



FOR SALE /
LEASE



Brian Merrion

415.802.1400

brian.merrion@expcommercial.com
www.expcommercial.com

Suphain Htaung

855.451.1236 x572

Suphain.htaung@expcommercial.com
www.expcommercial.com

Snow Bentley

415.823.8595

snow.bentley@expcommercial.com
www.expcommercial.com

Tulasi

Yarlagadda

408.644.9661

tulasi.yarlagadda@expcommercial.com
www.expcommercial.com

1633 University Ave

1633 University Ave
Berkeley, CA 94703

Property Summary

FOR SALE / LEASE



PROPERTY DESCRIPTION

Seller Financing Available! LEASE OR SALE. Zoned for C-U (office building), and path to residential conversion.

Welcome to 1633 University Avenue, a well-maintained two-story office building ideally located just blocks from Downtown Berkeley, North Berkeley BART, and UC Berkeley. This free-standing property offers nearly 4,000 square feet of flexible space filled with natural light and classic character, featuring red oak floors, hardwood paneling, and quality finishes throughout. Gated on-site parking for 4+ vehicles, a versatile layout that can function as a single office or two units, and thoughtful amenities—including a kitchen, exercise room with shower, and a spacious second-floor deck with Berkeley Hills views—create a comfortable and professional environment. Surrounded by shops, cafés, and cultural destinations, this inviting property is well suited for owner-users, creative firms, professional services, or non-profits seeking a distinctive presence in one of Berkeley's premier commercial corridors.

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lease Rate:	\$30 SF/yr (NNN)
Number of Units:	1
Available SF:	4,000 SF
Lot Size:	0.145 Acres
Building Size:	3,820 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,291	5,735	20,888
Total Population	4,979	12,746	48,363
Average HH Income	\$160,405	\$146,329	\$136,899

Brian Merrion
415.802.1400
brian.merrion@expcommercial.com

Suphain Htaung
855.451.1236 x572
Suphain.htaung@expcommercial.com

Snow Bentley
415.823.8595
snow.bentley@expcommercial.com

Tulasi Yarlagadda
408.644.9661
tulasi.yarlagadda@expcommercial.com



Property Description

FOR SALE / LEASE



PROPERTY DESCRIPTION

Seller Financing Available! LEASE OR SALE. Zoned for C-U (office building), and path to residential conversion.

Welcome to 1633 University Avenue, a well-maintained two-story office building ideally located just blocks from Downtown Berkeley, North Berkeley BART, and UC Berkeley. This free-standing property offers nearly 4,000 square feet of flexible space filled with natural light and classic character, featuring red oak floors, hardwood paneling, and quality finishes throughout. Gated on-site parking for 4+ vehicles, a versatile layout that can function as a single office or two units, and thoughtful amenities—including a kitchen, exercise room with shower, and a spacious second-floor deck with Berkeley Hills views—create a comfortable and professional environment. Surrounded by shops, cafés, and cultural destinations, this inviting property is well suited for owner-users, creative firms, professional services, or non-profits seeking a distinctive presence in one of Berkeley's premier commercial corridors.

LOCATION DESCRIPTION

Seller Financing Available!

Located in the heart of Berkeley, the property benefits from a dynamic environment anchored by the University of California, Berkeley, with abundant dining, retail, and cultural amenities along University Avenue and nearby attractions such as the Berkeley Art Museum and Pacific Film Archive. The area is well connected by public transportation, including BART and multiple AC Transit lines, offering convenient access to Berkeley, Oakland, and San Francisco. Nearby shopping options are concentrated in Downtown Berkeley and along University Avenue, while excellent highway access via Interstate 80 and State Route 24 provides efficient connectivity to the broader Bay Area and major employment hubs.

Brian Merrion

415.802.1400

brian.merrion@expcommercial.com

Suphain Htaung

855.451.1236 x572

Suphain.htaung@expcommercial.com

Snow Bentley

415.823.8595

snow.bentley@expcommercial.com

Tulasi Yarlagadda

408.644.9661

tulasi.yarlagadda@expcommercial.com



Complete Highlights

FOR SALE / LEASE



PROPERTY HIGHLIGHTS

- Rare Gated parking Lot (private)
- Partially Renovated in 2025
- Zoned C-U
- Close to UC Berkeley and 4th street shops.



