

## Unique Opportunity to Develop a Full City Block in Berkeley



### **1001-1011 University Ave, Berkeley** **for Sale or Lease**

**± 37,704 sq. ft. lot size**

**± 32,183 sq. ft. in three separate buildings**

- Three-parcel, 37,704 sf site consisting of a parking lot and three vacant buildings with 260 feet of frontage on heavily-trafficked University Avenue, the main thoroughfare from I-80 to UC Berkeley
- Highly Visible site with Full Block Identity
- Buildings Vacant, Ready for Repositioning
- Offers a rare opportunity for add-value developers to reposition a full city block on Berkeley's prominent University Avenue
- Property can be purchased or leased together or as three separate parcels
- Less than half a mile from Berkeley's 4<sup>th</sup> Street shopping mecca
- Nearby to San Pablo Avenue – home to a wide variety of home furnishings, accessories and home fix-up Stores

**Sale and Lease Prices vary by offering. See pricing chart**

**GORDON COMMERCIAL REAL ESTATE SERVICES**

2091 Rose Street Berkeley, CA 94709 ~ (510) 524-4410 phone (510) 704-1830 fax

[www.gordoncommercial.com](http://www.gordoncommercial.com)

## Investment Opportunity

1001 - 1011 University Avenue offers a rare opportunity for add-value developers to reposition half a city block on Berkeley's prominent University Avenue. This three-parcel, high-identity site has 260 feet of University Avenue street frontage and is improved with three vacant buildings and a parking lot. Each building is also for sale separately. In a shared scenario, parking will be available on a shared basis.

## Investment Highlights

- 37,704 sf site with 260 ft of frontage on University Avenue
- Highly visible site with full block identity
- Buildings vacant, ready for repositioning
- This Property is supported by the city planning staff for redevelopment into retail or medium-density residential over retail
- See overview of development opportunities on Page 9.

## Sale Price and Lease Rates by Building

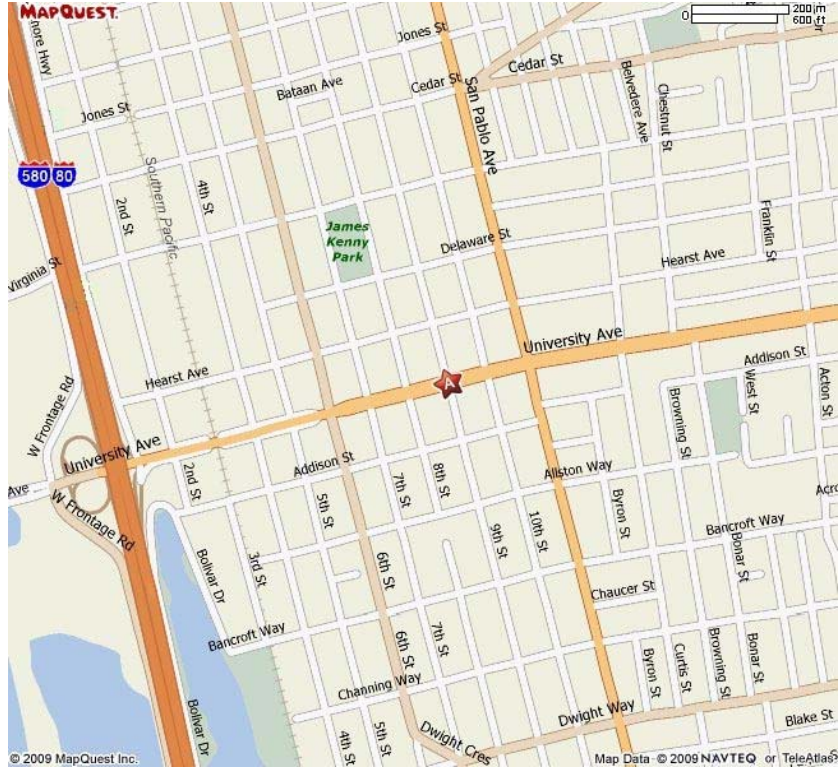
Address	Sq. Ft. (+/-)	Sale Price	Price Per Sq. Ft.	Lease Rate
1001 University	8,792 ground floor 771 mezzanine	\$1,450,000	\$152	\$1.00 psf NNN
1007 University	7,400 ground floor	\$1,300,000	\$176	\$1.15 psf NNN
1011 University	8,340 ground floor 6,880 second floor	\$1,650,000	\$108	\$0.75 psf NNN
<b>Total</b>	<b>32,183 sq. ft.</b>	<b>\$4,400,000</b>	<b>\$137</b>	
1001-1011 University (Leased or Purchased as One Unit)	32,183 sq. ft.	\$4,100,000 (price is discounted by \$300,000 if purchased as one unit)	\$127	\$0.85 psf NNN

