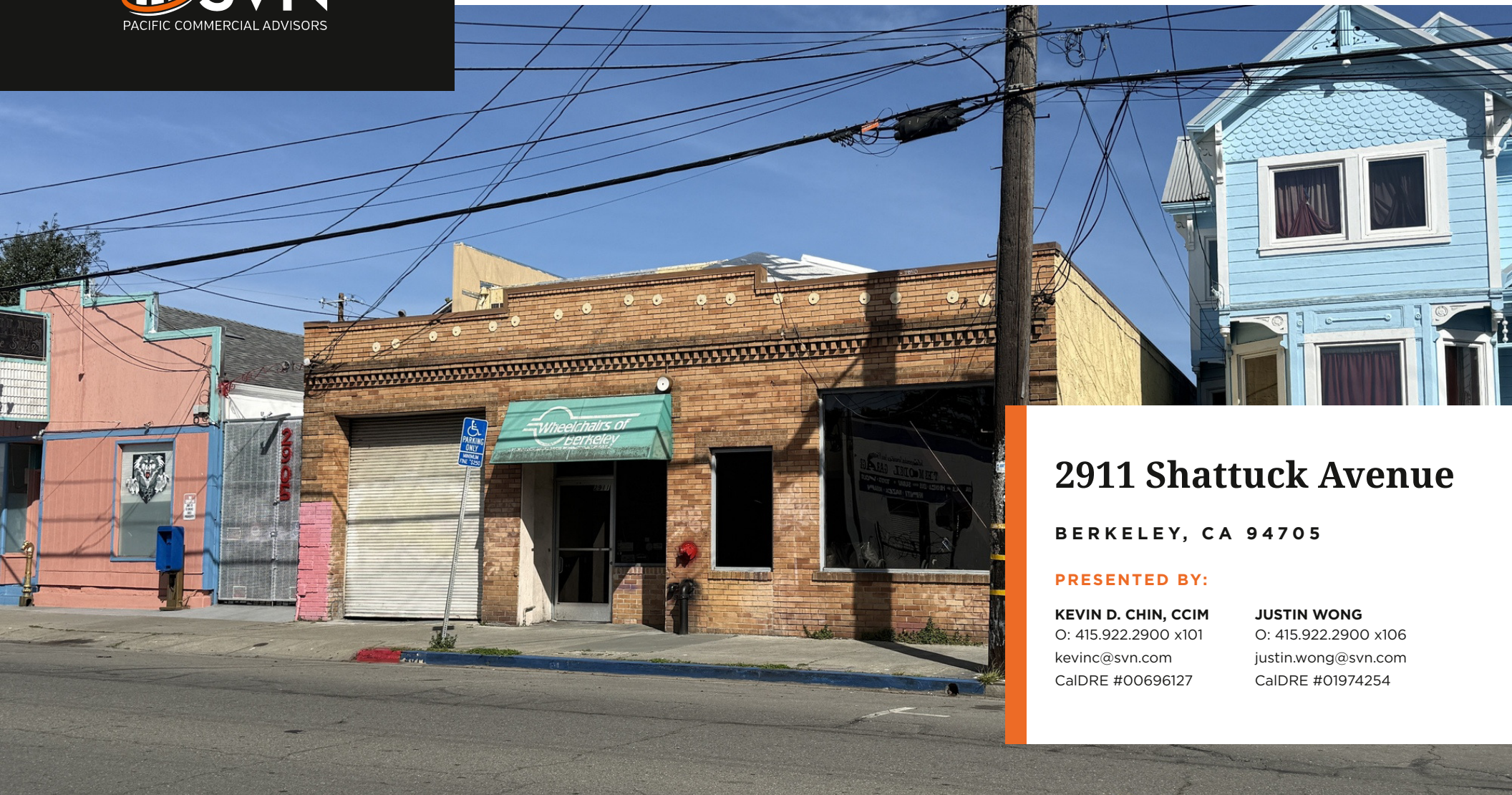




# Creative Retail / Owner-User Opportunity



**2911 Shattuck Avenue**

**BERKELEY, CA 94705**

**PRESENTED BY:**

**KEVIN D. CHIN, CCIM**

O: 415.922.2900 x101

kevinc@svn.com

CalDRE #00696127

**JUSTIN WONG**

O: 415.922.2900 x106

justin.wong@svn.com

CalDRE #01974254

## PROPERTY SUMMARY

### CREATIVE RETAIL / OWNER-USER OPPORTUNITY

2911 SHATTUCK AVENUE  
BERKELEY, CA 94705

