

**GORDON**

COMMERCIAL REAL ESTATE SERVICES

**MULTI-UNIT INVESTMENT OR OWNER/USER PROPERTY FOR SALE**

**JUST 1 BLOCK TO UC BERKELEY :: 2317 LE CONTE AVENUE, BERKELEY, CA**



**TOUR SCHEDULE**

Serious buyers are encouraged to bring architects and contractors along on walk-throughs

**JANUARY 13: 10a – noon**

**JANUARY 16: 9a – 11a**

**JANUARY 27: 10a – noon**

OFFERS DUE ON/BY  
FEBRUARY 12, 2020

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## RARE OPPORTUNITY TO OWN A COVETED NORTHSIDE GEM – JUST 1 BLOCK TO UC BERKELEY.

Tremendous upside potential in a strong demand location.

### PROPERTY SUMMARY:

**Address:**

2317 Le Conte Ave  
Berkeley, CA

**County:** Alameda

**Total # of Units:** 7  
(buyer to verify)

**Square Feet\* (Bldg):**  
± 6,275 SF  
(per county records)

**Square Feet (Parcel):**  
± 5,400  
(per county records)

**APN #:**  
58-2189-6

**Zoned:** R-3H

**Year Built:** 1924  
(per public records)

\* May not include all usable space

### PROPERTY FEATURES

- Graciously designed multi-unit residential building
- All units to be delivered vacant on/around June 2020
- Current configuration includes 7 units
  - Coin-op laundry in the basement\*\*
  - 3 parking spaces in rear
- Potential for renovation with add-ons
- Potential for single tenant owner/user opportunity

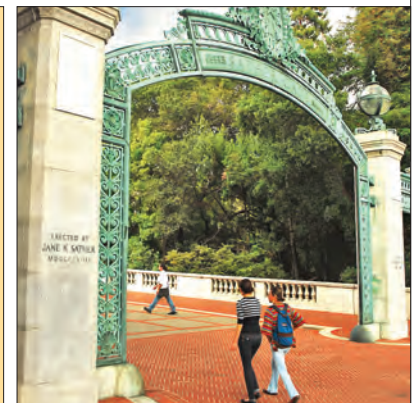
### LOCATION HIGHLIGHTS

- Quaint residential block in the highly attractive Northside neighborhood
- Just 1 block to UC Berkeley
- Close to Berkeley's Graduate Theological Union and many seminaries
- Easy walk to Downtown Berkeley with all downtown amenities including BART
- Easy walk to North Shattuck's wealth of great restaurants and shops

\*\* Contracted with third-party operator



CURRENT UNIT MIX	
UNIT TYPE	# OF UNITS
Studio	1
1 Bedroom	3
2 Bedroom	2
3+ Bedroom	1
<b>TOTAL</b>	<b>7</b>



All information to be verified by buyer



**UC BERKELEY'S DAILY HEADCOUNT IS PROJECTED TO REACH 65,000 IN NEXT 2 YEARS**

## INVESTMENT HIGHLIGHTS

### **Own a Coveted Multi-Use Building Just One Block to UC Berkeley**

Prime Northside location amidst gracious multi-unit buildings, seminars, UC Berkeley Co-ops, and other institutional users.

This highly desirable location, just one block to UC Berkeley, will likely increase in desirability as UC Berkeley's daily population continues to grow

### **Potential for Renovation with Increased Density**

Renovation possibilities galore. Potential for increased units, additional bedrooms, updated kitchens and restrooms.

Buyer may explore additional square footage from infill at the existing parking area

### **Close Proximity to Downtown Berkeley Including BART**

Easy access to all Downtown dining, movie theaters, retail shops, and the Downtown Arts District.

