



Offering Memorandum

Berkeley NNN Investment & Development Opportunity

2550 SHATTUCK AVE, BERKELEY, CA 94704

PRESENTED BY:

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PROPERTY SUMMARY

2550 SHATTUCK AVENUE

2550 SHATTUCK AVE
BERKELEY, CA 94704

OFFERING SUMMARY

SALE PRICE:	\$3,990,000
BUILDING SIZE:	14,260 SF
LOT SIZE:	12,862 SF
PRICE / SF:	\$279.80
CAP RATE:	5.41%



PROPERTY SUMMARY

SVN Pacific Commercial Advisors is pleased to present 2550 Shattuck Avenue, a rare opportunity to acquire a ±14,260 square foot commercial building situated on a ±12,862 square foot parcel in the heart of Berkeley. The property is currently occupied by an educational user under a triple-net (NNN) lease, providing investors with a stable income stream while the tenant is responsible for property taxes, insurance, maintenance, and operating expenses.

Located along the Shattuck Avenue corridor, the property benefits from strong visibility, convenient access to Downtown Berkeley, UC Berkeley, BART, and surrounding neighborhood amenities. The building's substantial size, on-site parking, and strategic location create a unique opportunity for continued commercial use, owner-user occupancy, or long-term repositioning.

In addition to its existing income stream, buyers may wish to evaluate future mixed-use redevelopment opportunities, potentially incorporating ground-floor commercial space with multifamily residential units above, subject to independent verification and City of Berkeley approvals.

LOCATION DESCRIPTION

Located along Berkeley's prominent Shattuck Avenue corridor, 2550 Shattuck Avenue offers a highly accessible infill location between Downtown Berkeley and South Berkeley. The property is within close proximity to UC Berkeley, Ashby BART, and Interstate 80, providing excellent connectivity throughout the Bay Area.

Surrounded by a diverse mix of retail, restaurants, professional services, and multifamily housing, the property benefits from strong demographics and long-term demand. Its strategic location supports continued commercial use, owner-user occupancy, and future mixed-use redevelopment potential, subject to buyer verification and City approvals.

PROPERTY HIGHLIGHTS

- Versatile C-2 Zoning
- Prime Berkeley Location
- Existing NNN Tenancy
- Owner/User Opportunity
- Future Mixed-Use Redevelopment Opportunity