#### OFFERING SUMMARY

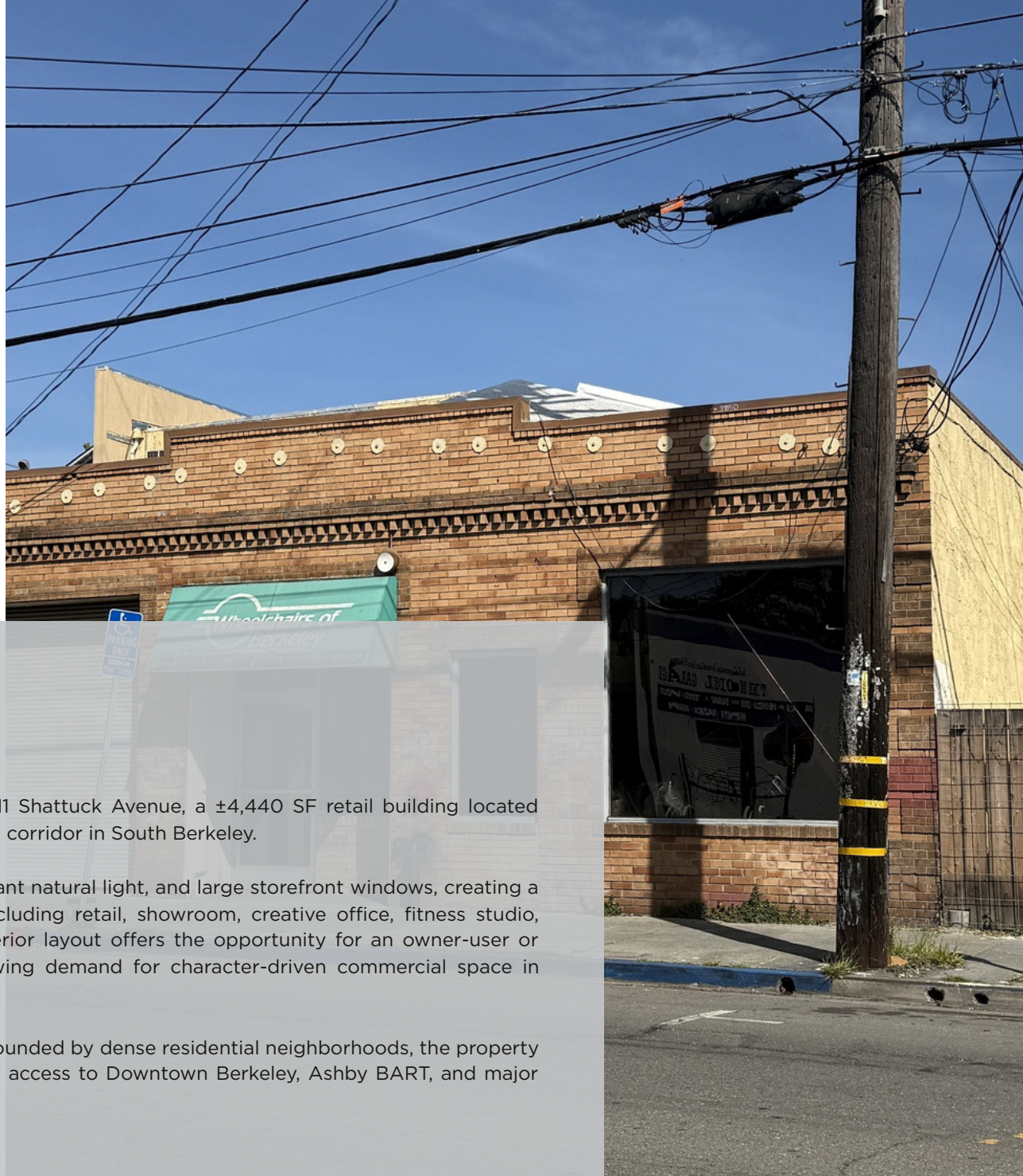
<b>SALE PRICE:</b>	\$1,750,000
<b>BUILDING SIZE:</b>	4,400 SF
<b>LOT SIZE:</b>	4,480 SF
<b>PRICE / SF:</b>	\$397.73
<b>CAP RATE:</b>	6.03%

## PROPERTY SUMMARY

SVN | Pacific Commercial Advisors is pleased to present 2911 Shattuck Avenue, a ±4,440 SF retail building located along Berkeley's well-established Shattuck Avenue commercial corridor in South Berkeley.

