



OFFERING MEMORANDUM

2520 Milvia Street

Berkeley, CA 94704 | Multifamily or Office

\$1,450,000

\$620 / SF · 2,339 SF

Bos
GROUP

Executive Summary

2520 Milvia Street
Berkeley, CA 94704

2520 Milvia has been substantially renovated over the past several years, and the work was broad enough that the building suits more than one use. The dorm style layout leases into a campus market where 45,882 students compete for housing and the university houses only 24 percent of them, and the same floor plan reads as medical or professional office with generous common area. Every room is vacant, so the next owner sets the use, a secured surface lot sits behind the building and a basement carries storage space below.

INVESTMENT HIGHLIGHTS

- 0.7 mi to UC Berkeley, a 7 minute bike ride or 9 minutes by bus
- 4 rooms and the kitchen down, 5 rooms up, a full bath on each floor
- R-4 Multi-Family zoning on a 5,160 SF lot, built 1940, two stories
- 0.5 mi to Downtown Berkeley BART, 93 Walk Score, 94 Bike Score

PRICING

LIST PRICE	PRICE / UNIT	PRICE / SF
\$1,450,000	\$725,000	\$620

PROPERTY

UNITS	BUILDING SF	YEAR BUILT
2	2,339	1940

SITE

LOT SF	ZONING	LOT ACRES
5,160	R-4	0.118

PROPERTY

OCCUPANCY

Vacant at close

STORIES

2 plus basement

BASEMENT

Storage space

PARKING

Secured surface lot

ACCESSIBILITY

ADA entry ramp

RECENT CAPITAL IMPROVEMENTS

IMPROVEMENT

200 amp electrical service, new main panel and subpanels

Plumbing system and fixtures upgraded

New tankless instant hot water

New central heat and air conditioning

New sewer lateral with compliance certificate

New luxury vinyl flooring, interior newly painted

Property Photos

2520 Milvia Street

Berkeley, CA 94704

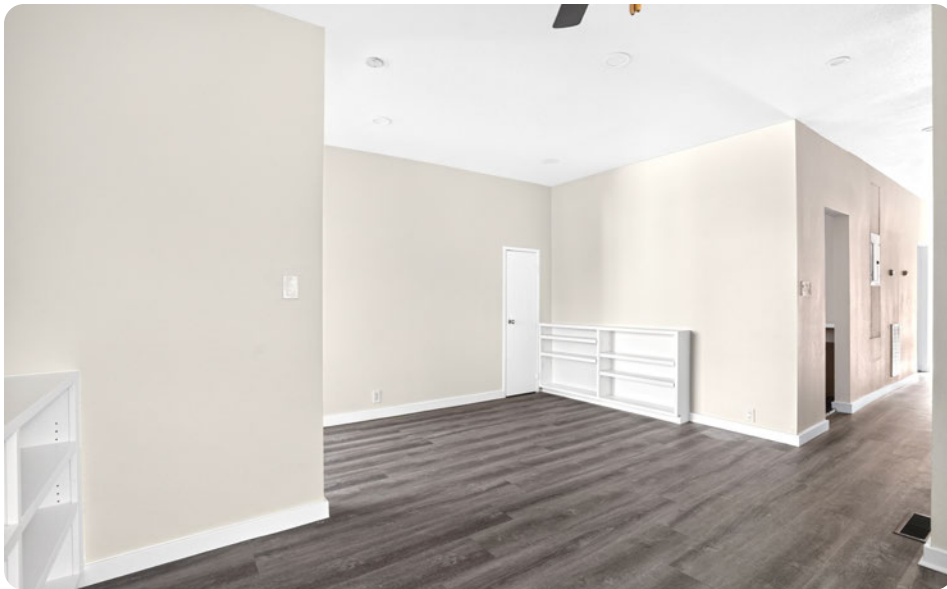


Photographs may be digitally enhanced and may not reflect the exact current condition of the property. Buyers should conduct their own inspection.