Just .6 mile to Downtown Berkeley BART. Easy commute to San Francisco, local airports, and beyond

### **Close Proximity to North Shattuck Restaurants and Shops**

Easy stroll to the restaurant mecca formerly known as the Gourmet Ghetto. Enjoy the dining pleasures of Chez Panisse, Cheeseboard, Saul's Deli, Gregoire, Masse's Pastries, Corso, Poulet, and the original Peet's Coffee, among others

### LOCATION, LOCATION, LOCATION

Steps away from UC Berkeley – on the beautiful and bustling north side of campus. Near Euclid Avenue’s commercial district with several shops and cafes, proximity of campus, student housing and parking. Walking and biking distance of everything that UC and Downtown Berkeley can offer.

- Amid tons of student housing
- Transit heavy with excellent visibility to students, faculty, UC staff and locals
- 2 blocks to Downtown Berkeley with BART, dining, retail shops, movie theaters, and Downtown Arts District
- 4 blocks to North Shattuck’s restaurant mecca – featuring well-known destinations such as Chez Panisse, the Cheeseboard Collective, Poulet, Corso, Saul’s Deli, Gregoire, and the original Peet’s Coffee
- On the edge of the Holy Hill District – The Graduate Theological Union is located 1 block west of Euclid Avenue
- 5 blocks to the Greek Theatre
- Near Cal Memorial, Edwards Stadium and Haas Pavillion
- Within easy walking distance of 14 live theater and music venues
- Near 9 UC Berkeley student housing coops





## RESTAURANTS, CAFÉS AND BARS

- |                                |                            |
|--------------------------------|----------------------------|
| Northside Cafe                 | Sweetgreen                 |
| Menchie's Frozen Yogurt        | Triple Rock Brewery        |
| D'yar Mediterranean Restaurant | Jamba Juice                |
| Urbann Turbann                 | Tacos Sinaloa              |
| La Val's Pizza                 | Super Duper Burgers        |
| Matiki Island BBQ and Grill    | Cream                      |
| Abe's Café                     | Noah's Bagels              |
| Jasmine Thai                   | Ben & Jerry's              |
| Hummingbird Café               | Brazil Cafe                |
| Bongo Burger                   | Spats                      |
| Celia's Mexican Restaurant     | Starbucks                  |
| Stuffed Inn Sandwich Shop      | Arinell Pizza              |
| The Snack Shack                | Oasis Grill                |
| Subway                         | Eureka!                    |
| Camille Vietnamese Restaurant  | Gypsy's Trattoria Italiana |
| Aki's Japanese Restaurant      | Tender Greens              |
| Quickly Bubble Tea             | Comal                      |
| TC Garden Restaurant           | Veggie Grill               |
| Blue Bottle Coffee             | Ippudo                     |

## RETAIL

- Urban Outfitters
- Brandy Melville
- Bancroft Clothing Co
- Target Express
- FedEx
- Walgreens
- CVS
- Half Price Books
- Fantastic Comics
- Mike's Bikes of Berkeley
- Scandinavian Designs
- Missing Link Bicycle Coop

## ENTERTAINMENT

- Zellerbach
- Cal Performances
- UC Theatre
- Landmark Shattuck Theatre
- UA Berkeley 7 Theatre
- California Theatre
- Berkeley Repertory Theatre
- Aurora Theatre Company
- Freight & Salvage
- The Marsh Arts Center
- Berkeley Art Museum and Pacific Film Archive (BAMPFA)



## NEARBY INSTITUTION AND HOUSING COOPS



**GRADUATE THEOLOGICAL UNION** Consortium of 8 private independent American theological schools and 11 centers and affiliates. 7 of the theological schools are located in Berkeley. The GTU was founded in 1962 and their students can take courses at UC Berkeley.



**THE JESUIT SCHOOL OF THEOLOGY OF SANTA CLARA UNIVERSITY** Jesuit Seminary that is one of the member colleges of the Graduate Theological Union in Berkeley. Prior to its merger with Santa Clara University it was known as the Jesuit School of Theology at Berkeley.



**STARR KING SCHOOL FOR THE MINISTRY** Unitarian Universalist seminary and graduate theological school. Member of the Graduate Theological Union.



**CHURCH DIVINITY SCHOOL OF THE PACIFIC (CDSP)** Copromotes scholarship, reflection, and practice in the arts and religion to serve the Graduate Theological Union and to benefit the community.