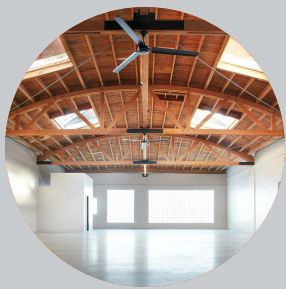
The property features high ceilings, skylights providing abundant natural light, and large storefront windows, creating a distinctive environment well suited for a variety of uses, including retail, showroom, creative office, fitness studio, gallery, or neighborhood service businesses. The flexible interior layout offers the opportunity for an owner-user or investor to reposition the space and capitalize on the growing demand for character-driven commercial space in Berkeley.

Positioned along a highly visible commercial corridor and surrounded by dense residential neighborhoods, the property benefits from consistent neighborhood traffic and convenient access to Downtown Berkeley, Ashby BART, and major East Bay transportation routes.



## PROPERTY HIGHLIGHTS

- Prime Berkeley location along the Shattuck Avenue commercial corridor
- ±4,440 SF flexible retail / creative commercial space
- Convenient access to Downtown Berkeley, Ashby BART, and major East Bay transportation routes



**HIGH CEILINGS**



**IDEAL OWNER/USER OPPORTUNITY**



**PRIME BERKELEY RETAIL CORRIDOR**

# PROPERTY PHOTOS

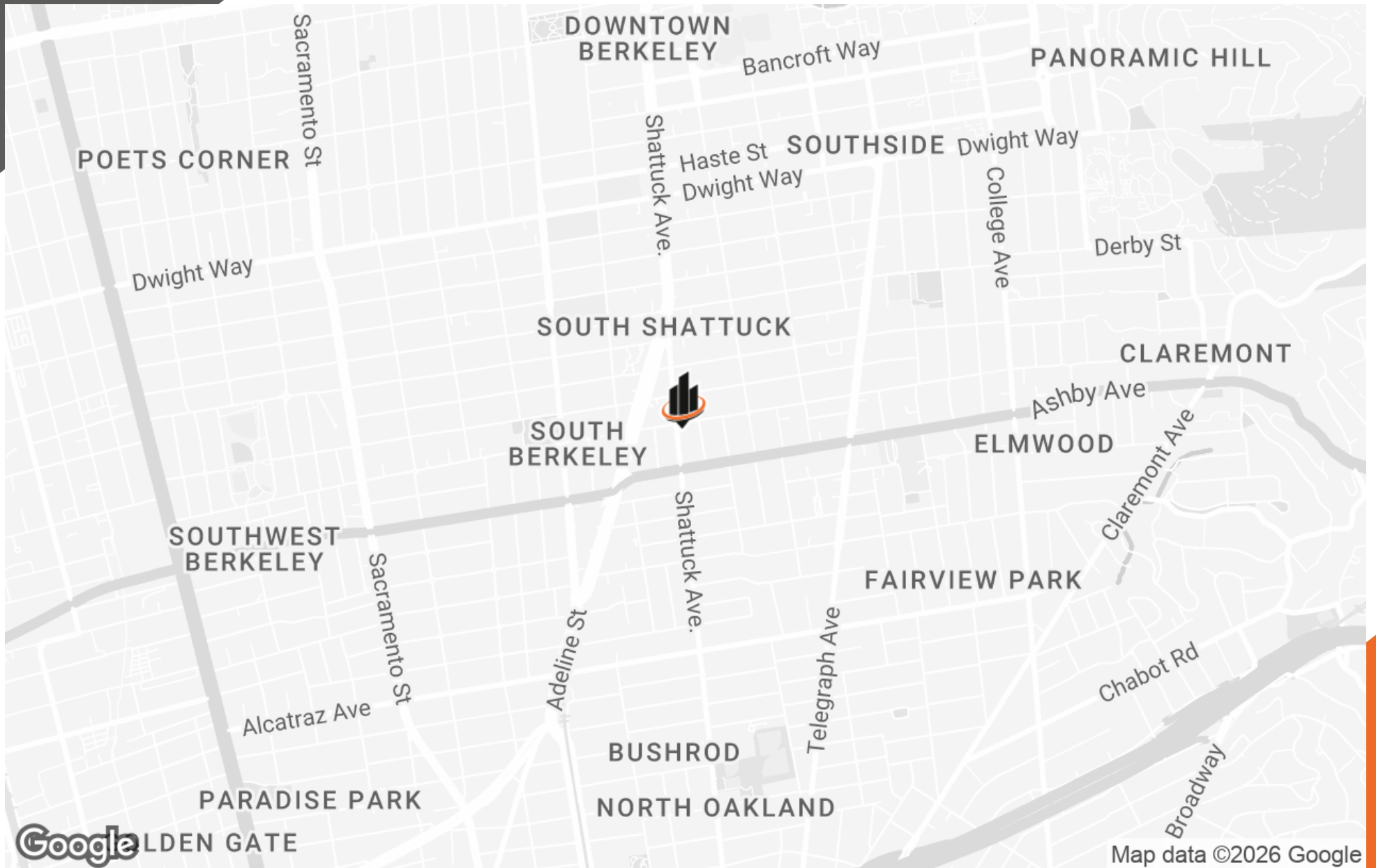


## LOCATION DESCRIPTION

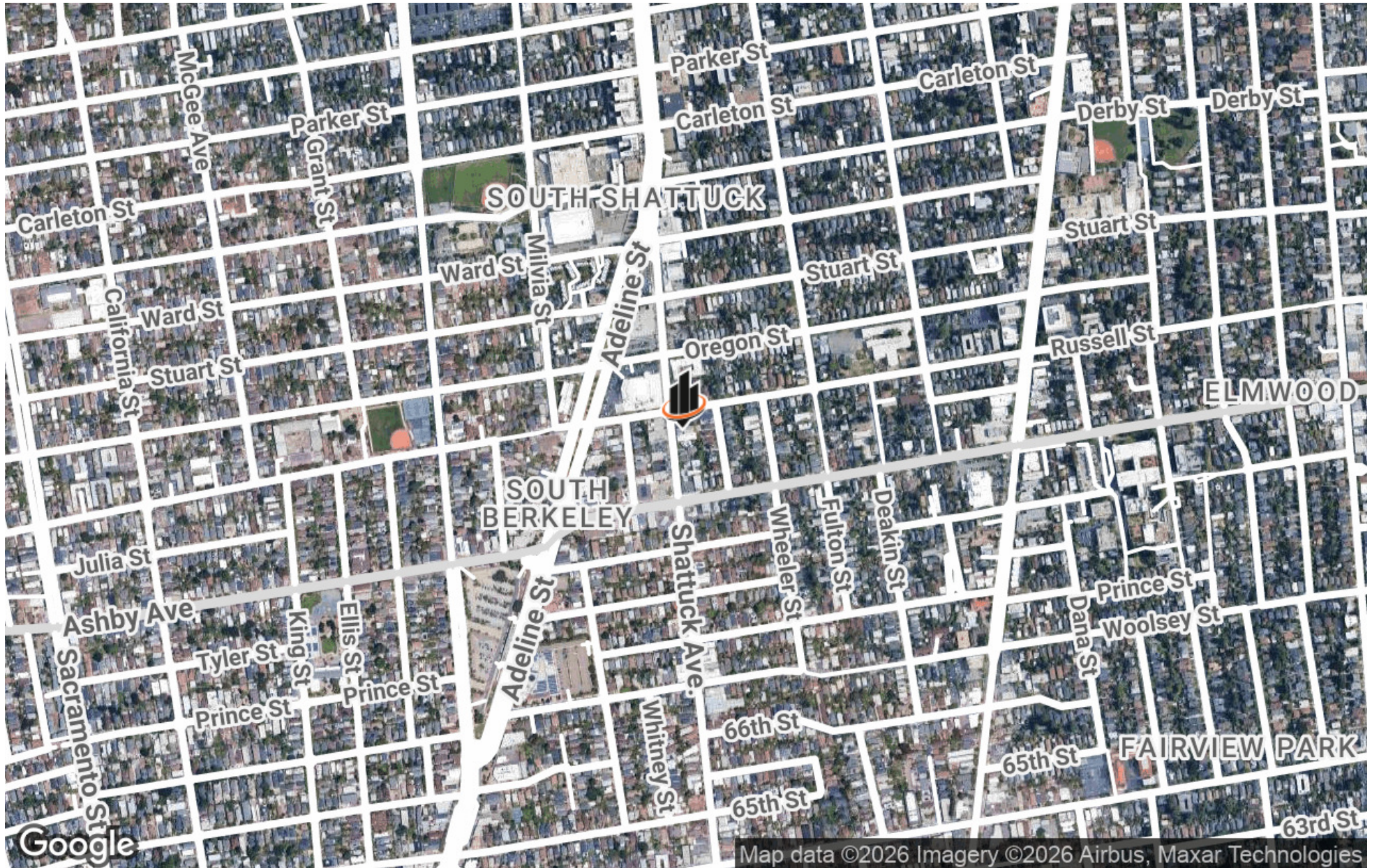
2911 Shattuck Avenue is located along the active Shattuck Avenue commercial corridor in South Berkeley, a vibrant retail and mixed-use district serving the surrounding residential neighborhoods and the nearby UC Berkeley community. The property benefits from strong visibility along a major north-south thoroughfare connecting Downtown Berkeley, the Elmwood District, and Ashby Avenue.