### GORDON COMMERCIAL REAL ESTATE SERVICES

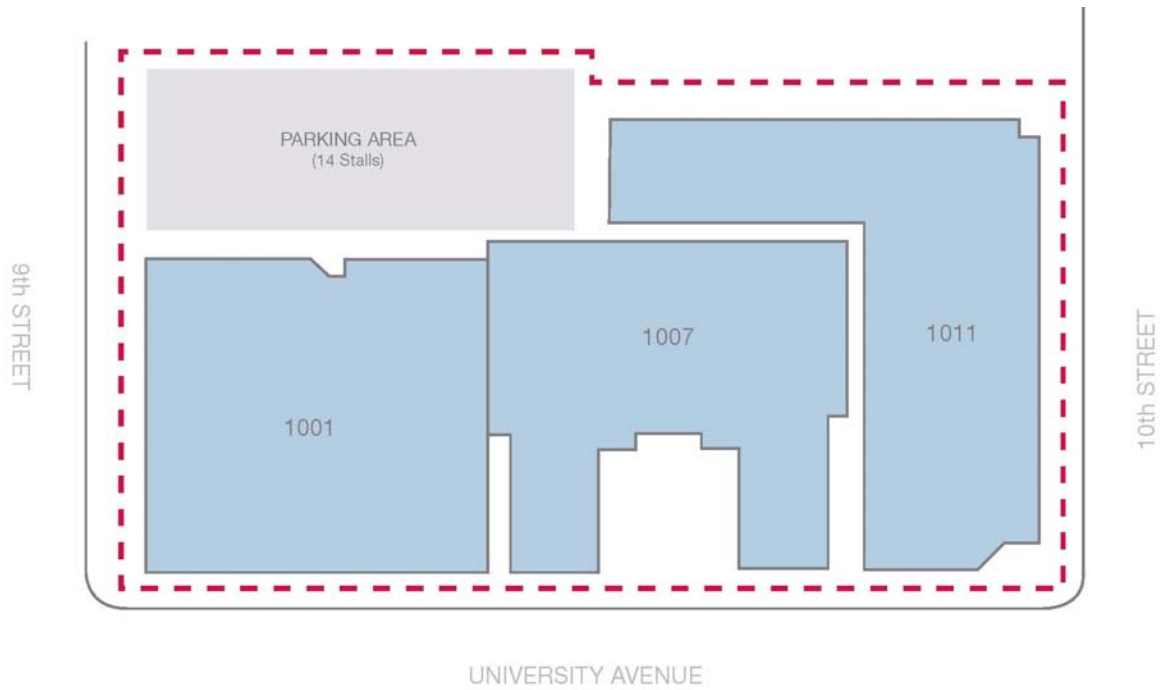
2091 Rose Street Berkeley, CA 94709 ~ (510) 524-4410 phone (510) 704-1830 fax

[www.gordoncommercial.com](http://www.gordoncommercial.com)

# Site Map



# Site Plan



## Current Buildings at the Site



### Location Highlights

- Average daily car count - 34,029
- Surrounded by dense residential neighborhoods
- 28,096 people live within one-mile / 170,971 live within three-miles
- Just 0.5 miles to I-80
- 1.5 miles to UC Berkeley
- <0.5 miles to 4<sup>th</sup> Street shopping

### Property Highlights

- Three parcels totaling +/- 37,704 sf
- Three vacant Buildings totaling +/- 32,183 sf
- Parking: 14 Stalls
- Rectangular site 260 feet of frontage on University Avenue with a depth of 145 feet
- Full University Avenue frontage between 9th and 10th Street

### Parcel Specifics

Address	Parcel Number	Parcel SF	Year Built	Zoning
1001 University Ave	057-2089-012-01	20,804	1980	C-W
1007 University Ave	057-2089-012-01		1968	
1011 University Ave	057-2089-014-01	10,400	1980	C-W
1925 9 <sup>th</sup> St (Vacant Lot)	057-2089-015	6,500		R-3