**THE CENTER FOR THE ARTS & RELIGION (CARE)** Promotes scholarship, reflection, and practice in the arts and religion to serve the Graduate Theological Union and to benefit the community.



**ZAYTUNA COLLEGE** Muslim liberal arts college located in Berkeley, and the first accredited Muslim undergraduate college in the United States.



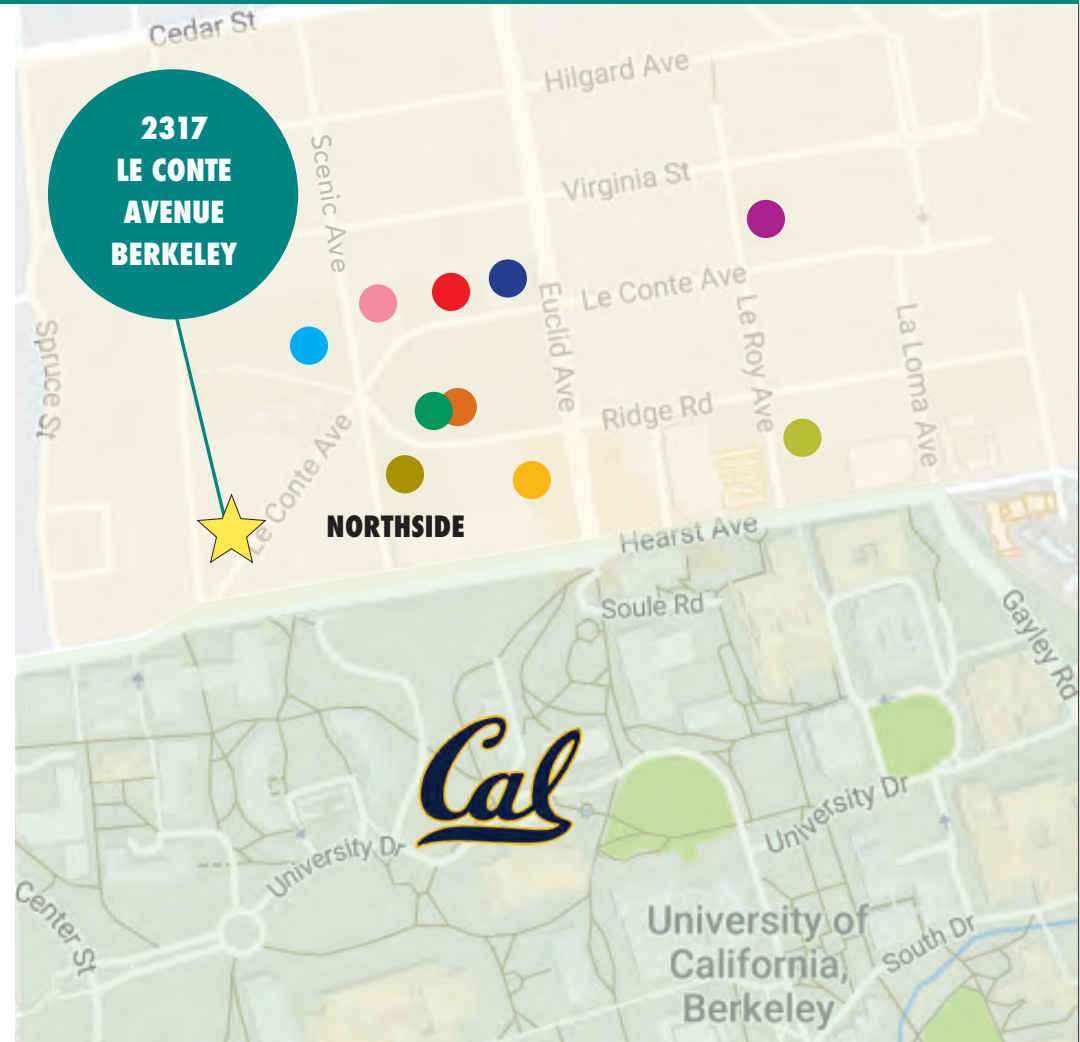
**RICHARD & RHODA GOLDMAN SCHOOL** Public policy school and one of 14 schools and colleges at UC Berkeley. It was founded in 1969 as one of the first public policy institutions in the United States.