PRIME LOCATION



**EXISTING NNN
TENANT**



**FUTURE
DEVELOPMENT**

INCOME & EXPENSES

INCOME SUMMARY

RENTAL INCOME	\$216,000
VACANCY COST	\$0
GROSS INCOME	\$216,000

EXPENSES SUMMARY

NNN EXPENSES (TENANT)	\$0
OPERATING EXPENSES	\$0
NET OPERATING INCOME	\$216,000

PROPERTY PHOTOS

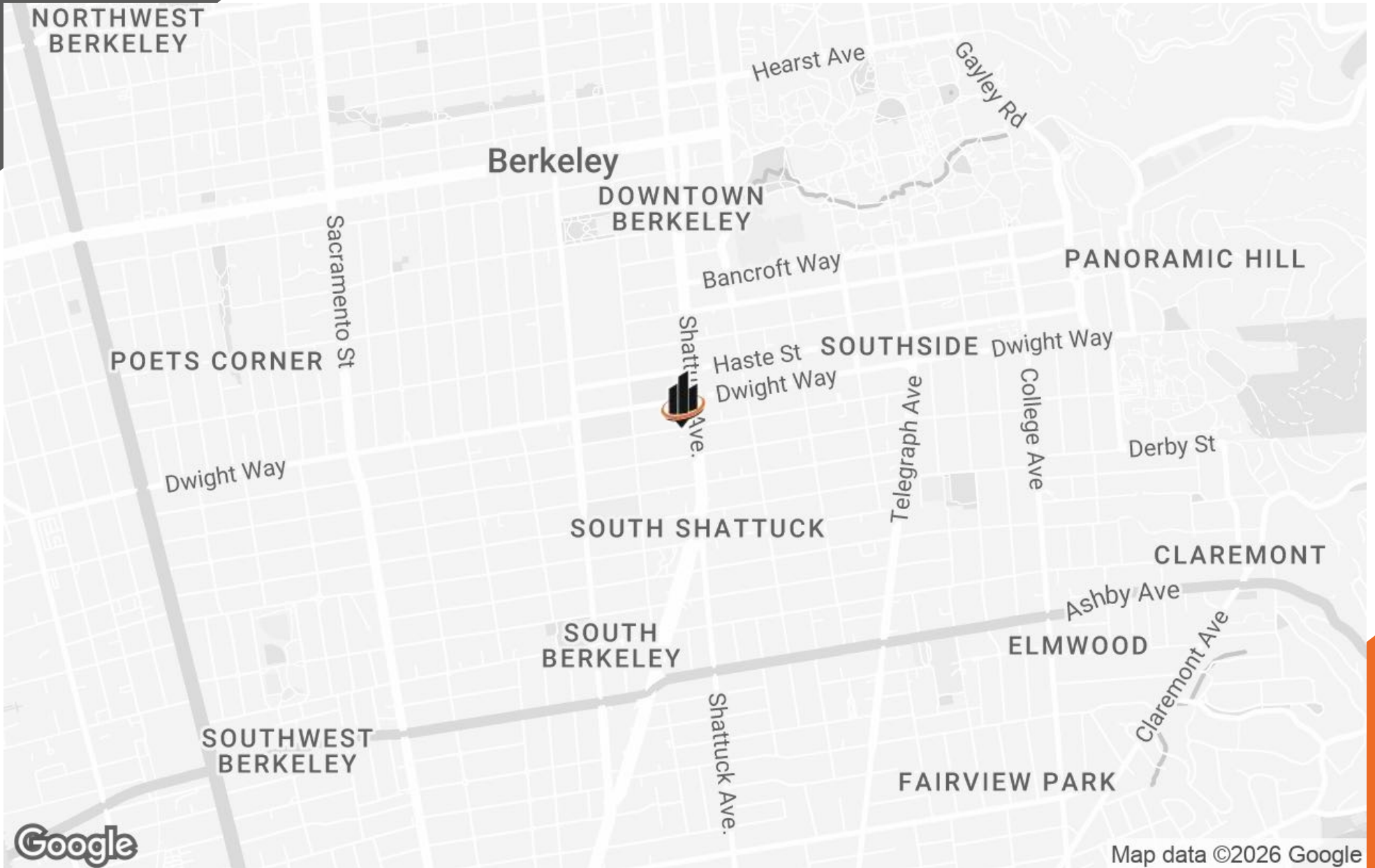


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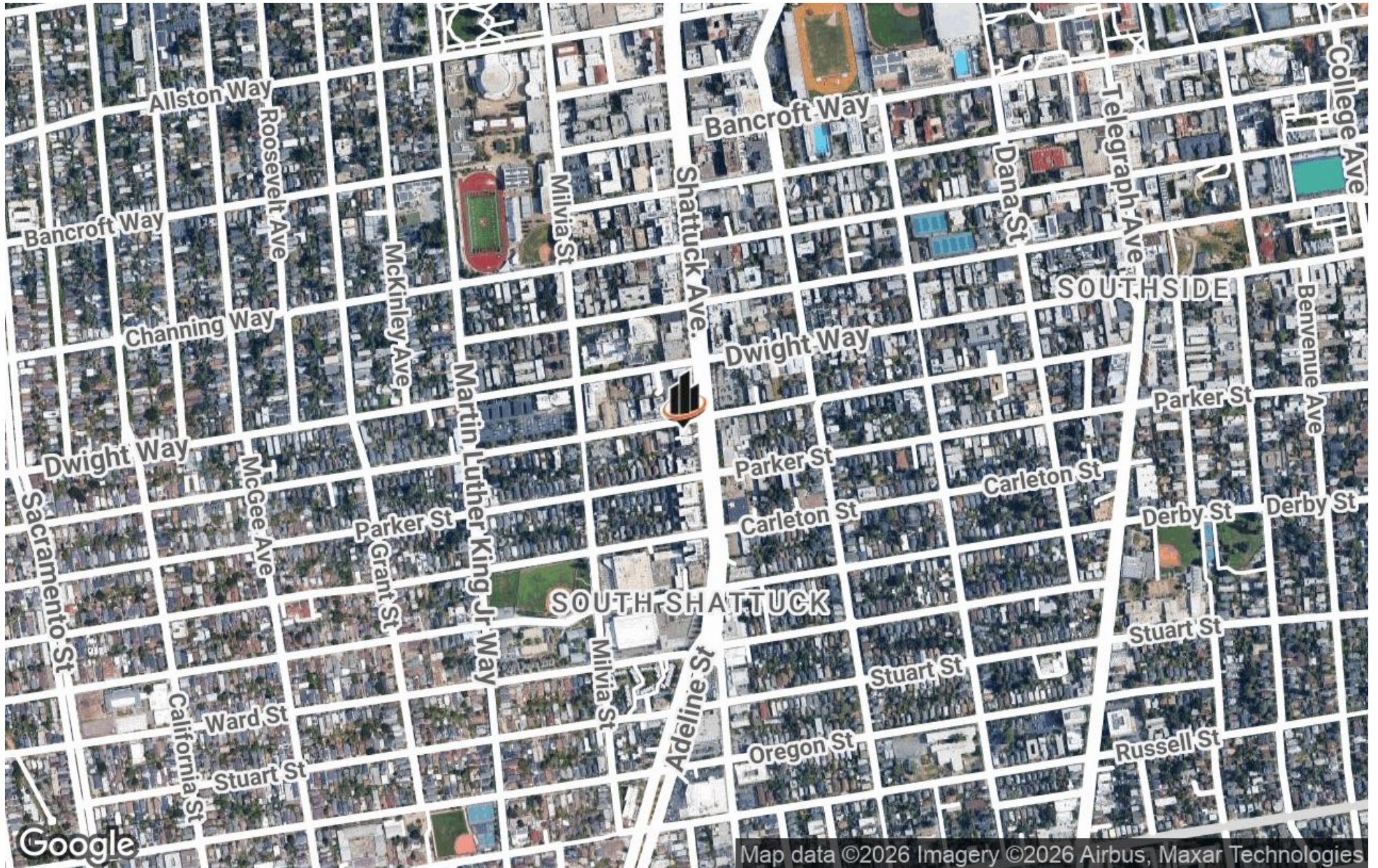
INTERIOR PHOTOS