Property Photos

2520 Milvia Street

Berkeley, CA 94704



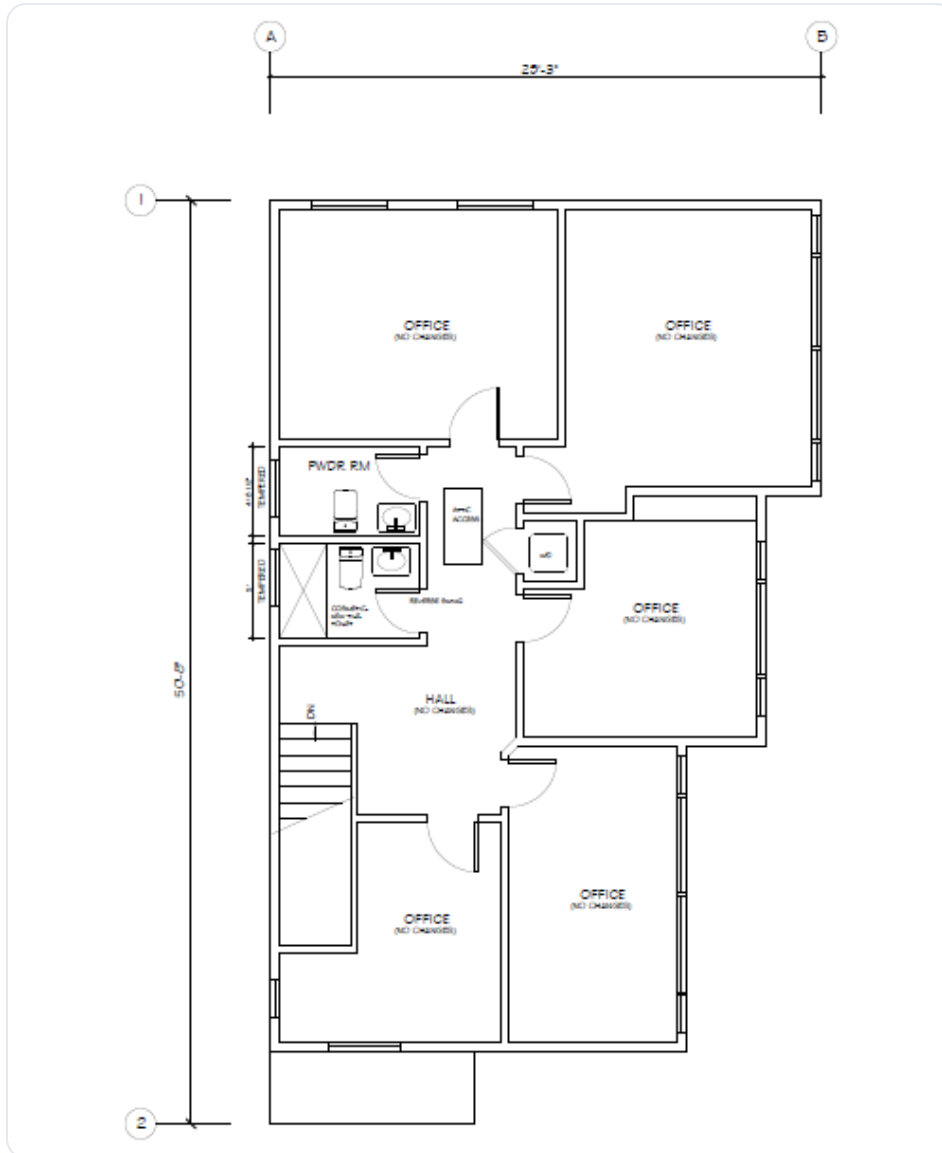
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Floor Plans