Brian Merrion

415.802.1400
brian.merrion@expcommercial.com

Suphain Htaung

855.451.1236 x572
Suphain.htaung@expcommercial.com

Snow Bentley

415.823.8595
snow.bentley@expcommercial.com

Tulasi Yarlagadda

408.644.9661
tulasi.yarlagadda@expcommercial.com



Additional Photos

FOR SALE / LEASE



Brian Merrion
415.802.1400
brian.merrion@expcommercial.com

Suphain Htaung
855.451.1236 x572
Suphain.htaung@expcommercial.com

Snow Bentley
415.823.8595
snow.bentley@expcommercial.com

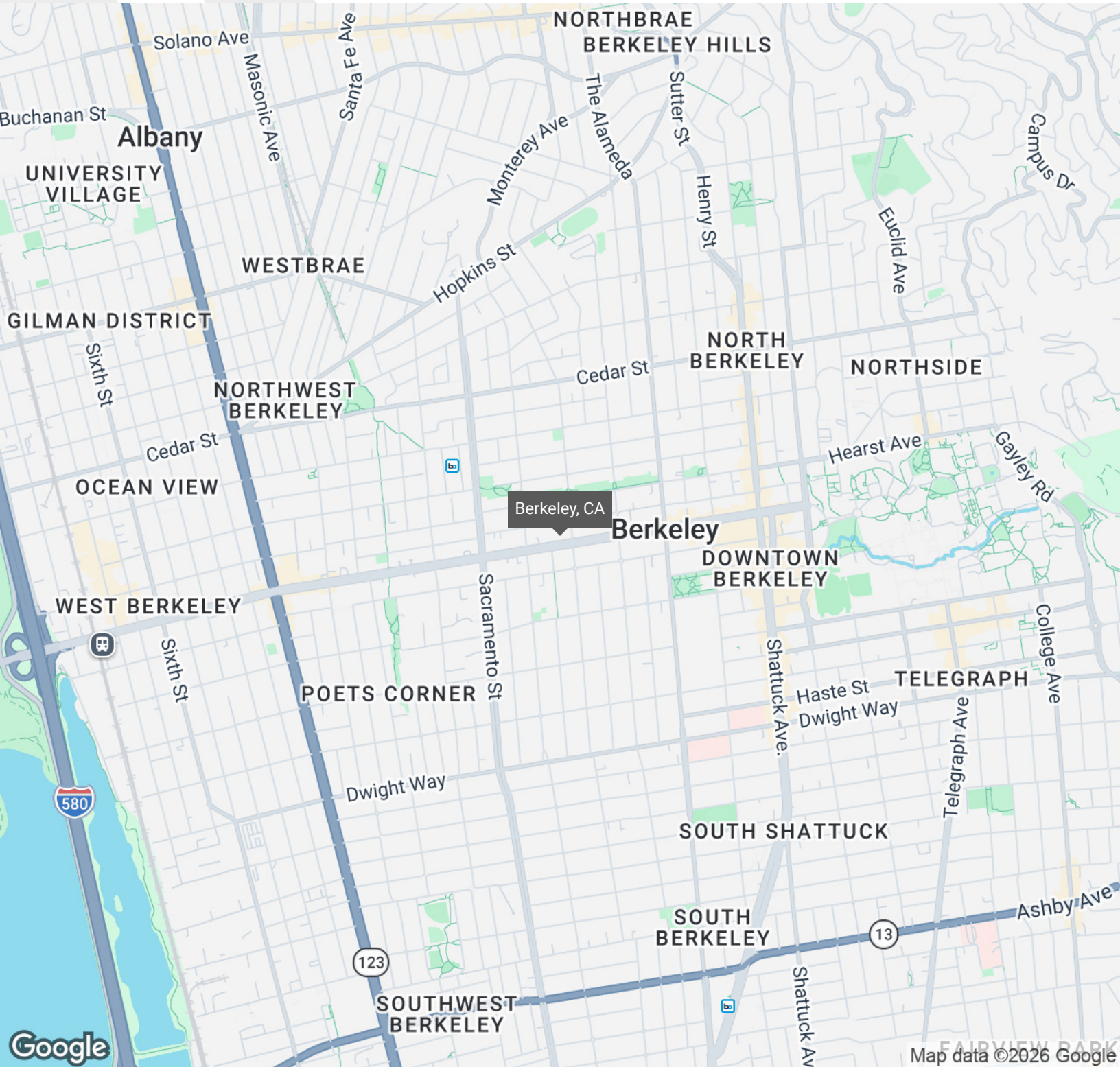
Tulasi Yarlagadda
408.644.9661
tulasi.yarlagadda@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Regional Map

FOR SALE / LEASE



Brian Merrion
415.802.1400
brian.merrion@expcommercial.com

Suphain Htaung
855.451.1236 x572
Suphain.htaung@expcommercial.com

Snow Bentley
415.823.8595
snow.bentley@expcommercial.com

Tulasi Yarlagadda
408.644.9661
tulasi.yarlagadda@expcommercial.com



Plans

FOR SALE / LEASE



LEGEND

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,000 SF	Lease Rate:	\$30 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
-------	--------	------	------	------	-------------

