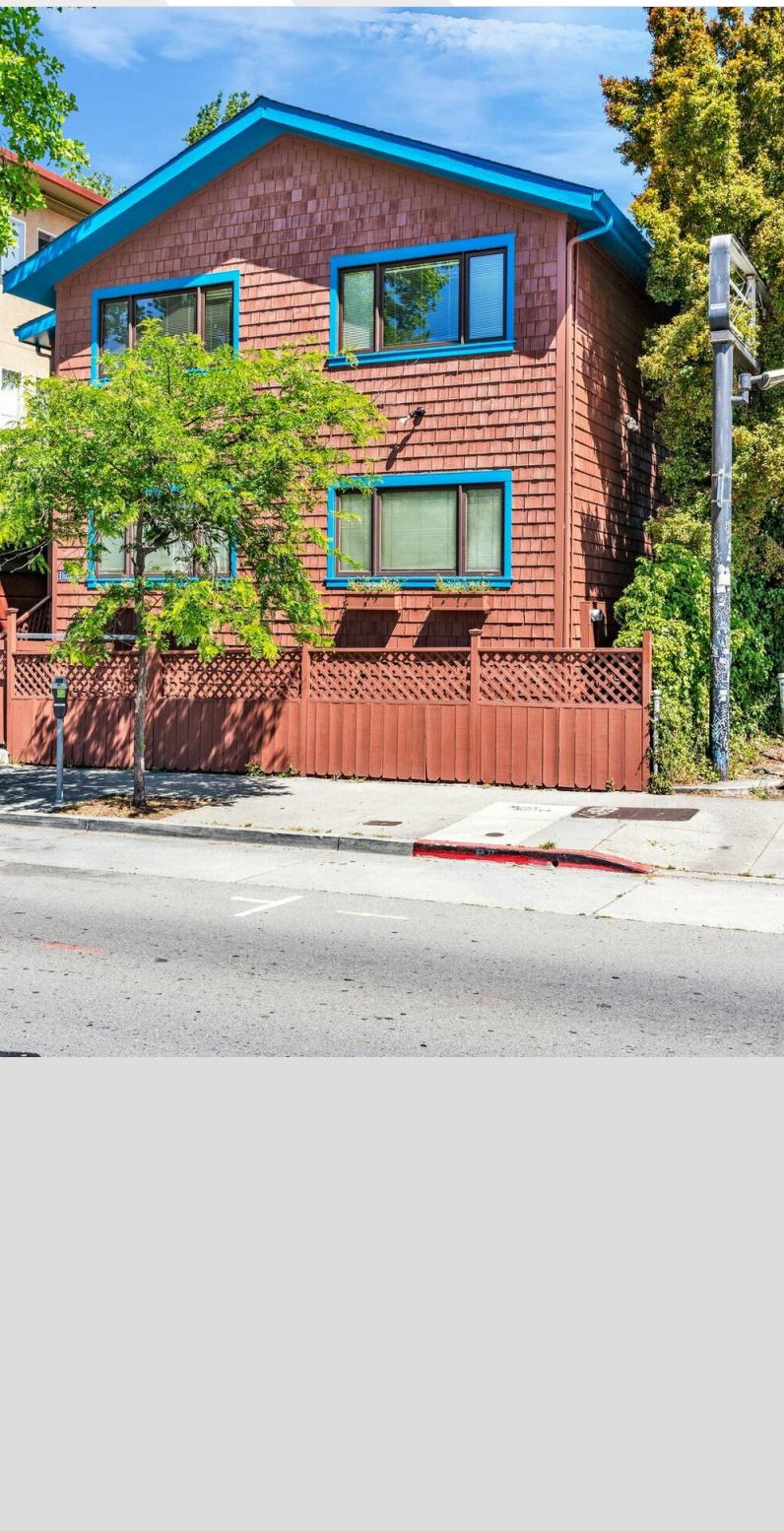
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LOCATION DESCRIPTION

Located in the vibrant city of Berkeley, the area surrounding the property is a hub of innovation, culture, and academic excellence. Just a short distance away, you'll find the renowned University of California, Berkeley, along with an array of dining, shopping, and entertainment options along University Avenue. Nearby are popular attractions such as the Berkeley Art Museum and Pacific Film Archive, offering a rich cultural experience. With its convenient access to public transportation and proximity to major tech and research hubs, the location presents an enticing opportunity for office and office building investors looking to tap into Berkeley's dynamic and influential community.

