

FOR SALE



1915 UNIVERSITY AVENUE | BERKELEY

NEWMARK

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Newmark Knight Frank is pleased to present for sale 1915 University Avenue, Berkeley. This offering is a rare opportunity for an owner user or investor to purchase a single-story free-standing building in Berkeley's core downtown business district and in close proximity to the University of California (UCB) main campus.

The +/-4,950 SF building includes an additional 592 SF basement on a +/-5,000 SF parcel. The building is highly improved for use as a hot-tub and sauna spa. There are 13 private chambers, each measuring ±160 SF, with custom made redwood fixtures and an elegant reception/waiting area. Each private chamber is separately vented to the building exterior. There is a private office, two storage rooms and four restrooms. The property boasts superior utilities with 800 Amps of electrical power. The basement has two high-capacity hot water heaters and four hot water holding tanks with a 950 gallon water storage capacity. Plumbing is distributed throughout with above-standard capacity to deliver water volume to the tubs. The building is fully sprinklered. The site has a commercial washer and dryer.

The property is a ten minute walk (0.5 mile) to UCB, and an eight minute walk (0.3 mile) to the Downtown Berkeley BART station. Because of its proximity to the University and to the Lawrence Berkeley National Laboratory, Berkeley remains essential for businesses that interact with UCB talent doing cutting edge research and creating next generation start-ups. With 45 linear feet of frontage on University Avenue, 1915 University is a great opportunity to present your brand to succeeding generations of accomplished students from California, the US, and internationally.

1915 University can be delivered vacant at close of escrow.

BUILDING INFORMATION	
BUILDING SIZE	±4,950 SF plus 592 SF basement space
LOT SIZE	±5,000 SF
FRONTAGE	45 Feet on University Avenue
YEAR BUILT	1979
ROOF	Applied Membrane
VENTILATION	Separately Vented Spa Rooms
GAS & ELECTRIC	PG&E (800 amps, Buyer to verify)
WATER	East Bay Municipal Utility District
CONSTRUCTION	Reinforced Concrete Block
FIRE SAFETY	Fully Sprinklered
ZONING	C-DMU Buff
APN	57-2059-8

PRICE - \$2,450,000



PROXIMITY TO UCB CAMPUS: 0.5 MILES

AND

LAWRENCE BERKELEY NATIONAL LABORATORY: 1.4 MILES

The downtown Berkeley market thrives on commerce and investment arising from UCB which enrolls approximately 43,000 students (31,000 undergraduate and 12,000 post-graduate), and Lawrence Berkeley National Laboratory with 4,600 staff and students. Since 2000, Berkeley alumni and faculty have received 37 Nobel Prizes, five Turing Awards, and five Fields Medals. According to PitchBook, Berkeley ranks second, just behind Stanford, in producing VC-backed entrepreneurs. Since 2014, there have been over 1,700 apartment units built in the downtown area.

OUTSTANDING VISIBILITY IN THE HEART OF BERKELEY'S CENTRAL BUSINESS DISTRICT

45 liner feet along University Avenue's north side provides an exceptional signage and branding opportunity

DAYTIME DEMOGRAPHICS (2020)

	.5 mile	1 mile	3 mile
Total Businesses	1,882	3,663	14,303
Total Employees	38,078	52,637	142,076
Population (est)	15,428	54,473	241,289
Avg. Household Income	\$90,974	\$103,911	\$142,647