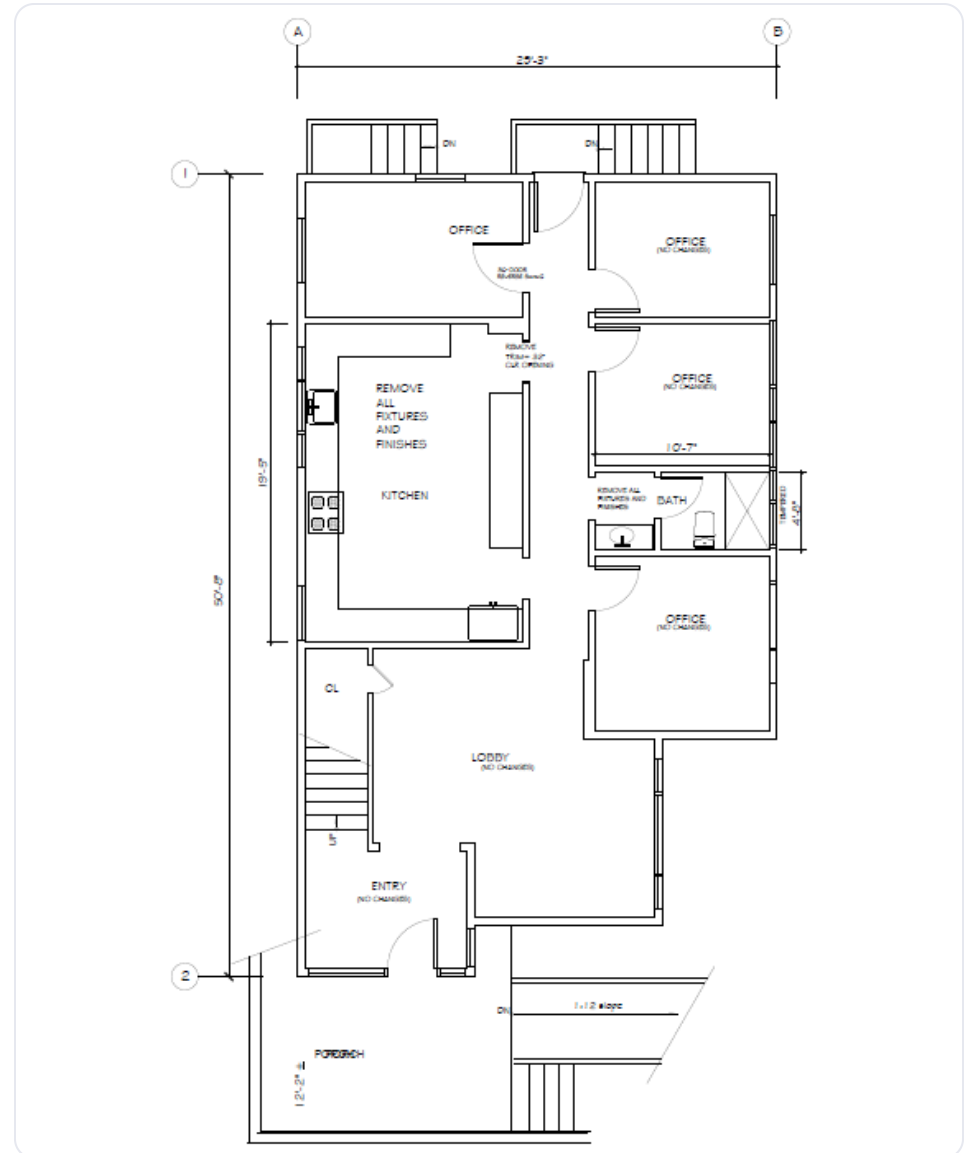
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SECOND FLOOR, UPPER UNIT, 5 ROOMS



GROUND FLOOR, LOWER UNIT, 4 ROOMS



Floor plans are approximate and provided for reference only. Dimensions and layouts are not to scale. Buyer to verify.

Property Details

2520 Milvia Street

Berkeley, CA 94704

GENERAL

Year built	1940
Building SF	2,339 SF
Lot size	5,160 SF (0.118 acres)
Layout	2 levels: 4 rooms and kitchen down, 5 rooms up
Stories	2 plus basement
Basement	Storage space
APN	55-1816-1
Zoning	R-4 Multi-Family Residential
County record use	Commercial (medical/dental), buyer to verify use
Occupancy	Vacant

MECHANICAL

Electrical service	200 amps, new main panel and subpanels
Heating and cooling	New central heat and air conditioning
Water heater	New tankless, instant hot water
Plumbing	Upgraded system and fixtures
Sewer lateral	New, with compliance certificate

INTERIOR FINISHES

Flooring	New luxury vinyl throughout
Paint	Interior newly painted
Kitchen	Ground floor only, remodeled, final finishes not complete
Baths	Remodeled, final finishes not complete, new exhaust vents