**PACIFIC SCHOOL OF RELIGION** Progressive Christian seminary and graduate school, and member of the Graduate Theological Union (GTU), an interreligious consortium of seminaries and institutes in the San Francisco Bay Area.



**UC BERKELEY ENGINEERING** The Coleman Fung Institute for Engineering Leadership



### BERKELEY STUDENT COOP HOUSING

- Cloyne Court (140 residents)
- Euclid Hall (24 residents)
- Hoyt Hall (60 residents)
- Kidd Hall (17 residents)
- Kingman Hall (50 residents)
- Stebbins Hall (64 residents)

## DEVELOPMENT STANDARDS

### 23D.36.070 – R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT PROVISIONS

**A.** Each Main Building shall be limited in height as follows:

	HEIGHT LIMIT AVERAGE (FT.)	STORIES LIMIT (NUMBER)
Main Building	35	3
All Residential Additions	16*	Not Applicable

\* The Zoning Officer may issue an Administrative Use Permit to allow residential additions to exceed 16 feet in average height, up to the district limit.

**B.** Each Main Building shall be set back from its respective lot lines, and shall be separated from one another, in accordance with the following limits:

STORY	YARD LOCATION				
	FRONT	REAR*	SIDE	STREET SIDE	BUILDING SEPARATION*
1st	15	15	4	6	8
2nd	15	15	4	8	12
3rd	5	15	6	10	16

\* See Section 23D.36.070.D.1 and 2 for yard and building separation reductions.

- For two or more Main Buildings which contain Dwelling Units, the Rear Yard may be reduced subject to obtaining an Administrative Use Permit.
- For two or more Main Buildings which contain Dwelling Units, the required building separation may be reduced subject to obtaining an Administrative Use Permit.

