

# FOR SALE

DEVELOPMENT OPPORTUNITY NEXT UC BERKELEY

OFFERED AT \$2,950,000



1941 UNIVERSITY AVE., BERKELEY, CA



**Sang C. Kang**

Broker, CCIM 

**925.200.3939**

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www.SangKangRealty.com

DRE# 01366958

For more Information or  
Showing please visit:

**SangKangRealty.com**

or Call Listing Agent

**Sang Kang 925.200.3939**



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# FOR SALE

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Beautiful character brick and timber in downtown Berkeley. Originally constructed in 1924 with remodeling and comprehensive seismic upgrade in the mid 90s. Features four separate entrances, great natural light and high ceilings, loft space with kitchenette. Fantastic large windowed corner frontage with entrance on University Ave. Fully occupied by 3 tenants. Approximately 4,467 rentable square feet. Great potential development opportunity!

### Use

Applicable to a wide range of uses, from restaurant/retail on University to flex/office on Bonita

### Lot size

Approx. 4,950 Sqft

### Year Built

1924

\*Buyer to verify sqft of bldg and lot size



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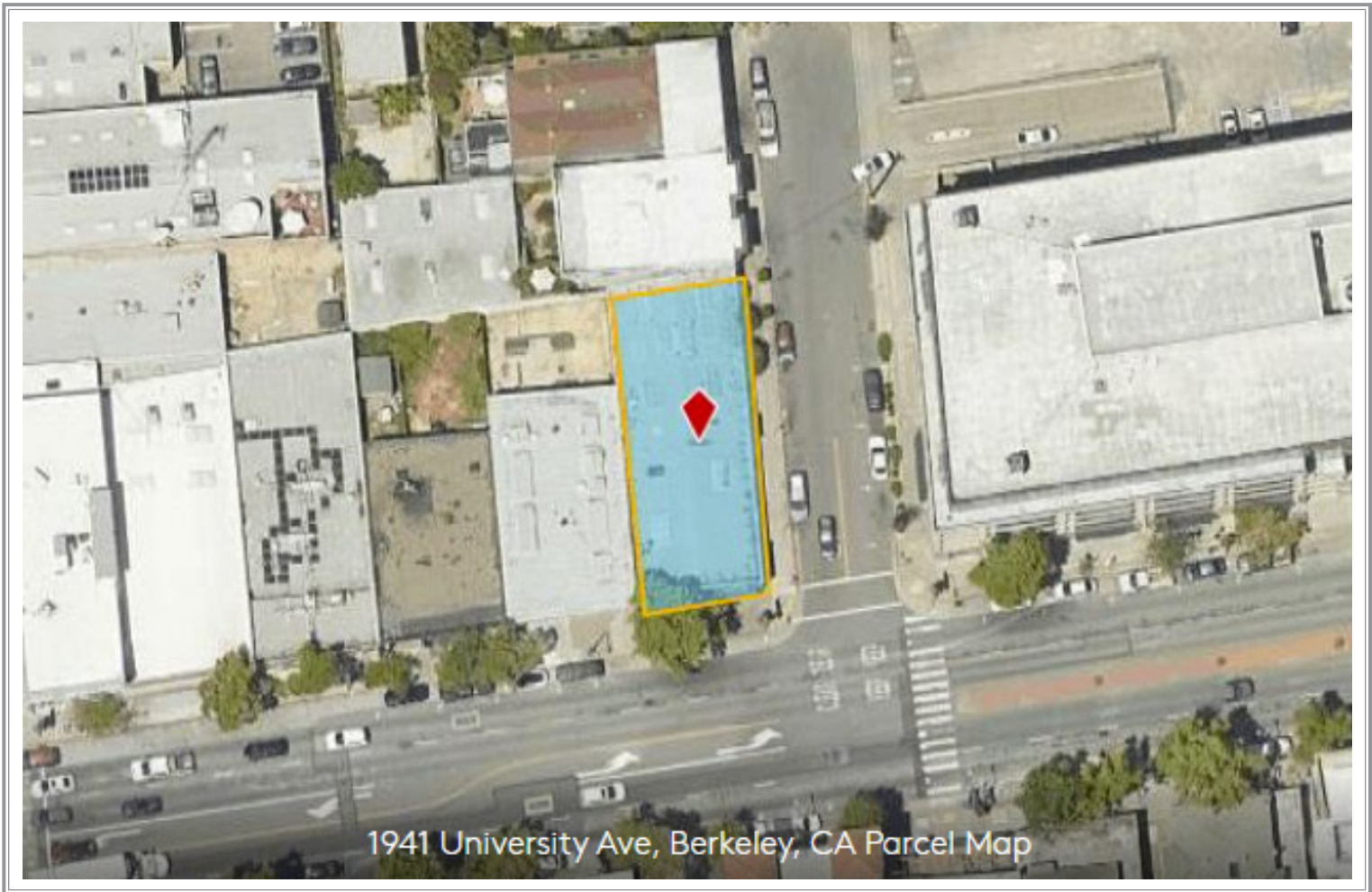
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# RENT