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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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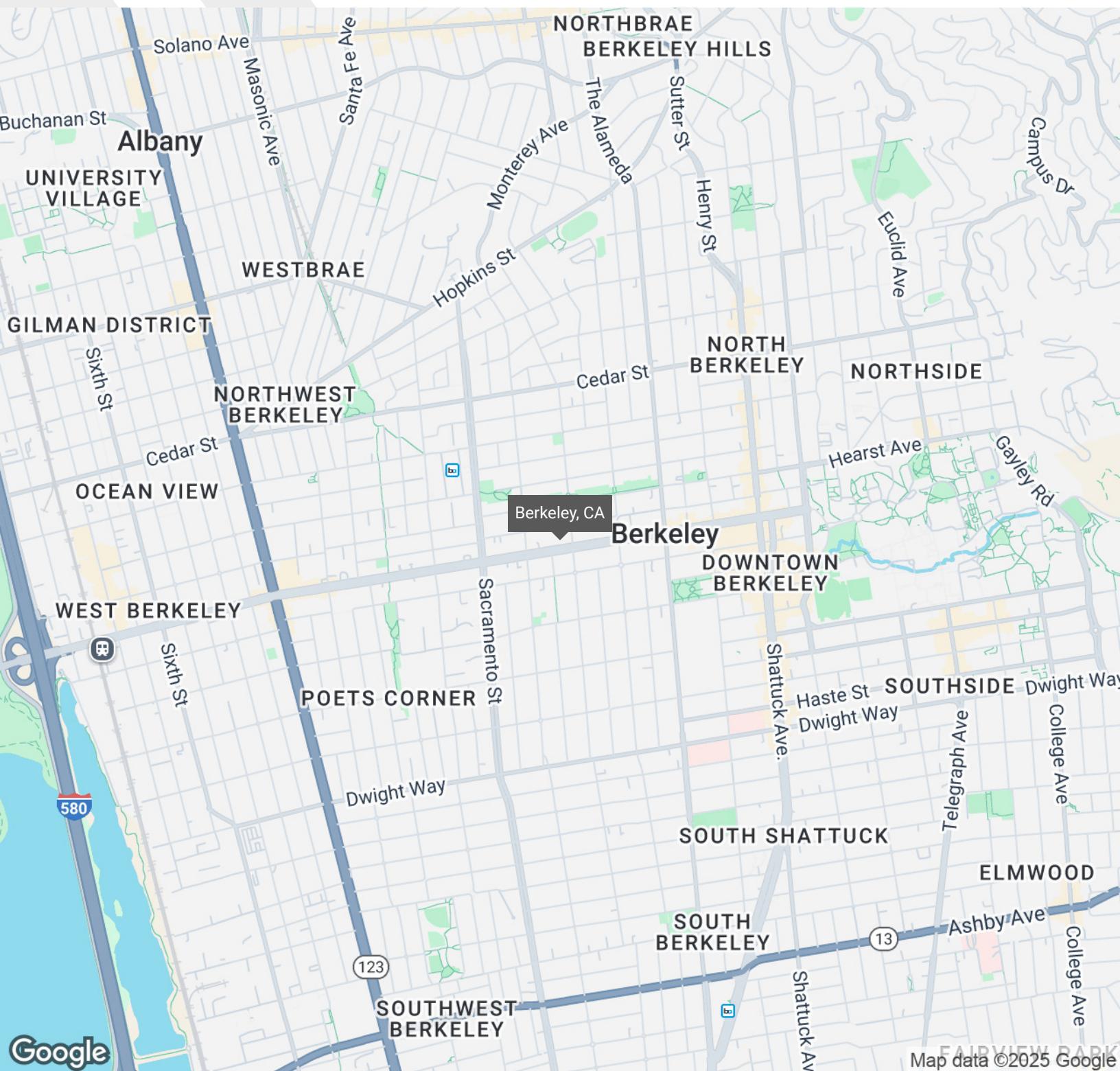
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Regional Map