Brian Merrion
415.802.1400
brian.merrion@expcommercial.com

Suphain Htaung
855.451.1236 x572
Suphain.htaung@expcommercial.com

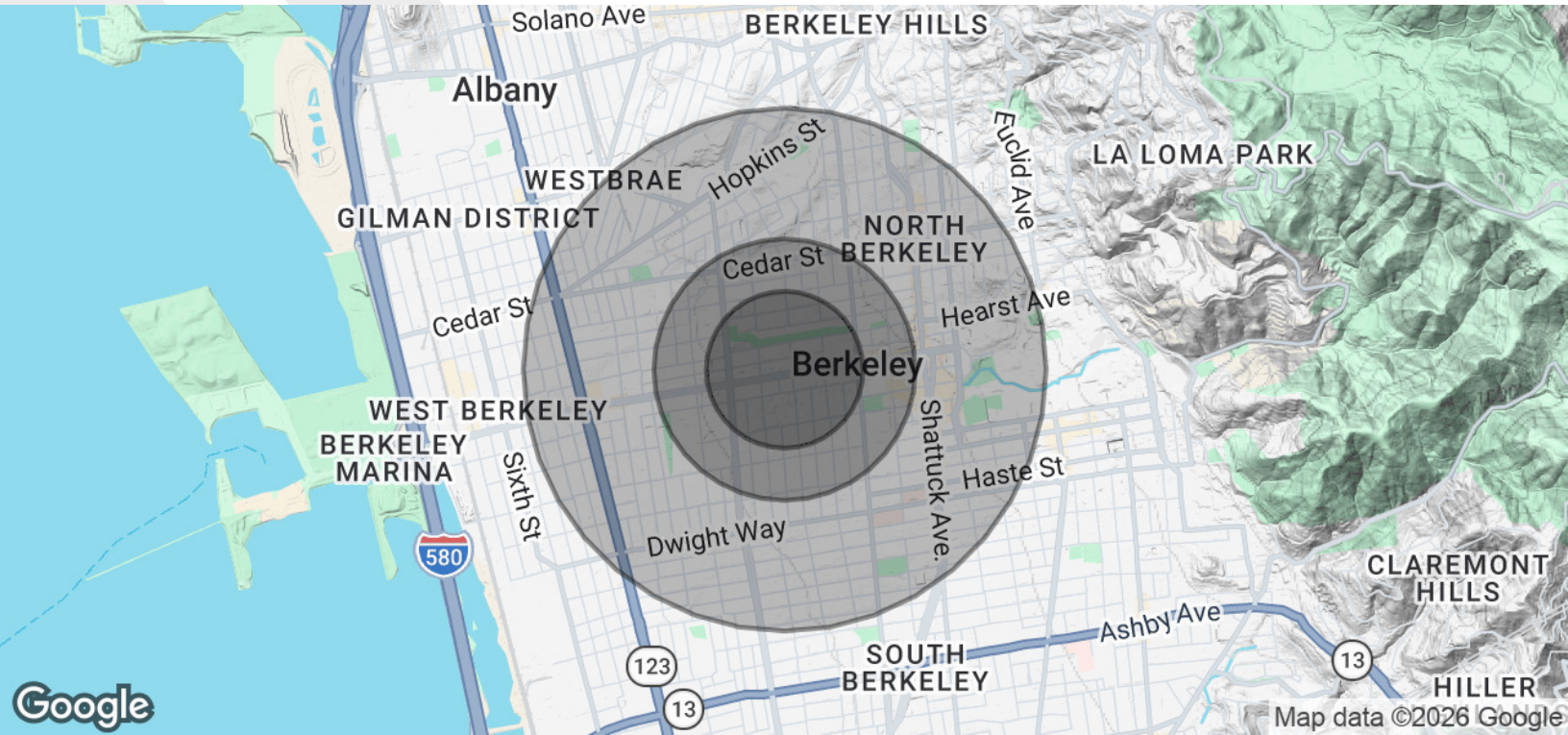
Snow Bentley
415.823.8595
snow.bentley@expcommercial.com

Tulasi Yarlagadda
408.644.9661
tulasi.yarlagadda@expcommercial.com



Demographics Map & Report

FOR SALE / LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,979	12,746	48,363
Average Age	41	40	39
Average Age (Male)	40	40	38
Average Age (Female)	41	41	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,291	5,735	20,888
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$160,405	\$146,329	\$136,899
Average House Value	\$1,354,603	\$1,354,070	\$1,328,760

2020 American Community Survey (ACS)

Brian Merrion
415.802.1400
brian.merrion@expcommercial.com

Suphain Htaung
855.451.1236 x572
Suphain.htaung@expcommercial.com

Snow Bentley
415.823.8595
snow.bentley@expcommercial.com

Tulasi Yarlaga
408.644.9661
tulasi.yarlaga@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.