## 1941 UNIVERSITY AVE., BERKELEY, CA

### RENT ROLL

	SIZE(sq ft)	% OF TOTAL	LEASE EXP.	ANNUAL RENT	MONTHLY RENT	TENANT SINCE	Lease Structure
1941A University	1,747	39.10%	9/30/26	\$68,723.76	\$5,726.98	10/1/21	NNN
1941B University	1,158	25.93%	2/28/26	\$44,226.84	\$3,685.57	3/1/23	NNN
1984 Bonita	1,562	34.97%	7/31/29	\$42,000.00	\$3,500.00	4/7/14	Gross
	<b>4,467</b>	<b>100.00%</b>		<b>\$154,950.60</b>	<b>\$12,912.55</b>		



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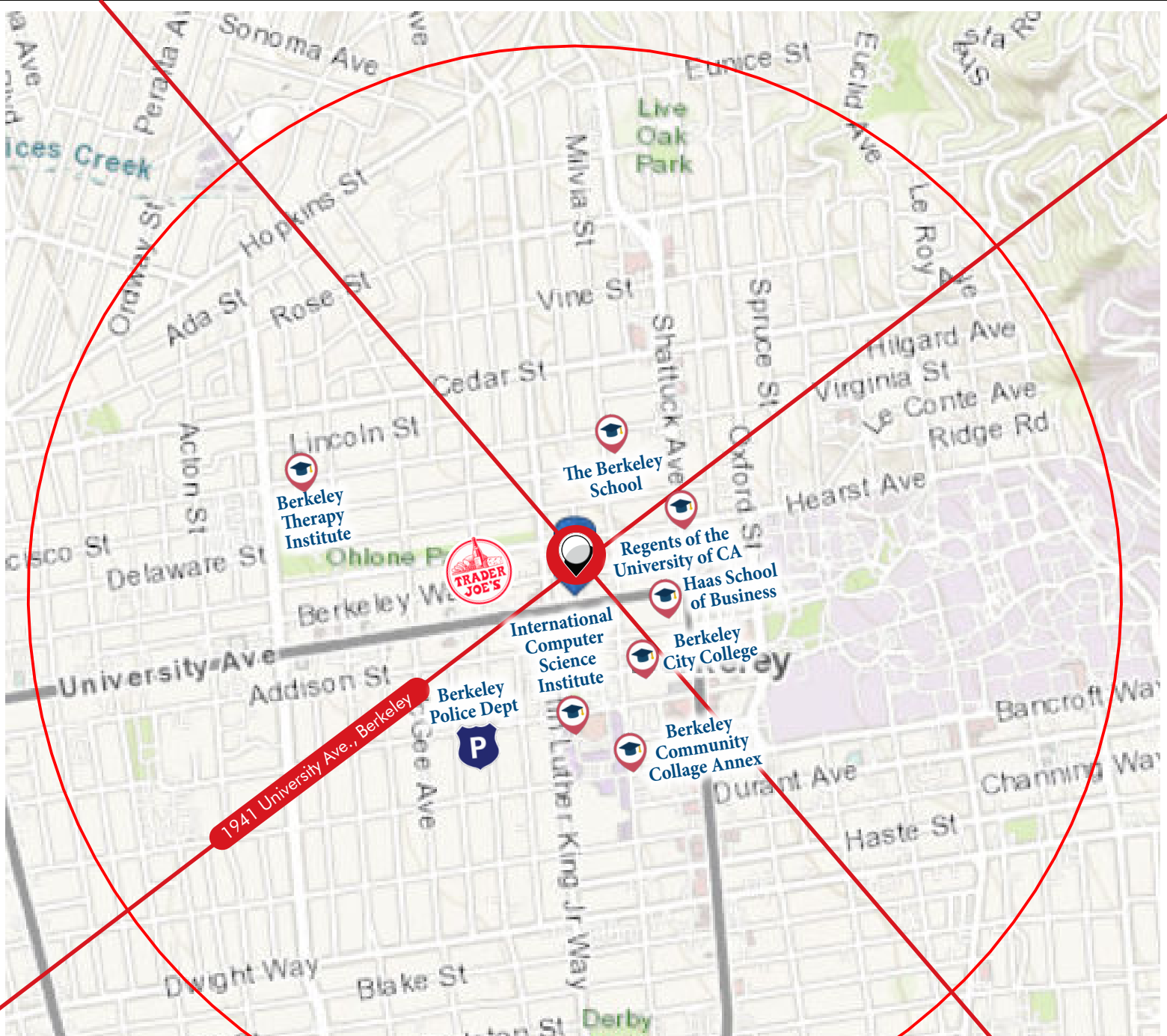
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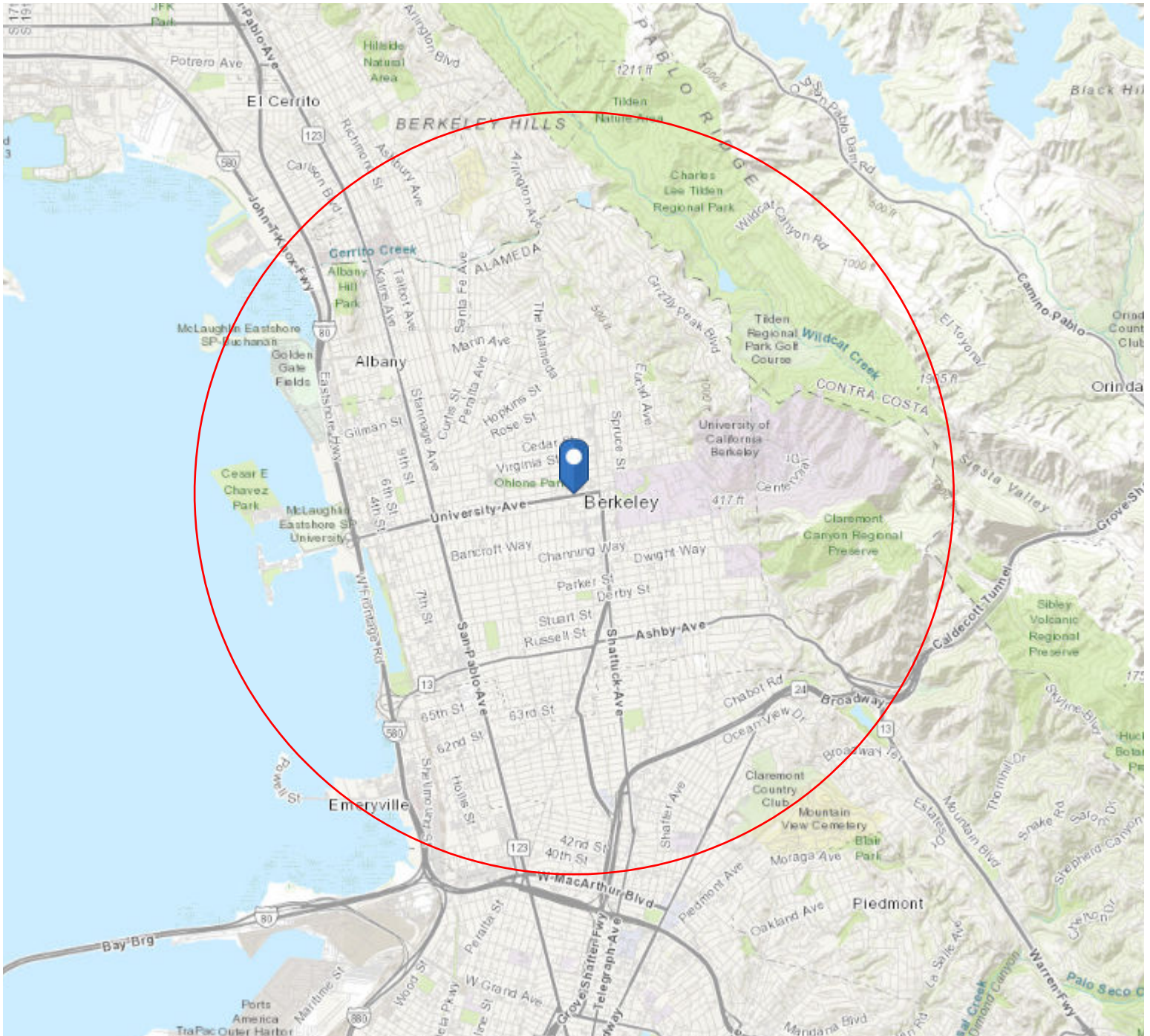
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## SUMMARY DATA