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Plans

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LEASE INFORMATION

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

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION

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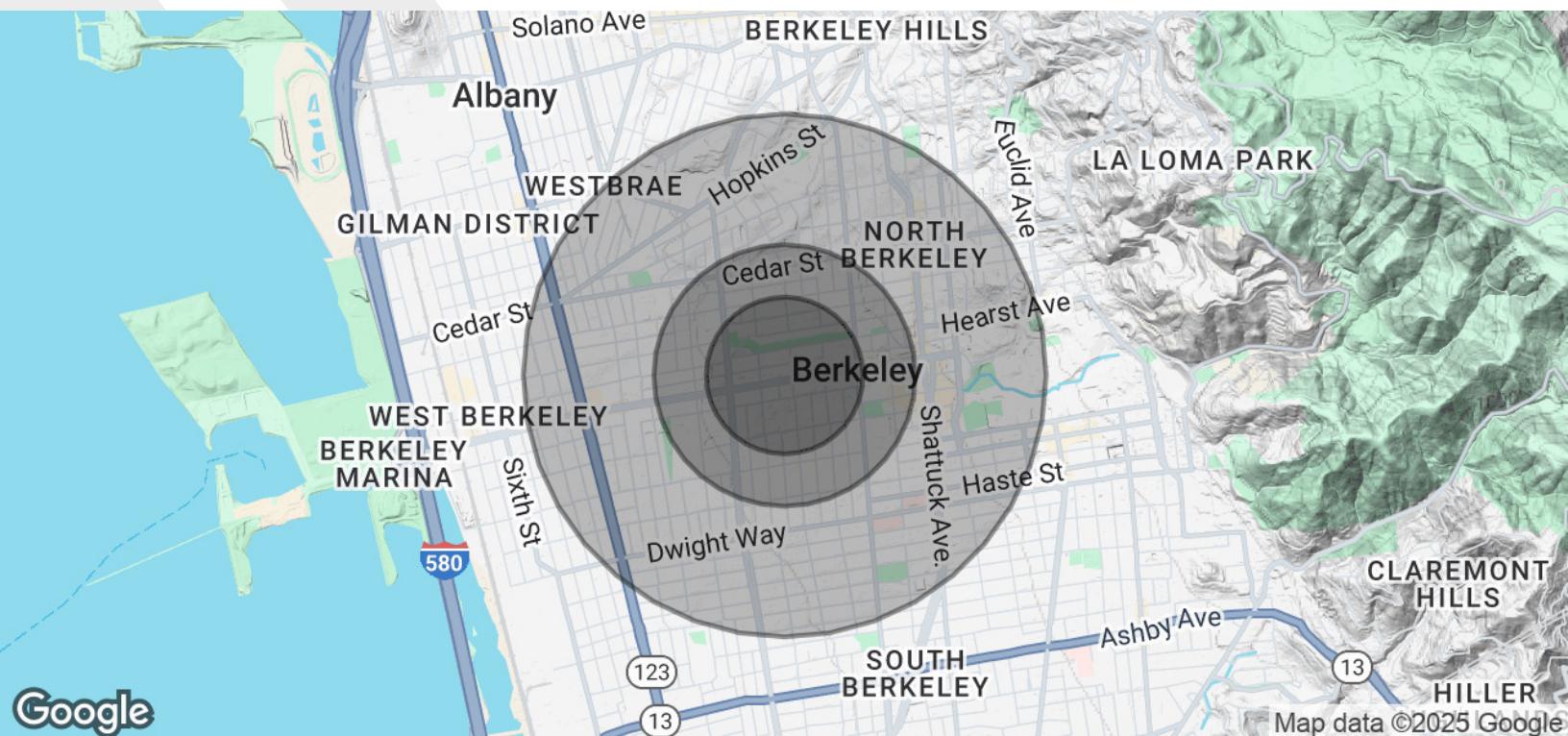
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Demographics Map & Report

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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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