SITE

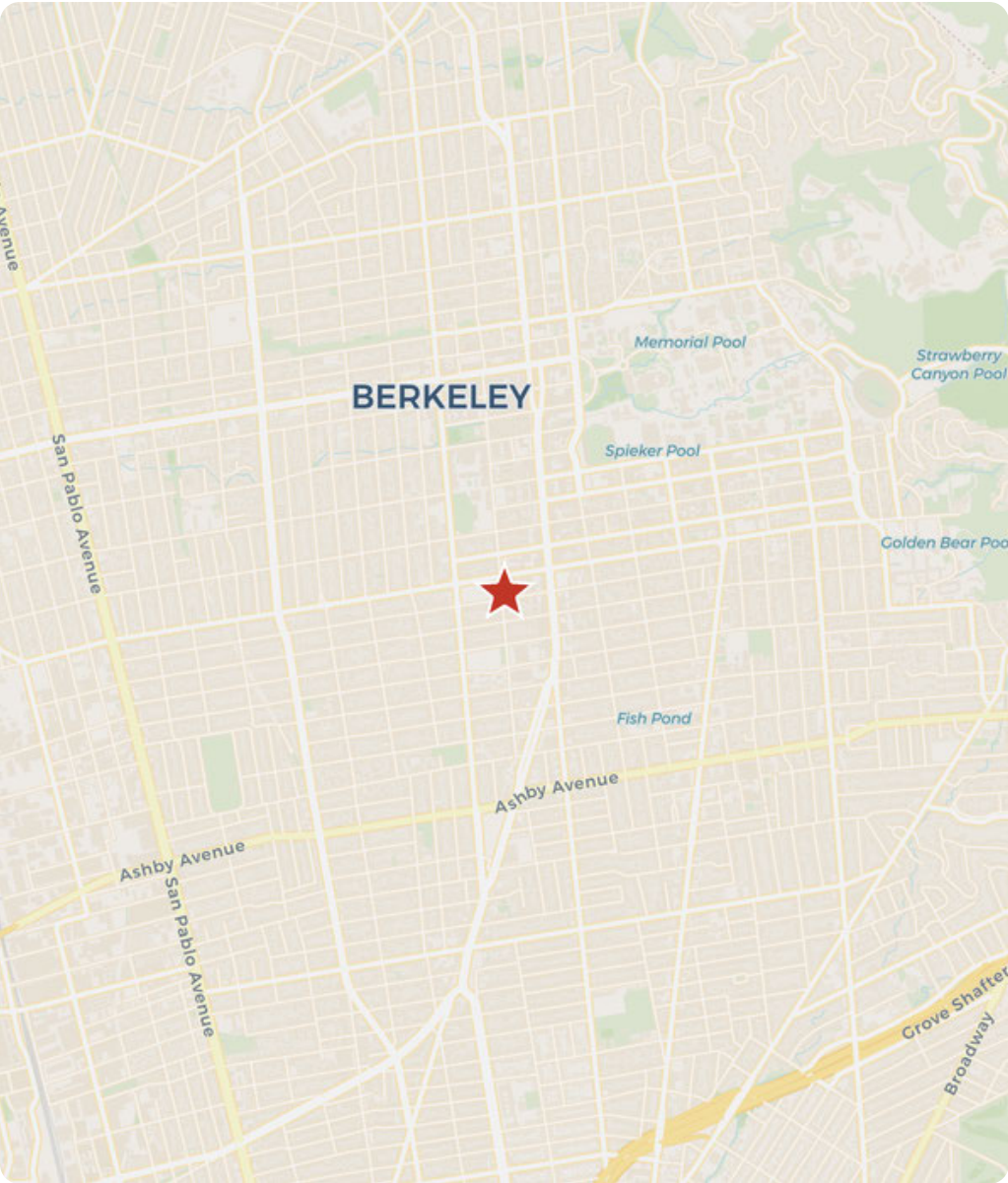
Parking	Secured surface lot behind the building
Accessibility	ADA compliant wheelchair entry ramp
Frontage	Corner of Milvia Street and Blake Street



Information herein is deemed reliable but not guaranteed. Buyer to verify all information independently.

Location, Neighborhood & Market

2520 Milvia Street
Berkeley, CA 94704



POPULATION		MEDIAN AGE	
94704	23,788	94704	21.9
Berkeley	121,730	Berkeley	33.4
MEDIAN HOUSEHOLD INCOME		MOVED IN PAST YEAR	
94704	\$50,129	94704	47.1%
Berkeley	\$103,727	Berkeley	20.4%

THE LOCATION

A student ZIP with a median age of 21.9 and half its households turning over each year. UC Berkeley houses only 24% of its 45,882 students, so the rest rent within walking distance of campus. Walk Score 93, Bike Score 94.