### Market Area Demographics

	1-Mile	3-Mile	5-Mile
2007 Total Population	28,096	170,971	316,914
2012 Total Population	28,700	173,044	321,825
2007 Average HH Income	\$81,295	\$94,157	\$93,466
2007 Total Daytime Pop.	26,931	169,096	311,915
2007 Median Home Value	\$434,056	\$484,254	\$487,876

### GORDON COMMERCIAL REAL ESTATE SERVICES

2091 Rose Street Berkeley, CA 94709 ~ (510) 704 -1800 phone (510) 704 -1830 fax

[www.gordoncommercial.com](http://www.gordoncommercial.com)

## Retail Environment in the Vicinity

Retail stores like to cluster near other like shops. This site is very close to two distinct shopping areas that attract high volumes of local and regional shoppers and will benefit greatly from that proximity. The two shopping areas are:

- 4<sup>th</sup> Street Shopping Mecca  
This high end retail strip, just .4 miles from the property, generates high traffic volumes with shoppers looking to buy clothing, accessories, or furniture, and to dine in a nice restaurant.
- San Pablo Avenue Corridor (between Gilman and Ashby)  
This two mile area on San Pablo Ave. is densely populated with home furnishings, accessories, and home fix-up stores including many green businesses and generates much traffic among the home fix-up crowd.

### NEARBY STORES INCLUDE (see map on page 8):

Item #	Store Name		Item #	Store Name
1	Fenton MacLaren		17	Fenton MacLaren Outlet
2	REI Coop		18	Eco-Home Improvement
3	Smith and Hawken		19	Maison D'Art Gallery
4	Earthly Basics		20	Berkeley Bowl (Under Construction)
5	Berkeley Lighting		21	Ashby Plaza: Orchard Supply Hardware, Zentrum, The Back Shop, Mancini's Sleepworld, Dick's Carpet One
6	Imperial Rug		22	Z Gallerie
7	Berkeley Glass Co.		23	Restoration Hardware
8	Baldwin Brass Center		24	Crate and Barrel Outlet Store
9	Metro Lighting and Crafts		25	CB2
10	Omega Too		26	Design Within Reach
11	East Bay Nursery		27	Peets
12	Famous Foam Factory		28	Sur La Table
13	Ohmega Salvage		29	Builder's Bookstore
14	Ohmega Salvage		30	The Gardener
15	The Recovery		31	Antropologie
16	Custom Cabinetry			

### NEARBY RESTAURANTS INCLUDE:

Item #	Store Name	Item #	Store Name
A	T-Rex	D	Eccolo
B	Café Rouge	E	Spenger's Fresh Fish Grotto
C	Bette's Oceanview Diner		