EXCEPTIONAL PUBLIC TRANSPORTATION

0.3 miles to Downtown Berkeley BART Station

AC Transit lines provide convenient access to/from the entire Bay Area

98 WALKER'S PARADISE

68 GOOD TRANSIT

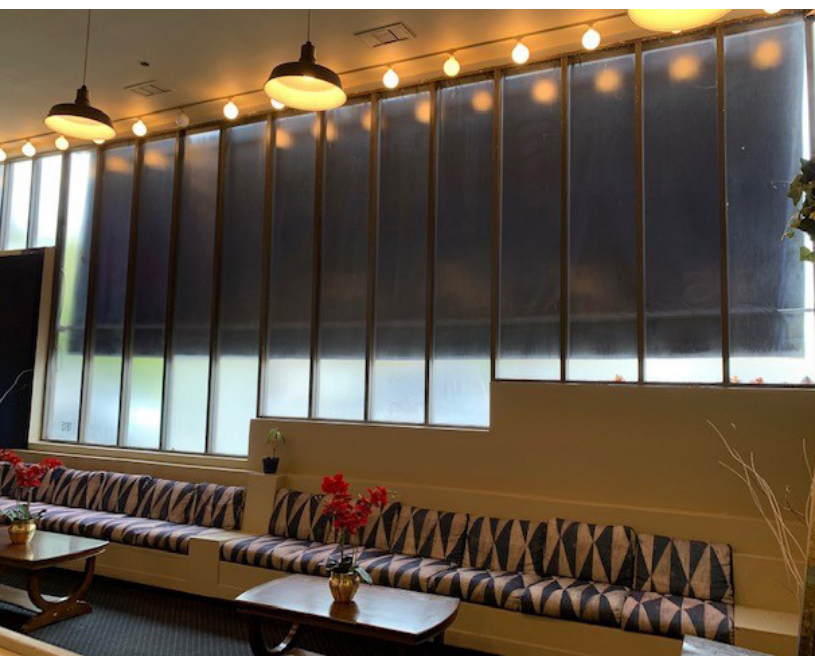
97 BIKERS'S PARADISE

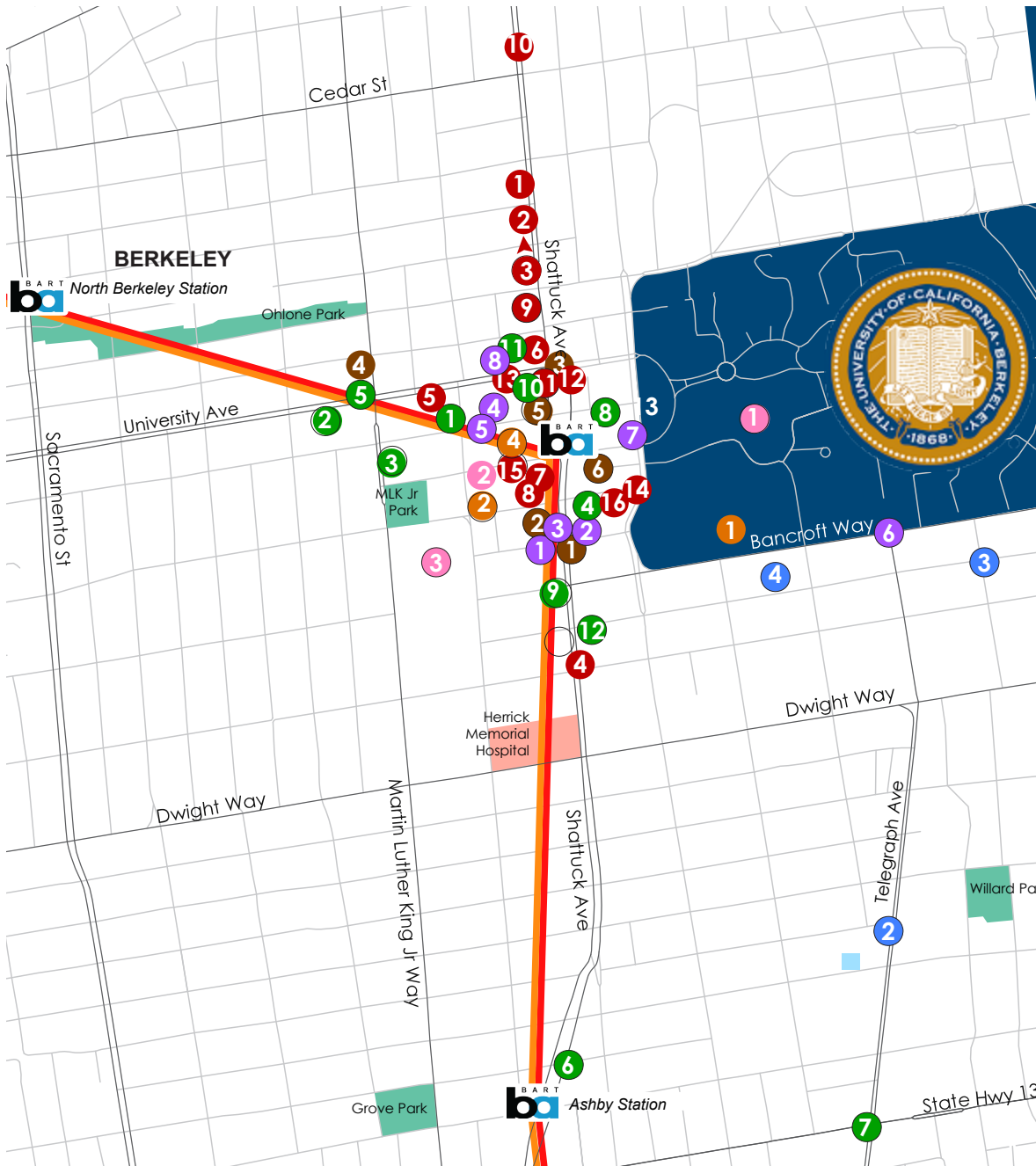
AVERAGE DAILY TRAFFIC COUNT

University and Shattuck	30,400
University and MLK Way	21,500

1915 UNIVERSITY

PROPERTY PHOTOS





● RESTAURANTS

1. Agrodolce
2. Corso
3. Sweetgreen
4. La Note Restaurant Provencal
5. The Butcher's Son
6. Tender Greens
7. Ike's
8. Silver Pizzeria
9. Triple Rock Brewery
10. Chez Panisse
11. Comal
12. Ippudo
13. Bobby G's Pizzeria
14. Gather
15. Eureka
16. Cancun

● COFFEE

1. Peet's Coffee & Tea
2. Starbucks
3. Blue bottle
4. Cafe Nostos
5. Jazz Cafe
6. Starbucks

● SHOPPING

1. Ace Hardware
2. Mike's Bikes
3. Berkeley Farmers Market
4. Target
5. Trader Joe
6. Berkeley Bowl

7. Whole Foods
8. Scandinavian Designs
9. CVS
10. Half Price Books
11. The Missing Link
12. Pegasus Books

● ENTERTAINMENT

1. UA Berkeley 7
2. California Cinema Center
3. Shattuck Cinemas
4. Berkeley Repertory Theatre
5. Freight & Salvage Coffeehouse
6. Zellerbach Hall UC Berkeley
7. Berkeley Art Museum
8. The UC Theatre

● HEALTH & FITNESS

1. Recreational Sports Facility
2. DT Berkeley YMCA
3. The Dailey Method
4. Pure Barre

● HOTELS

1. Claremont Hotel and Spa
2. Rose Garden Inn Bed/Breakfast
3. Hotel Durant
4. Berkeley City Club Hotel

● SCHOOLS

1. University of California Berkeley
2. Berkeley City College
3. Berkeley High School

1915 UNIVERSITY

DISTANCE TO:

UC BERKELEY CAMPUS 0.5 MILES

DT BERKELEY BART 0.3 MILES

BART COMMUTE TIME

12TH ST OAKLAND 14 MINS

EMBARCADERO 22 MINS

WALNUT CREEK 36 MINS

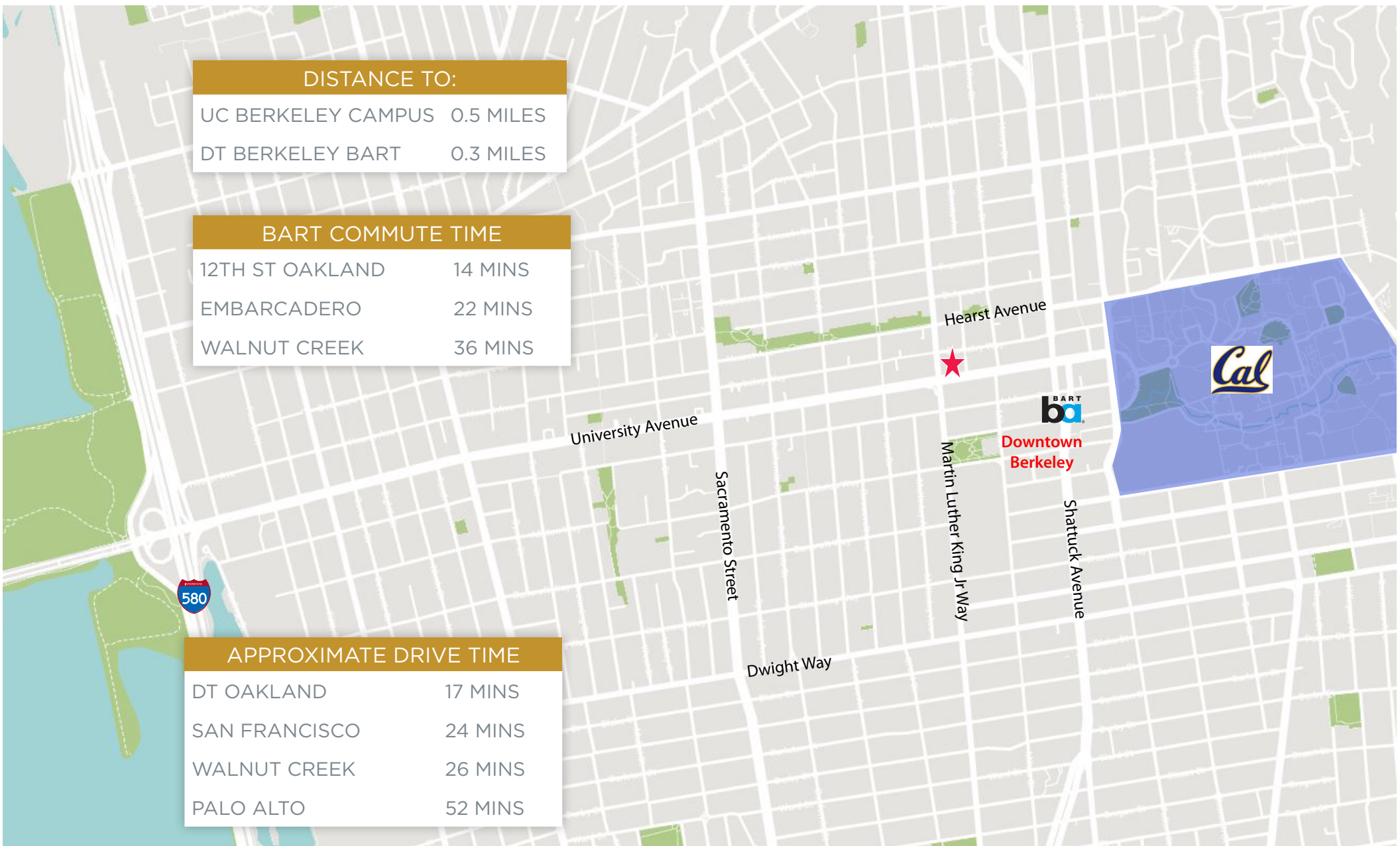
APPROXIMATE DRIVE TIME

DT OAKLAND 17 MINS

SAN FRANCISCO 24 MINS

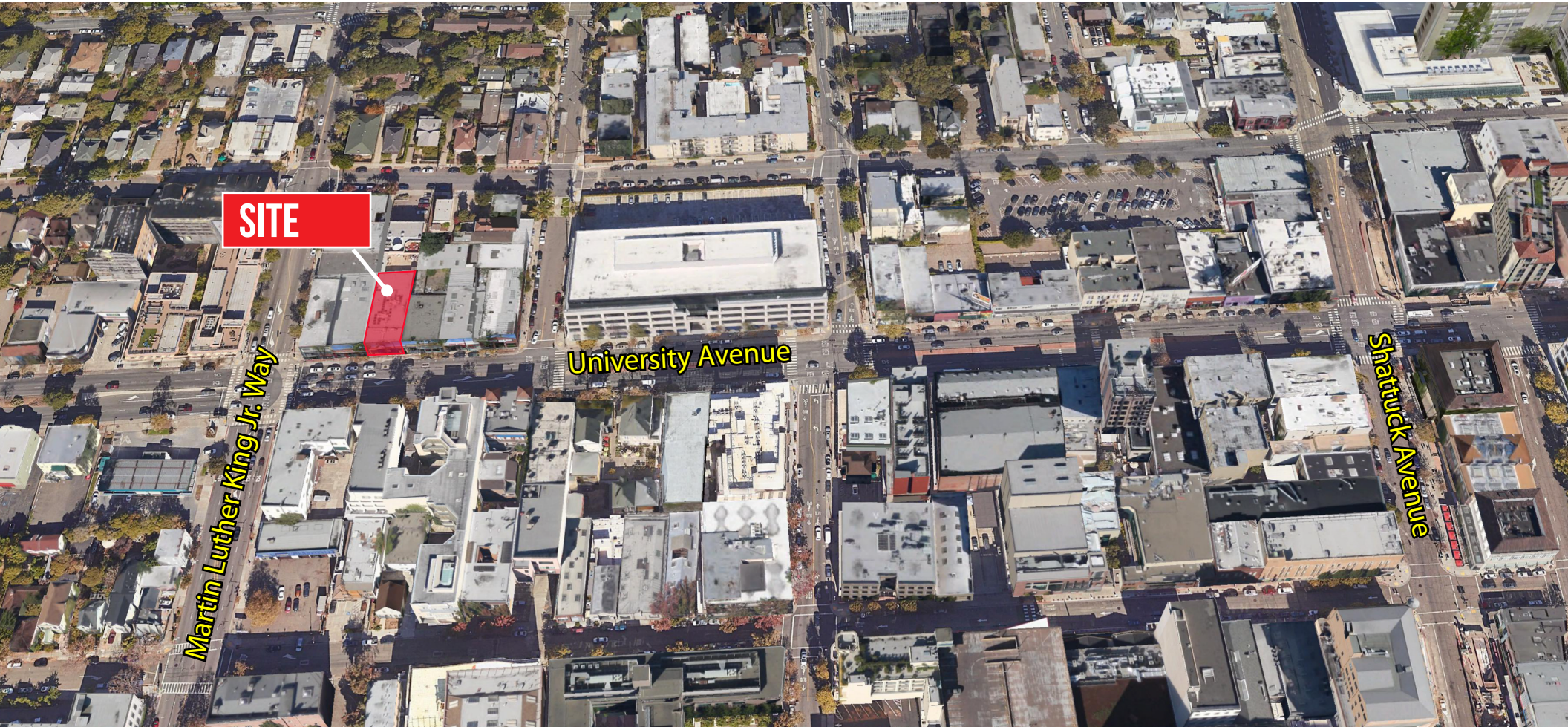
WALNUT CREEK 26 MINS

PALO ALTO 52 MINS



1915 UNIVERSITY

AERIAL MAP





Newmark Knight Frank (the "Agent") has been engaged as the exclusive sales representative for the sale of 1631 - 1633 Telegraph, Oakland, CA (the "Property") by 'Ownership' (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (September 14, 2020) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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