NEARBY ANCHORS

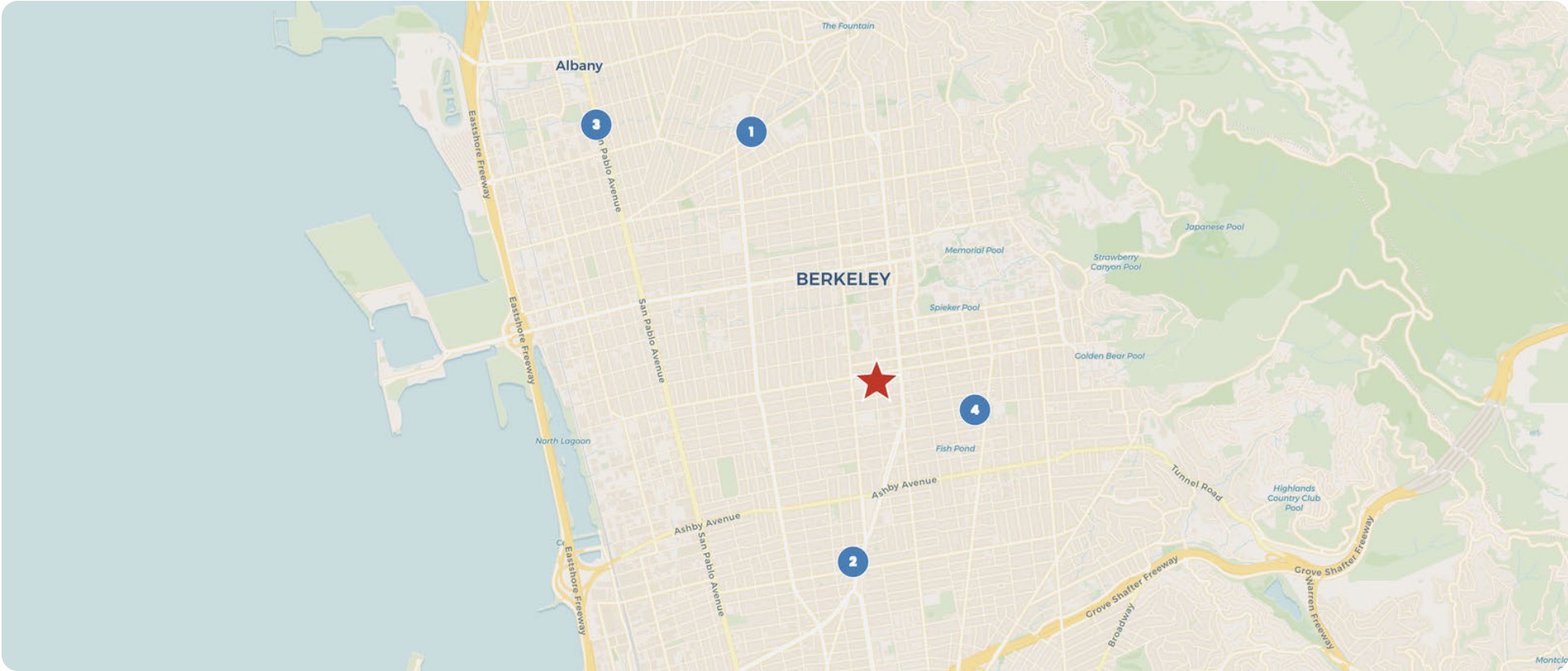
UC Berkeley, 7 min by bike	0.7 mi
Downtown Berkeley BART	0.5 mi
Sutter Urgent Care, 2500 Milvia	Adjacent
Berkeley Bowl	0.4 mi

ACS via Census Reporter: ZIP 94704 on the 2024 5-year estimates, Berkeley city on the 2024 1-year. A 5-year estimate averages five years, so the 2020 to 2024 vintage has an effective midpoint around mid 2022. Enrollment and campus housing share from the California State Auditor, 2024 to 25. Walkability from walkscore.com. Distances are straight line from geocoded coordinates, not driving distance.

Sales Comparables

2520 Milvia Street
Berkeley, CA 94704

	SUBJECT 2520 Milvia Street	COMP 1 1575 Hopkins St	COMP 2 1818 Harmon St	COMP 3 1178 San Pablo Ave	COMP 4 2702 Dana St	AVERAGE Comp Average
SALE PRICE	\$1,450,000	\$1,014,500	\$1,100,000	\$1,229,000	\$2,250,000	\$1,398,375
DATE		11/2024	08/2025	10/2024	-	
TYPE	Residential / 2 Units	Office / Executive	Office / Executive	Office / Medical	Student Housing Conversion	-
BUILDING SF	2,339	1,301	2,566	3,024	5,567	3,115
PRICE / SF	\$620	\$780	\$429	\$406	\$404	\$505



Exclusively Listed By

COMPASS COMMERCIAL | BOS GROUP CRE



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Willem Bos is a Senior Vice President at Compass Commercial with over 10 years of experience as a real estate investment professional. He has successfully led his team in trading over \$500 million in multifamily and commercial property assets throughout the East Bay. Willem excels at guiding clients through commercial real estate investments with a deep understanding of the market and a strategic, client focused approach.



Brian von Lackum

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Brian von Lackum is a Senior Investment Advisor at Compass Commercial with over five years of experience in commercial real estate. Before joining the Bos Group, Brian worked at Newmark in Valuations & Advisory and achieved Certified General Appraisal licensure, appraising properties from \$1M to over \$1B across multifamily, office, industrial, and retail. Born in Marin County and based in San Francisco, Brian brings deep Bay Area market expertise to every transaction.

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