	2010	2022	2027
Population	194,545	217,961	216,591
Households	83,127	88,202	87,193
Families	8,661	39,069	38,488
Household Size	2.18	2.24	2.25
Owner Occupied Housing Units	36,343	39,300	38,506
Renter-occupied Housing Units	46,784	48,902	48,688
Median Age	34.7	35.5	35.6

## TRENDS: 2022 -2023 ANNUAL RATE

	AREA	STATE	NATIONAL
Population	-0.13%		0.77%
Households	-0.23%		0.75%
Families	-0.30%		0.68%
Owner HHs	-0.41%		0.92%
Median Household Income	4.20%		2.70%

## HOUSEHOLD BY INCOME

	NUMBER	PERCENT	NUMBER	PERCENT
less than \$15,000	7,893	9%	5,438	6%
\$15,000-\$24,999	4,128	5%	2,633	3%
\$25,000-\$34,999	4,089	5%	2,849	3%
\$35,000-\$49,999	5,092	6%	3,764	4%
50,000-\$74,999	8,641	10%	7,299	8%
75,000-\$99,999	7,493	9%	7,173	8%
\$75,000-\$99,999	14,822	17%	15,488	18%
\$150,000-\$199,999	12,018	14%	14,293	16%
\$200,000 or greater	24,025	27%	28,257	32%
Median Household Income	\$118,291		\$145,312	
Average Household Income	\$169,948		\$199,735	
Per Capita Income	\$69,015		\$80,620	

	2010		2022		2027	
POPULATION BY AGE	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0-4	8,988	5%	8,362	4%	8,422	4%
5-9	7,928	4%	8,190	4%	7,624	4%
10-14	7,069	4%	8,423	4%	7,444	3%
15-19	15,053	8%	18,704	9%	17,822	8%
20-24	25,591	13%	28,496	13%	29,072	13%
25-34	33,601	17%	35,399	16%	36,041	17%
35-44	26,561	14%	27,853	13%	27,717	13%
45-54	23,648	12%	23,768	11%	22,980	11%
55-64	23,229	12%	23,829	11%	22,394	10%
65-74	9,808	5%	20,589	9%	19,726	9%
75-84	6,604	3%	10,316	5%	12,973	6%
85+	3,456	2%	4,032	2%	4,375	2%



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HOUSING UNIT SUMMARY	2010	2022	2027
Housing Units	89,799	96,088	97,913
Owner-occupied Housing Units	44%	45%	44%
Renter-occupied Housing Units	56%	55%	56%
Vacant Housing Units	7%	8%	11%
Median Home Value		\$1,157,894	\$1,188,649
Per Capita Income		\$69,015	\$80,620
Median Age	34.7	35.5	35.6

OWNER OCCUPIED HOUSING UNITS BY VALUE	2022	2027
Less than \$50,000	0%	0%
\$50,000-\$99,999	0%	0%
\$100,000-\$149,999	0%	0%
\$150,000-\$199,999	0%	0%
\$200,000-\$249,999	0%	0%
\$250,000-\$299,999	0%	0%
\$300,000-\$399,999	1%	0%
\$400,000-\$499,999	1%	1%
\$500,000-\$749,999	9%	7%
\$750,000-\$999,999	25%	26%
\$1,000,000-\$1,499,999	62%	66%
Average Home Value	\$1,222,446	\$1,260,514

POPULATION BY SEX	2010	2022	2027
Male	99,020	106,058	105,659
Female	106,256	111,903	110,932

POPULATIONS 15+ BY MARITAL STATUS	2022
Total	192,985
Never Married	96,034
Married	75,603
Widowed	6,309
Divorced	15,039

CIVILIAN POPULATION AGE 16+ IN THE LABOR FORCE	2022
Civilian Employed	110,606
Civilian Unemployed	5,538



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