

1931-1941 & 1955 San Pablo Ave

OFFERING MEMORANDUM



1931-1941 San Pablo Ave

1955 San Pablo Ave



+ GOLDMAN
COMMERCIAL LIMITED REAL ESTATE

Exclusive Advisors:

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Confidentiality Agreement

Colliers International San Francisco., a Delaware Corporation and Goldman Limited, a California Corporation, (“Brokers”) has been retained by Owner on an exclusive basis to act as agent with respect to the potential sale of 1931-1941 & 1955 San Pablo Ave, Berkeley, California and as described herein with all improvements now or hereafter made on or to the real property (collectively, the “Property “). Owner has directed that all inquiries and communication with respect to the contemplated sale of the Property be directed to Brokers.

Brokers has available for review certain information concerning the Property which may include brochures, operating statements, financial information and other materials (collectively, Informational Materials). Brokers will not make such Informational Material available to a potential Purchaser until the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. Brokers is prepared to provide the Informational Material for the reader of this Offering Memorandum, or Registered Potential Purchaser’s consideration in connection with the possible purchase of the Property subject to the following conditions:

All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Owner or Brokers shall continue to be the property of the Owner and Brokers. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without Brokers’ and Owner’s written consent and must be returned to Brokers or Owner immediately upon Brokers’ request or when the Registered Potential Purchaser declines to make an offer for the Property or terminates any discussion or negotiations with respect to the Property. Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction involving the Property with any person other than the Registered Potential Purchaser, unless Brokers and Owner have approved, in writing, such disclosure provided, however, that the Informational Material may be disclosed to the Registered Potential Purchaser’s partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser’s judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser.

The Registered Potential Purchaser hereby indemnifies and saves harmless Brokers and the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney’s fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered potential Purchaser. Registered Potential Purchaser will be responsible for any and all commissions, fees and other compensation to be paid to the Registered Potential Purchaser’s Broker.

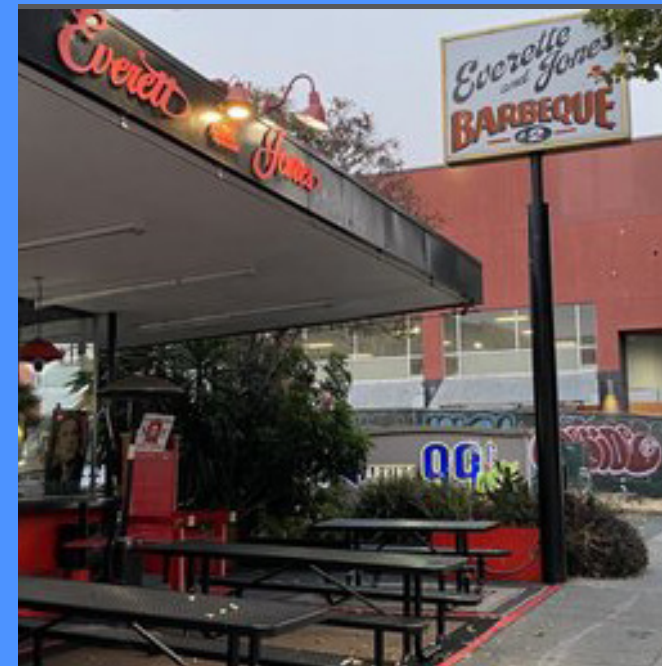
Investment Highlights

1931–1941 San Pablo Avenue offers ±18,235 square feet of retail space, a ±4,500 square foot mezzanine, and eight second-floor studio apartments.

1955 San Pablo Avenue features a fully leased restaurant space, currently occupied by Everett & Jones Barbeque, a beloved local institution.

Together, the properties benefit from access to over 100 shared parking spaces, a rare amenity in this downtown core. Ideally situated between University Avenue and Hearst Avenue, they sit in the heart of Berkeley's vibrant culinary corridor.

Located adjacent to one of Berkeley's most prominent intersections, San Pablo Avenue and University Avenue, the properties offer exceptional signage and visibility.



