

INVESTMENT OPPORTUNITY

# 2628

TELEGRAPH AVENUE,  
Berkeley, CA

RETAIL/MEDICAL OFFICE  
FOR SALE  
**\$925,000**

**JUAN DE LEON**

Director

t 415-305-6275

juan.deleon@nrmk.com

CA RE LIC # 01383120

**NEWMARK**

**PRICE REDUCED**



**EXECUTIVE SUMMARY**

Newmark, as exclusive advisor, is pleased to offer the opportunity to acquire 2628 Telegraph Avenue (the "Property") on iconic Telegraph Avenue in Berkeley, California. This 100% leased commercial retail/medical office condominium is situated on highly trafficked Telegraph Avenue. The property is occupied by a single tenant on a net leased basis with a lease expiration date in 2030. This offering offers an investor the rare opportunity to own a high-quality asset providing stable income and long-term value.

**INVESTMENT SUMMARY**

<b>Price:</b>	\$925,000
<b>Size:</b>	+/- 1,117 Square Feet; 1,200 Square Feet Rentable
<b>Occupancy:</b>	100%
<b>Net Operating Income:</b>	\$43,688*
<b>Rent Increases:</b>	3% Annual Rent Increases
<b>Cap Rate:</b>	4.75%* (*Average over remaining lease term)

**OFFERING HIGHLIGHTS**

- Rare retail/medical office investment property on iconic Telegraph Avenue in Berkeley, California
- 100% leased to a single tenant medical user
- Long-term lease with a lease end date of October 2030
- Annual 3% rental increases
- Excellent curb appeal and street frontage on highly trafficked Telegraph Avenue

**PROPERTY INFORMATION**

<b>Address:</b>	2628 Telegraph Avenue, Suite 1, Berkeley, CA 94704
<b>APN:</b>	55-1835-18
<b>Improvements:</b>	+/- 1,117 SF Retail/Medical Office
<b>Built:</b>	2006
<b>Zoning:</b>	C-C Corridor Commercial District <a href="https://berkeley.municipal.codes/BMC/23.204.020">https://berkeley.municipal.codes/BMC/23.204.020</a>





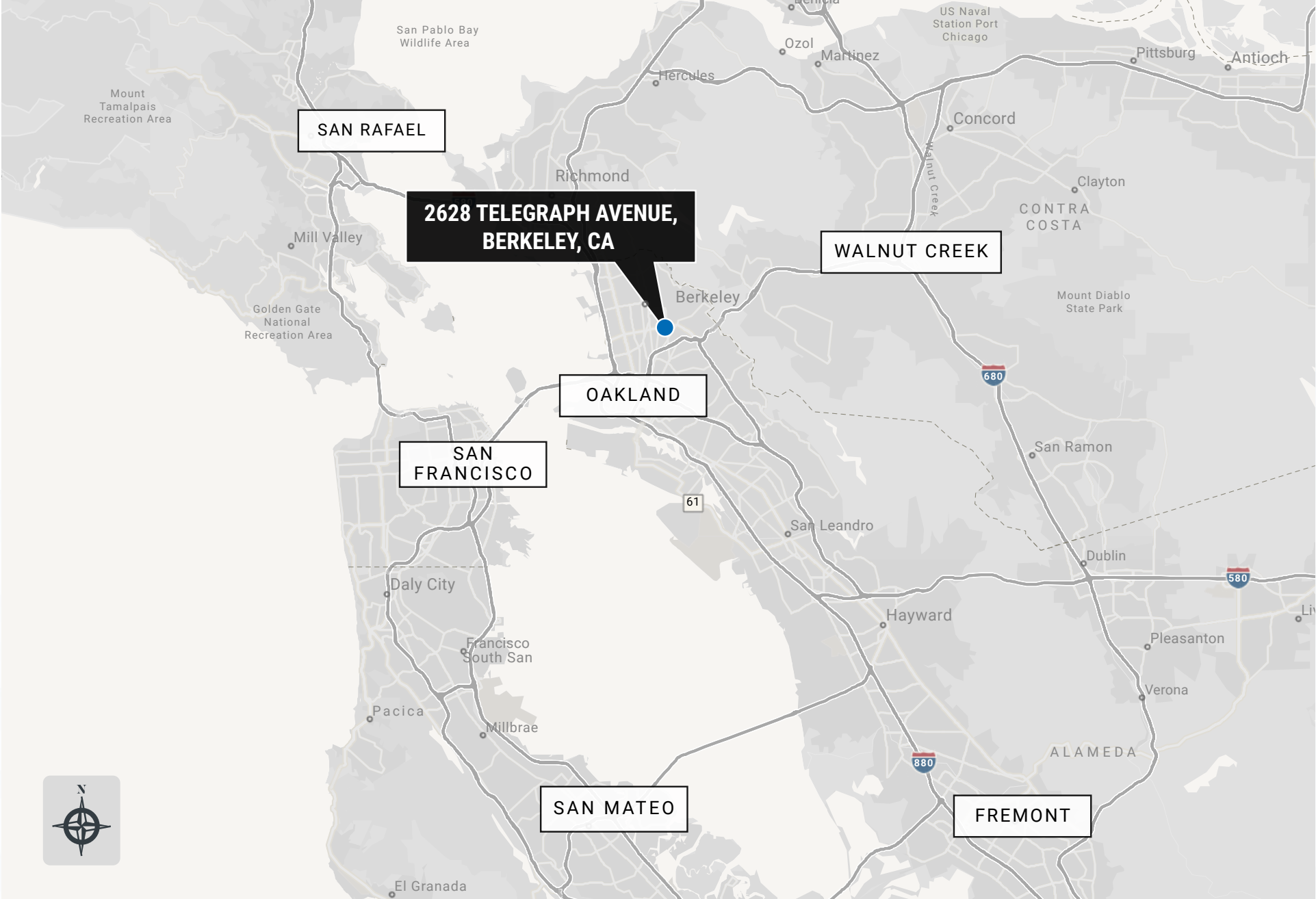
[Home](#)[Health Benefits](#) ▾[Plans & Pricing](#)[About](#)[Careers](#)[Franchise](#)[Find a Location](#)

## The fast-growing chiropractic franchise is a wise investment opportunity for entrepreneurs and chiropractors

*The Joint Chiropractic* revolutionized the \$20 billion chiropractic industry by making access to care more affordable, accessible and convenient than ever before. In 2021, *The Joint Chiropractic* treated nearly 11 million patients, and we're only scratching the surface. Since our founding in 1999, *The Joint Chiropractic* has helped millions of people find holistic relief from chronic back and neck pain. With over 800 locations open across the country, *The Joint Chiropractic* is just getting started.

As a business opportunity, *The Joint Chiropractic* more than delivers. With tremendous unit-level economics, a gym-like membership model that offers recurring revenue streams, and a straightforward business model that is designed for unlimited scalability, *The Joint Chiropractic* is connecting with entrepreneurs and chiropractors who are ready to unlock their full potential, while also helping people in their communities find relief from pain.





## INVESTMENT OPPORTUNITY

# 2628

TELEGRAPH AVENUE,  
Berkeley, CA

### DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date 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.

### JUAN DE LEON

Director

t 415-305-6275

juan.deleon@nrmk.com

CA RE LIC # 01383120



## NEWMARK