

For Sale

Rare Owner/User Investment Opportunity

2927 NEWBURY ST
Berkeley, CA

Highlights:

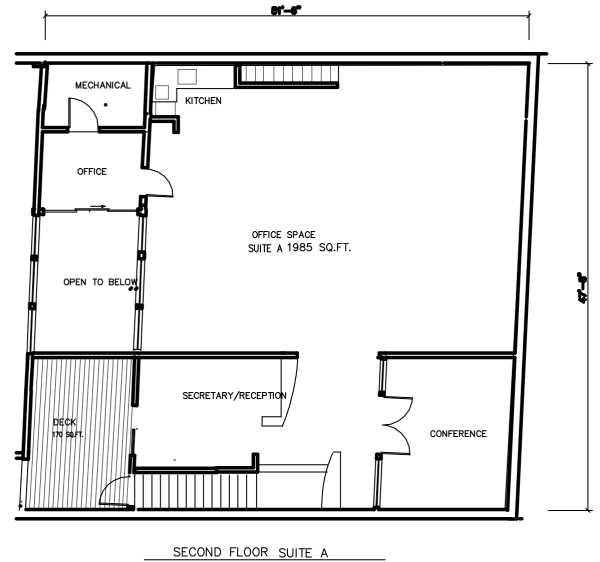
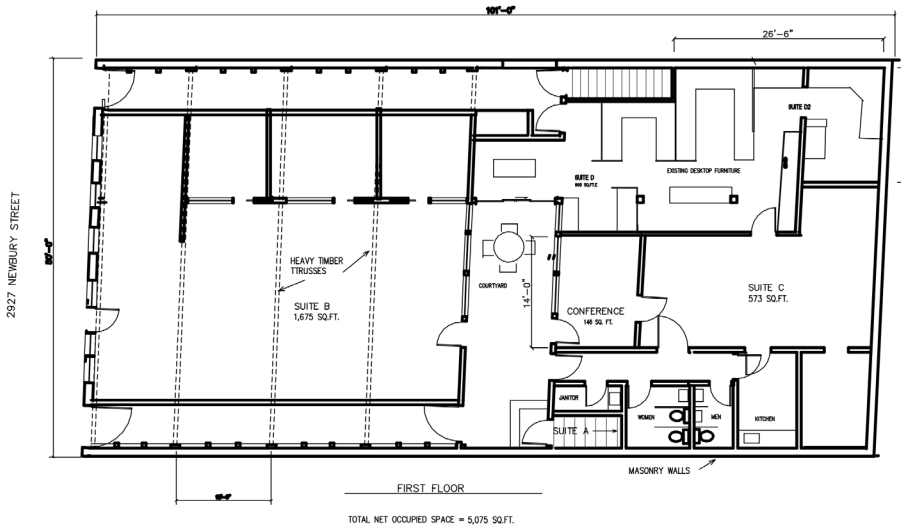
- Two-story office building
- 7,300 SF on 0.11 acres
- Built in 1925/refurbished 1979 with seismic upgrades
- Zoning: C-SA opportunity zone
- Unique owner/user Downtown Berkeley location opportunity
- 6 minute walk to Ashby BART

Rare opportunity to buy in Berkeley. Beautiful brick and beam construction in walking distance to Ashby BART, Berkeley Bowl and Downtown Berkeley. Roof work and drainage completed. Building is currently multi-tenant with income in place but terms flexible to allow a full building owner/user opportunity.



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Traffic:

Collection Street	Cross Street	Traffic Vol	Year	Distance
Adeline St	Russell Street	40,357	2023	0.1 mi
Shattuck Avenue	Russell Street	22,295	2023	0.1 mi
Ashby Avenue	Lorina Street	23,154	2023	0.1 mi
Adeline Street	Ashby Avenue	25,150	2023	0.1 mi
Shattuck Avenue	Emerson Street	23,745	2023	0.1 mi

Transit/Subway:

	Drive	Walk	Distance
Ashby BART Station (Orange/Red North and South): Richmond - SFO/Millbrae and Richmond - Berryessa/North San Jose	3 min	6 min	0.5 mi
Downtown Berkeley BART Station (Orange/Red North and South): Richmond - SFO/Millbrae and Richmond - Berryessa/North San Jose	6 min	23 min	1.5 mi
Rockridge BART Station (Yellow line North and South Antioch - SFO line)	8 min	34 min	1.7 mi

Commuter Rail:

	Drive	Distance
Emeryville Amtrak Station	9 min	2.3 mi

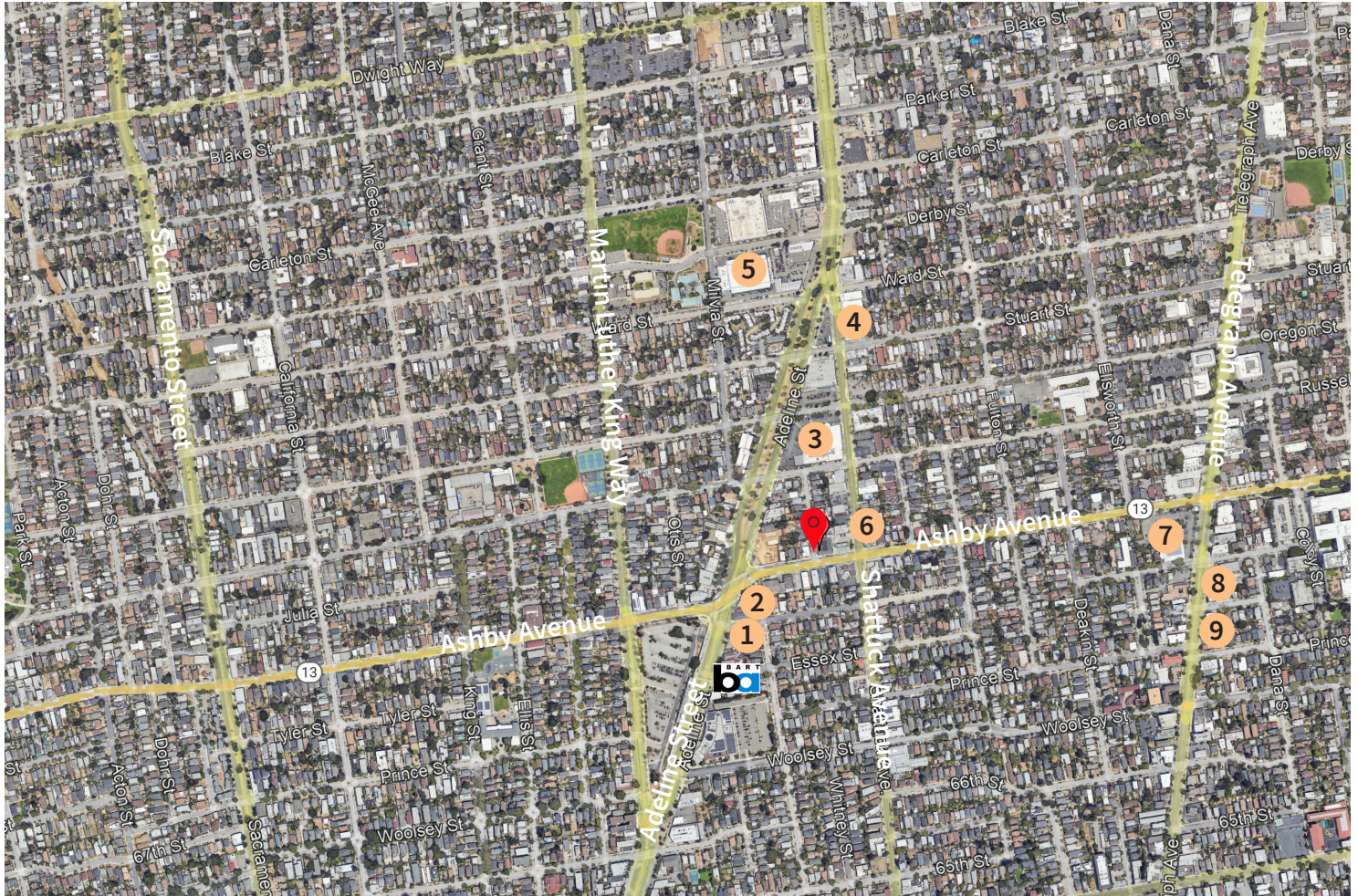
Airport:

	Drive	Distance
Oakland International Airport	20 min	13.0 mi
San Francisco International Airport	33 min	23.8 mi

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Area Amenities Map



- | | | |
|------------------------------------|-------------------------------------|-----------------------------|
| 1 Zing Cafe | 4 Sconehege Bakery & Cafe | 7 Whole Foods Market |
| 2 Flacos | 5 Sports Basement Berkeley | 8 Hashtag Poki |
| 3 Berkeley Bowl Marketplace | 6 Cafe Buenos Aires Berkeley | 9 The Smokehouse |