**C.** Maximum lot coverage may not exceed the following coverage percentages:

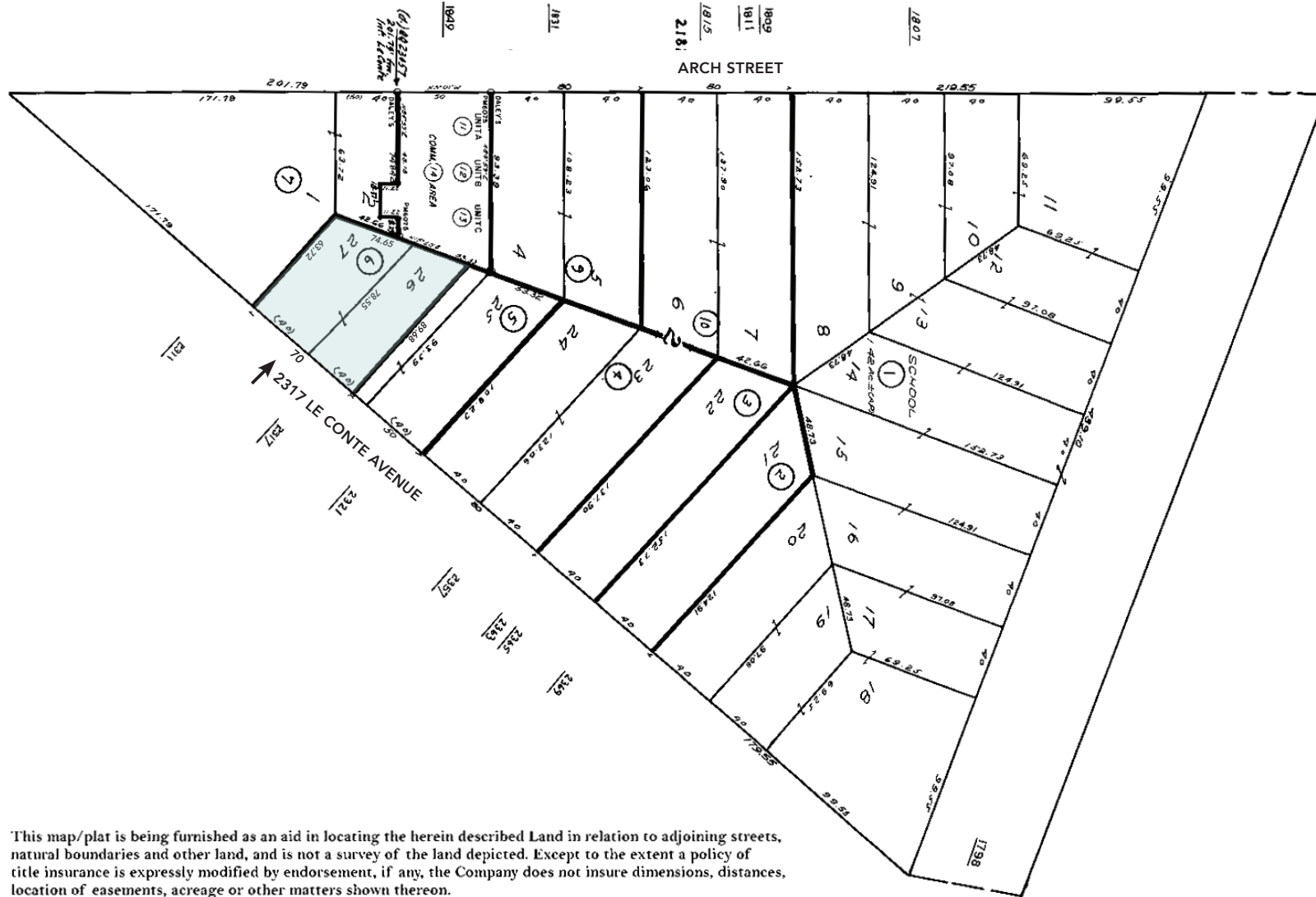
Main Building Height (stories)	LOT COVERAGE AREA (%)	
	Interior and Through Lots	Corner Lots
1 or 2	45	50
3	40	45

- Lot coverage may be increased for a project in an R-3 District located within the Southside Plan boundaries if an Administrative Use Permit is obtained with one or both of the following findings:
    - The increased coverage would enable a new rear dwelling on the lot; or
    - It would enable moving a historic building onto the lot.
- D.** Each lot shall contain the following minimum Usable Open Space area: for each Dwelling Unit, 200 square feet; for each person who resides in a Group Living Accommodation use, 90 square feet.

Buyer to verify all development standards subject to change.  
 City of Berkeley Website: [23D.48.070 Development Standards](#)

[R-3 Multiple Family Residential District Provisions](#)  
[Hillside Overlay District Provisions](#)