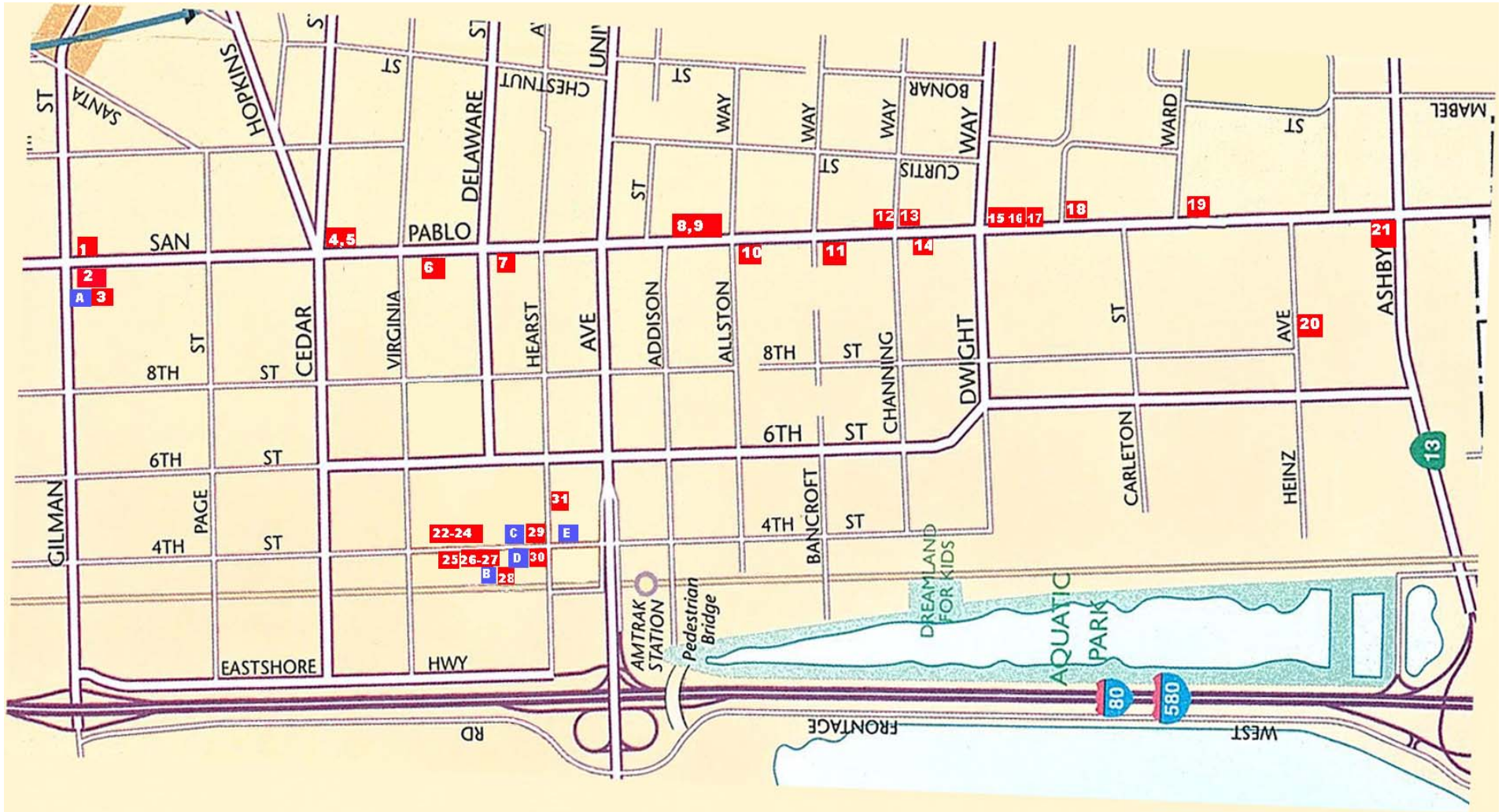
---

#### GORDON COMMERCIAL REAL ESTATE SERVICES

2091 Rose Street Berkeley, CA 94709 ~ (510) 704 -1800 phone (510) 704 -1830 fax

[www.gordoncommercial.com](http://www.gordoncommercial.com)

**NEARBY RETAIL MAP (See Related Store Names and Addresses on Pages 9 - 11)**



**GORDON COMMERCIAL REAL ESTATE SERVICES**

2091 Rose Street Berkeley, CA 94709 ~ (510) 524-4410 phone (510) 704-1830 fax

[www.gordoncommercial.com](http://www.gordoncommercial.com)

## **Nearby Retail Map: Names, Offerings, and Address**

1. **Fenton MacLaren:** Offers a wide range of Vintage, Mission Style, and other kinds of furniture including unfinished pieces. 1325 San Pablo Ave.
2. **REI COOP:** A Bay Area institution since 1975, this is the nation's premier outdoor gear store. 1338 San Pablo Ave.
3. **Smith and Hawken:** Upscale garden, home décor and nursery store. 1330 10<sup>th</sup> Street.
4. **Earthly Basics:** Offer Craftsman style home furnishings, accessories and gifts. 1619 San Pablo Ave.
5. **Berkeley Lighting:** Features American and European interior and exterior lighting, featuring a large selection of Italian, modern and Art & Crafts styles. 1623 San Pablo Ave.
6. **Imperial Rug:** Carries new and used rugs for sale. Also offers rug cleaning and repair services. 1716 San Pablo Ave.
7. **Berkeley Glass Company:** Carries a wide range of glass products for the home including mirrors, shower doors, and windows. 1810 San Pablo Ave.
8. **Baldwin Brass Center:** Offers a huge selection of doorknobs, latches, locks, pulls, catches, hooks, rails, hinges, kick plates, bars, handles, hasps, and everything else knob related. 2119 San Pablo Ave.
9. **Metro Lighting & Crafts:** Offers lighting fixtures inspired and informed by Arts Nouveau and Craftsman aesthetics. 2121 San Pablo Ave.
10. **Omega Too:** The emphasis here is on antique and reproduction lighting -- there are many lamps in this shop. Also offered are reproduction Craftsman doors and medicine chests for recreating the look of that era. 2204 San Pablo Ave.
11. **East Bay Nursery:** Offers a huge selection of plants for the local climate plus much more. 2332 San Pablo Ave.
12. **Famous Foam Factory:** Offers high quality cushioning and foam available for futons, sofa beds, pillow and other seating/ sleeping options. 2397 San Pablo Ave.
13. **Ohmega Salvage:** Provides amazing components for the authentic restoration of older homes and flats, especially with Victorian and Craftsman architecture. 2407 San Pablo Ave.
14. **Ohmega Salvage:** Provides more amazing items for the authentic restoration of older homes and flats. Located across the street at 2400 San Pablo Ave.