The surrounding area features a diverse mix of neighborhood retail, restaurants, cafés, and service businesses, supported by dense residential housing and convenient access to Ashby BART, Highway 24, and key East Bay transportation corridors.

# REGIONAL MAP



# AERIAL MAP



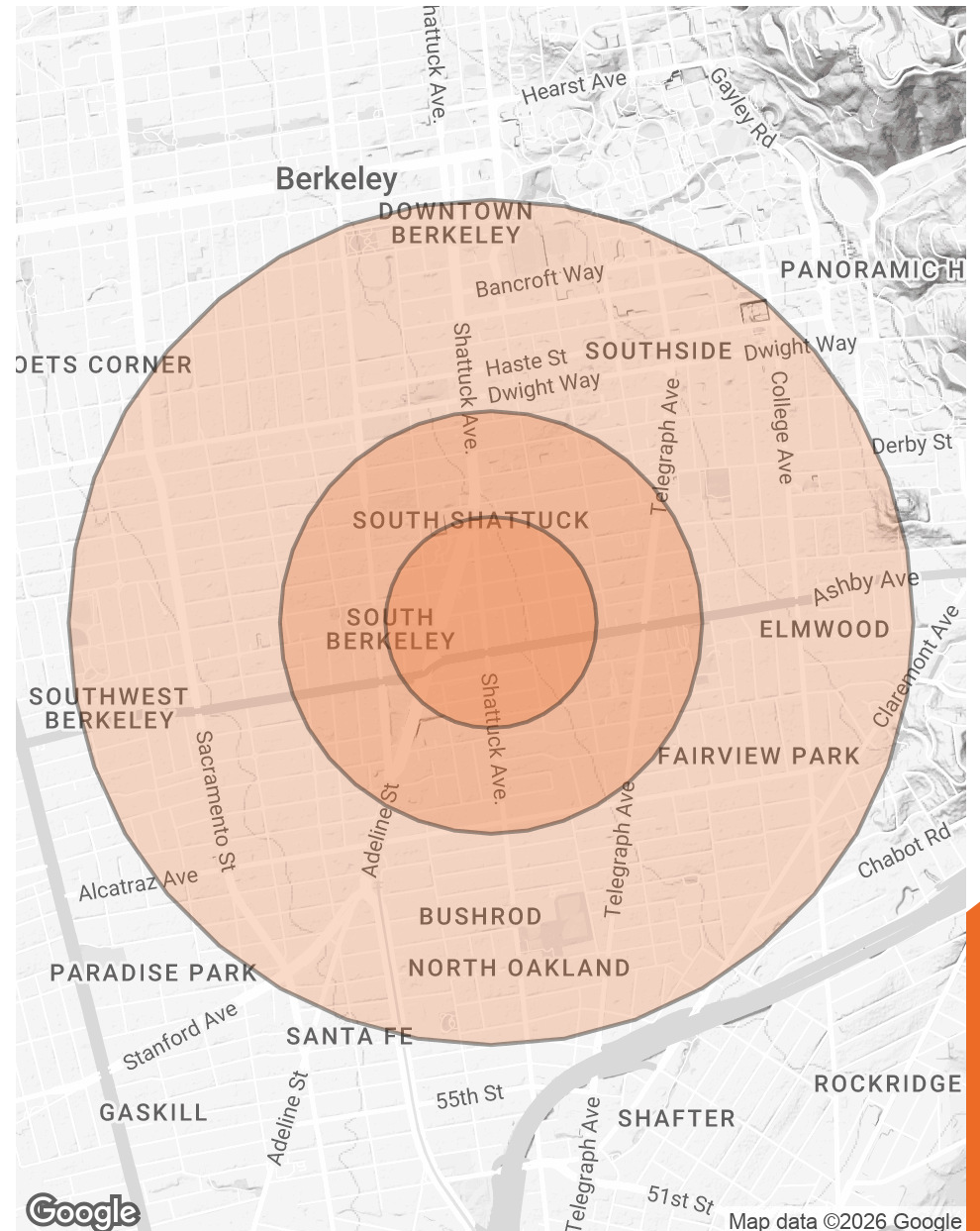
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,910	13,019	59,055
AVERAGE AGE	40.0	35.5	32.7
AVERAGE AGE (MALE)	40.4	35.3	32.5
AVERAGE AGE (FEMALE)	41.2	38.0	33.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,248	5,450	22,200
# OF PERSONS PER HH	2.3	2.4	2.7
AVERAGE HH INCOME	\$164,757	\$158,689	\$147,534
AVERAGE HOUSE VALUE	\$1,152,990	\$1,198,666	\$1,311,667