### PLAT MAP



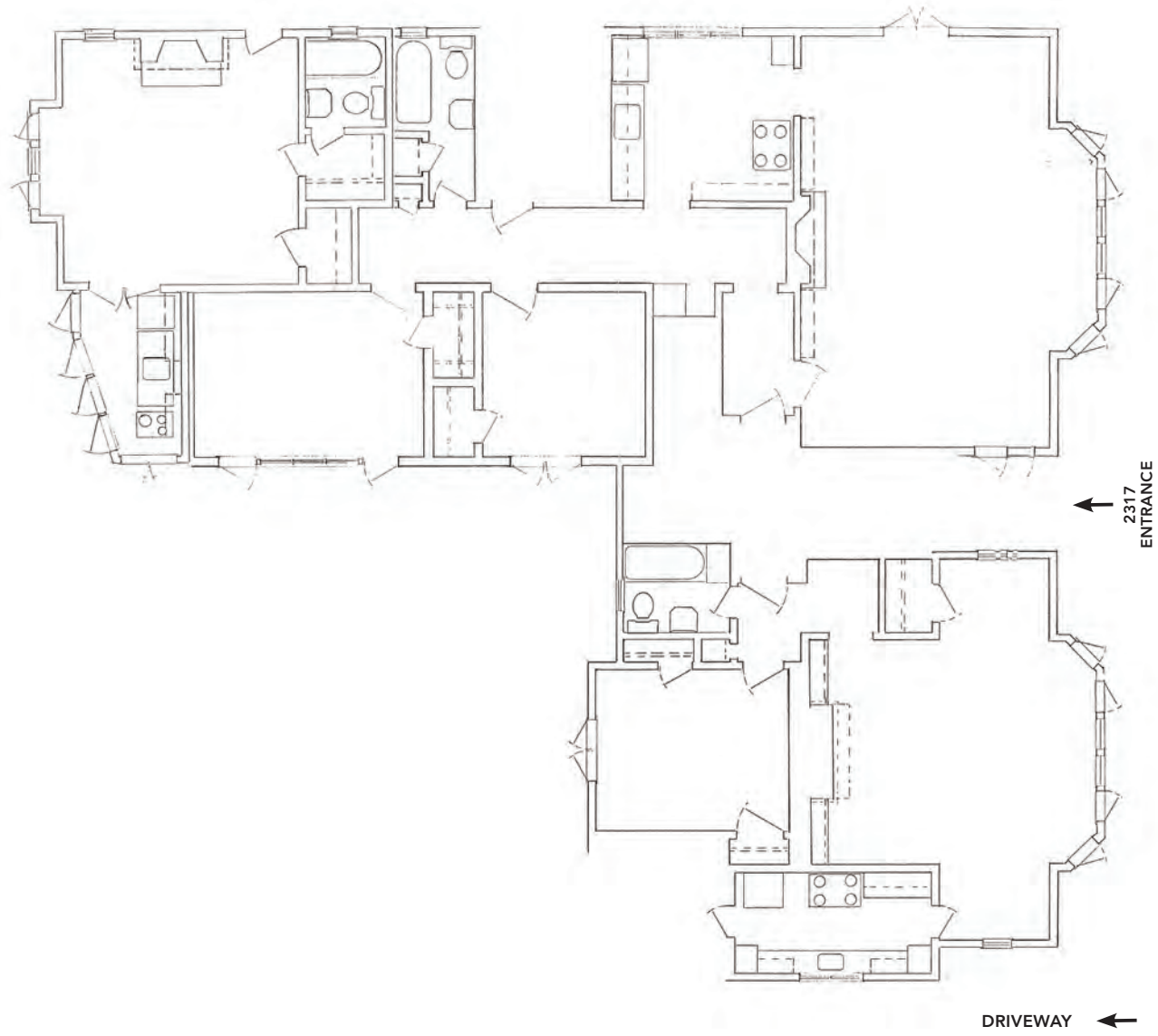
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



## FLOOR PLAN

### 1st Floor



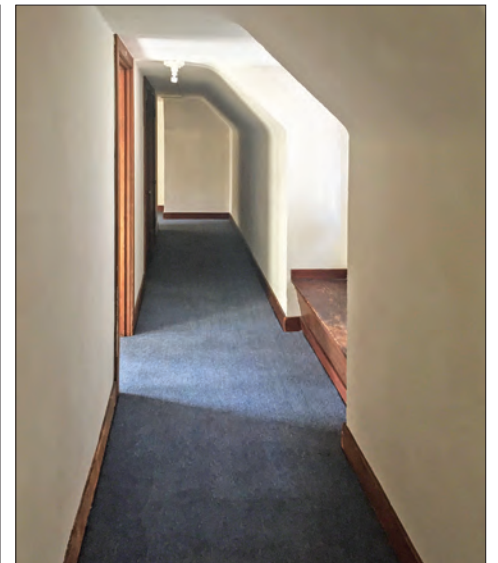
LE CONTE AVENUE

2317  
ENTRANCE

DRIVEWAY

This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed. Floor plan was assembled from multiple plans. All measurements shall be verified.

## PHOTO TOUR





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## NEIGHBORHOOD



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to selling.