### **GORDON COMMERCIAL REAL ESTATE SERVICES**

2091 Rose Street Berkeley, CA 94709 ~ (510) 524-4410 phone (510) 704-1830 fax

[www.gordoncommercial.com](http://www.gordoncommercial.com)

15. **The Recovery:** Offers customer upholstery, custom-made furniture and furniture refinishing. 2511 San Pablo Ave.
16. **Custom Cabinetry:** Builds custom cabinetry for the home. 2551 San Pablo Ave.
17. **Fenton MacLaren:** Offers unfinished wood furniture from this outlet location. 2575 San Pablo Ave.
18. **Eco-Home Improvement:** Offers ecological and healthy home improvement products. Also features a design studio, paint bar and sample library. 2617-2619 San Pablo Ave.
19. **Maison D'Art Gallery:** Offers one-of-a-kind items. 2407 San Pablo Ave.
20. **Berkeley Bowl (Under Construction):** An independent, full-service supermarket that specializes in local, fresh, and organic foods. 920 Heinz Ave.
21. **Ashby Plaza:** Large development that houses Orchard Supply Hardware, The Back Shop, Zentrum, Mancini's Sleepworld and Dick's Carpet One. Fronts onto Ashby at the corner of Ashby and San Pablo Avenues.
22. **Z Gallerie:** Offers bedding, furniture, art, lamps, sofas, dining, kitchen, tables, beds, decorations, chairs, bar, entertaining items and candles. 1734 4<sup>th</sup> Street.
23. **Restoration Hardware:** Offers furniture of lasting value, classic design and imbued with superb taste. 1731 4<sup>th</sup> Street.
24. **Crate and Barrel Outlet:** Contemporary house wares at outlet prices. 1785 4<sup>th</sup> Street.
25. **CB2:** Features modern furniture and home accessories. 1730 4<sup>th</sup> Street.
26. **Design Within Reach:** Offers licensed furniture classics. 1780 4<sup>th</sup> Street.
27. **Peet's:** Gourmet coffee and tea shop. 1776 4<sup>th</sup> Street.
28. **Sur La Table:** Offers a wider range of kitchen products including copper cookware, books, linens, bake ware, knives, kitchen electrics, and gadgets. 1806 4<sup>th</sup> Street.
29. **Builder's Booksource:** Full service bookstore specializing in architecture and design books. 1817 4<sup>th</sup> Street.
30. **The Gardener:** Home décor and garden items including beautiful and unique gift items. 1836 4<sup>th</sup> Street.
31. **Anthropologie:** Women's clothing, accessories and home décor. 750 Hearst Ave.

**GORDON COMMERCIAL REAL ESTATE SERVICES**

2091 Rose Street Berkeley, CA 94709 ~ (510) 524-4410 phone (510) 704-1830 fax

[www.gordoncommercial.com](http://www.gordoncommercial.com)



## Nearby Restaurants

- A. **T-Rex Barbeque:** “Berkeley Barbeque” with a traditional twist. 1300 10<sup>th</sup> Street.
- B. **Café Rouge:** Rustic Mediterranean fare. 1782 4<sup>th</sup> Street.
- C. **Bette’s Oceanview Diner:** Eclectic Berkeley Style Diner. 1807 4<sup>th</sup> Street.
- D. **Eccolo:** Modern Italian trattoria restaurant. 1820 4<sup>th</sup> Street.
- E. **Spenger’s Fresh Fish Grotto:** This local favorite features over thirty selections of seafood, fresh fish, shellfish and more from the Bay Area, Pacific Ocean and other regions around the globe. 1919 4<sup>th</sup> Street.

## Development Opportunities

### **This Property is Ripe for Development**

Zoning for the site, subject to a site-specific city review and approvals, allows retail or mixed-use such as multifamily over retail. The City of Berkeley has stated that it would support a medium-density mixed-use project at this location, as well as retail only.