REGIONAL MAP



AERIAL MAP

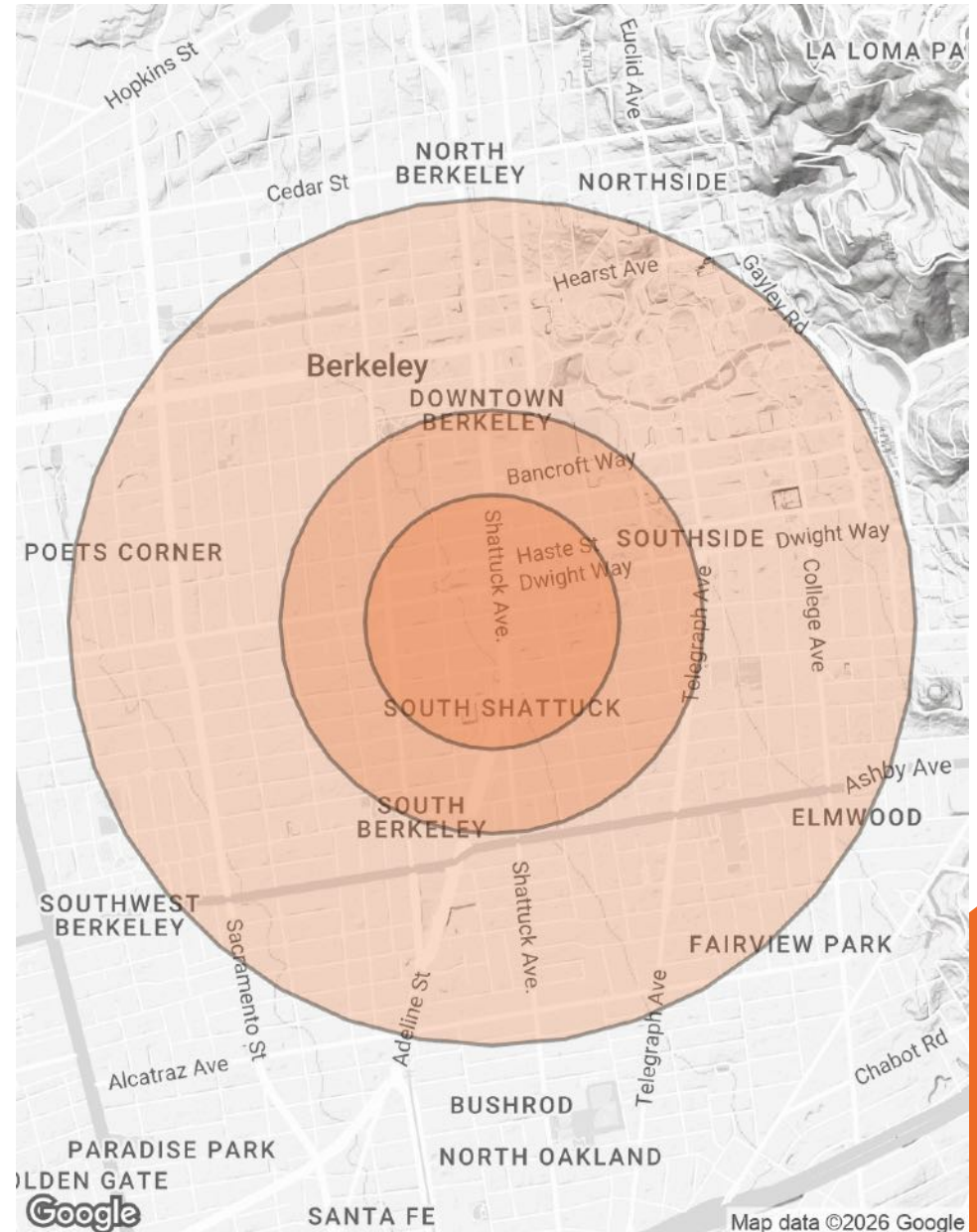


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,877	14,798	63,013
AVERAGE AGE	34	35	34
AVERAGE AGE (MALE)	34	35	34
AVERAGE AGE (FEMALE)	33	35	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,956	6,261	23,729
# OF PERSONS PER HH	2.3	2.4	2.7
AVERAGE HH INCOME	\$108,823	\$116,700	\$120,884
AVERAGE HOUSE VALUE	\$1,299,538	\$1,285,945	\$1,235,403

2020 American Community Survey (ACS)





Collective Strength, Accelerated Growth

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SAN FRANCISCO, CA 94115



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