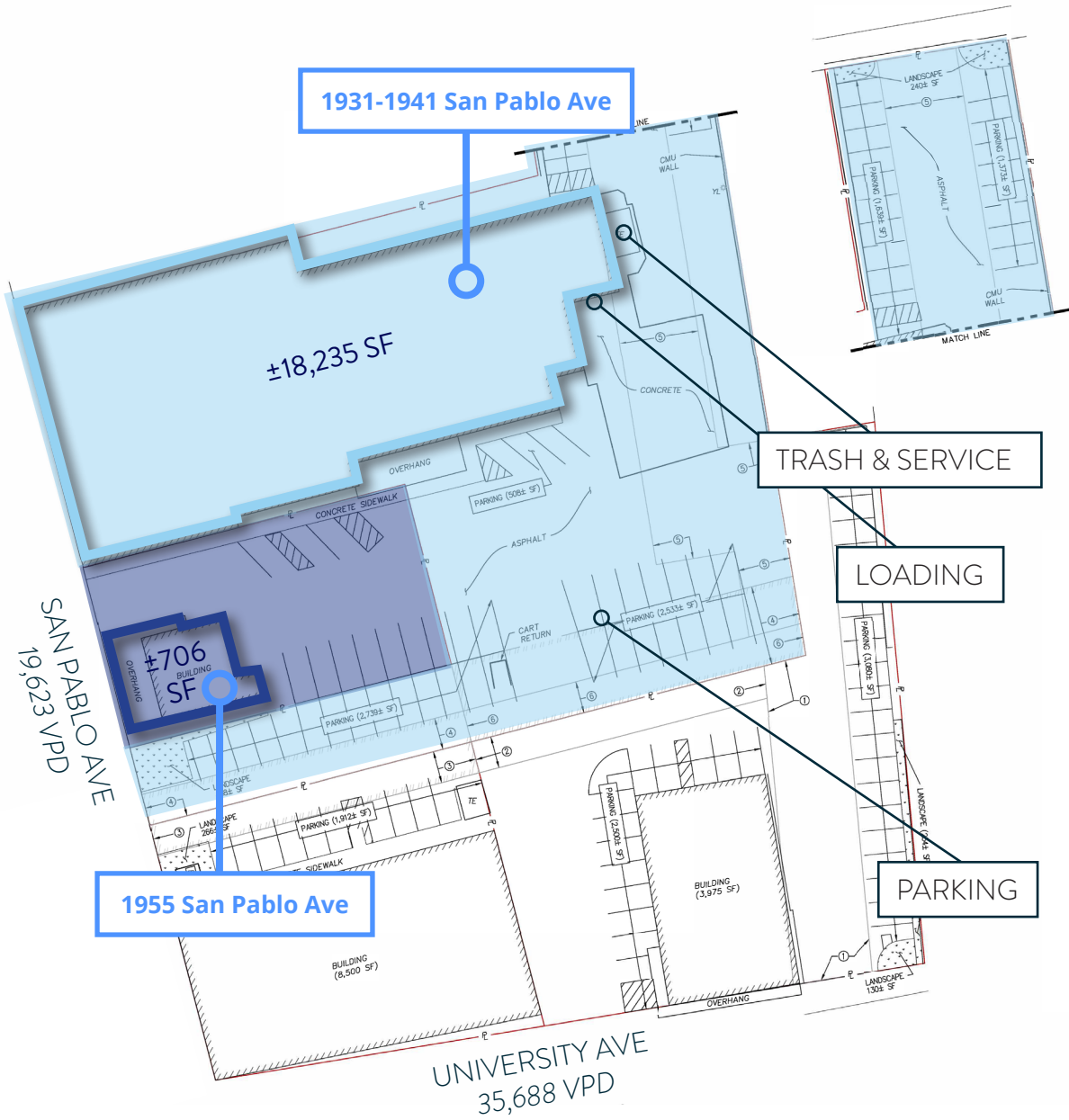
1931-1941 San Pablo Ave

Tenant	Vacant Retail & 8 Residential Units
SF	18,235 SF Ground Floor ±4500 SF Mezz & ±5500 SF Resi
Floor	Ground Second
Occupancy	Retail Vacant Residential 100%
Condition	Former CVS before 99cents Residential
Zoning	C-W: West Berkeley Commercial District
Parking	100 spaces (A parking, egress, & signage reciprocal agreement), 8 spaces dedicated to residential units

1955 San Pablo Ave

Tenant	Everett & Jones Barbeque
SF	704 SF
Floor	Ground
Occupancy	100%
Condition	Restaurant - 2nd gen
Zoning	C-W: West Berkeley Commercial District
Parking	100 spaces (A parking, egress, & signage reciprocal agreement), 8 spaces dedicated to residential units

Site Plan



	1 MILE	3 MILE	5 MILE
POPULATION	32,182	205,943	369,460
EMPLOYEES	19,465	140,364	246,826
HOUSEHOLDS	14,572	87,952	162,949
MEDIAN AGE	38	36	38
AVG HH INCOME	118,175	136,635	135,364

Property Aerial



Recent Development Map

	Address	Type	Units	Status
1	1721 Action St	Multi-Family	739	Proposed 2027
2	1598 University Ave	Multi-Family	207 & retail	Under Construction
3	1835 San Pablo Ave	Multi-Family	101	Proposed 2026
4	2136-2154 San Pablo Ave	Multi-Family	122 & parking	
5	2147 San Pablo Ave	Multi-Family	128	Proposed 2026
6	1367 University Ave	Multi-Family	39	Under Construction 2025
7	1698 University Ave	Multi-Family	37	Built in 2025
8	1717 University Ave	Multi-Family	17	Built in 2023
9	1720 San Pablo Ave	Specialty	N/A	Built in 2023
10	2100-2120 San Pablo Ave	Health Care	N/A	Built in 2022
11	1620 San Pablo Ave	Specialty	N/A	Built in 2022
12	1499 University Ave	Hotel	39	Built in 2021
13	1500 San Pablo Ave	Multi-Family	107 + retail	Built in 2020

Future Development Opportunity

Over the past 5 years there have been approximately 1,536 residential units built within 2 miles of 1931-1941 San Pablo Ave and 1955 San Pablo Ave.

At 59,027 total square feet, the two parcels offer a unique development opportunity.



Area Amenities Overview

Situated on San Pablo Ave, one of the East Bay's major corridors. The site is in the heart of Berkeley's international food district which is home to a diverse variety of local businesses, restaurants, markets, artists and retailers. Easily accessible from I-80 (1/2 mile) and ±1 mile from Downtown Berkeley.



Cal
 ~45K STUDENTS
 ~15K FACULTY & STAFF
 (2022)



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