2023 American Community Survey (ACS)



# PRO FORMA

Property Information	
SALE PRICE	\$1,750,000
NUMBER OF UNITS	1
PRICE/SF	\$397.73
LOT SIZE	4,480 SF
BUILDING SIZE	4,400 SF
PRICE/UNIT	\$1,750,000
CAP RATE	6.03%
YEAR BUILT	1930

Proposed Financing On Sale	
% DOWN	-
DOWN PAYMENT	\$1,750,000
LOAN AMOUNT	-
INTEREST RATE	-%
LENGTH OF LOAN	- Years
MONTHLY PAYMENT	-
ANNUAL DEBT SERVICE	-
DEBT COVERAGE RATIO	-
PRO FORMA DCR	-

Proposed Returns	
NET OPERATING INCOME	\$105,600
LESS: LOAN PAYMENT	-
BEFORE TAX CASH FLOW	\$105,600
CASH-ON-CASH RETURN	\$6.03
PRINCIPAL REDUCTION YR 1	-
TOTAL YEAR 1 RETURN	\$105,600.00

Cap Rates	
6.03%	-%

# INCOME & EXPENSES

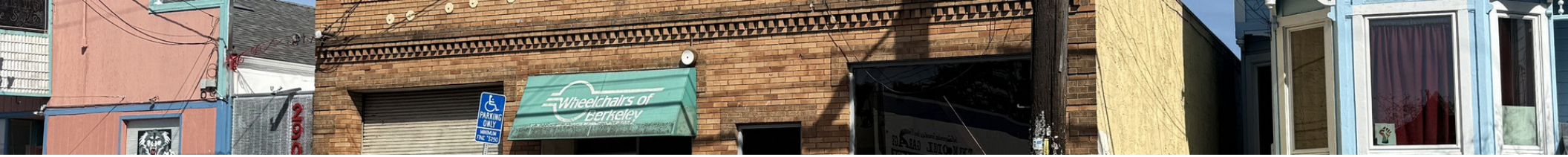


## INCOME SUMMARY

RENTAL INCOME (PROFORMA \$30/SF)	\$132,000
VACANCY COST	\$0
<b>GROSS INCOME</b>	<b>\$132,000</b>

## EXPENSES SUMMARY

20% ANNUAL GROSS INCOME	\$26,400
<b>OPERATING EXPENSES</b>	<b>\$26,400</b>
<b>NET OPERATING INCOME</b>	<b>\$105,600</b>



## DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

1674 POST STREET, SUITE 1  
SAN FRANCISCO, CA 94115



[SVN.COM](http://SVN.COM)