### **Potential Add-Value Alternatives**

This site, with its flexible building layouts, has multiple redevelopment options. Three of the many possibilities are:

#### One Retail Building – Full Parking Field

- Create parking field
- Renovate existing buildings into one 19,000 +/- sf Retail box
- Target medium-box size retailers. Potential tenants include: drug stores, small format grocers, discounters

#### Mixed-Use – Residential over Retail

- 4-story or 5-story building
- 50 – 85 residential units with 2nd floor parking
- 18,200 sf of retail with ground floor parking

#### Lease Existing Buildings

- The existing buildings can be leased and the property returned to service as a leased investment.

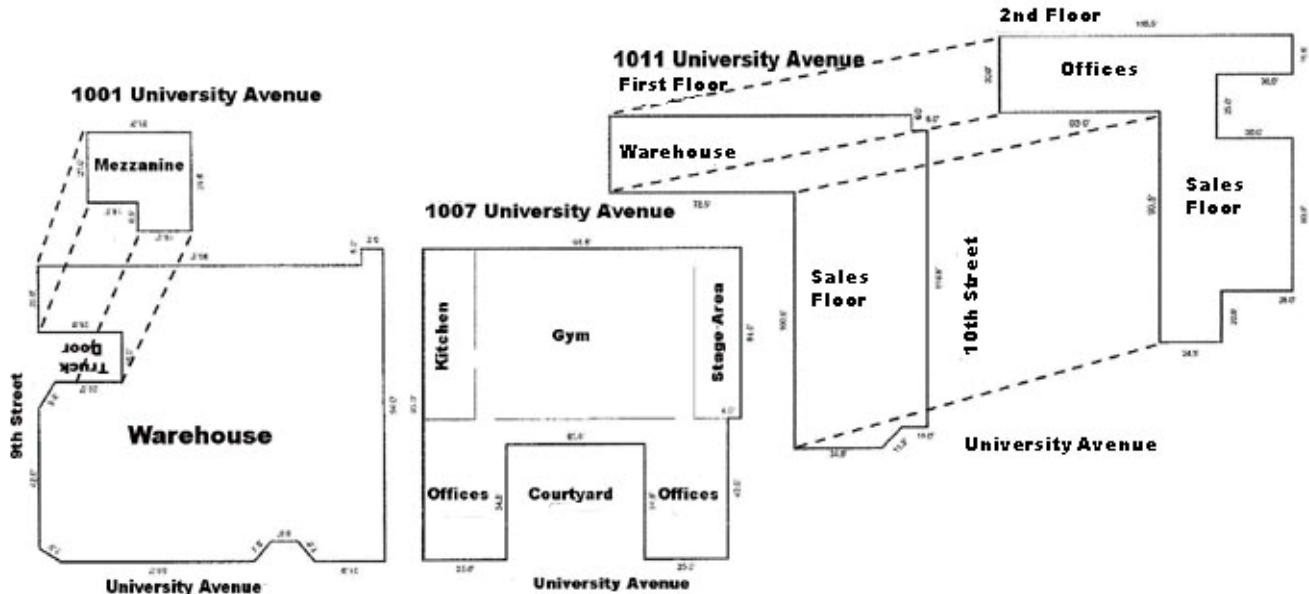
### **GORDON COMMERCIAL REAL ESTATE SERVICES**

2091 Rose Street Berkeley, CA 94709 ~ (510) 524-4410 phone (510) 704-1830 fax

[www.gordoncommercial.com](http://www.gordoncommercial.com)

## Floor Plan of Existing Buildings

### Floor Plan of Current Improvements



## Construction & Historical Uses

### 1001 University Avenue

- Concrete-block structure built over a concrete slab foundation with a wood-beam roof
- Built circa 1980
- 25-foot-high ceilings with an office/mezzanine
- One dock-high freight door located along the west side of the building with access from 9th Street
- Historically the building has been used as a warehouse for an art supply store

### 1007 University Avenue

- One-story concrete-block structure built over a concrete slab foundation with a wood-beam roof
- Built circa 1960
- Building Exterior is improved with painted stucco and painted concrete block
- Building has a U-shaped 8,878 SF footprint forming a courtyard along University Ave
- Originally constructed as a community center, with other historical uses including offices and storage

## **GORDON COMMERCIAL REAL ESTATE SERVICES**

2091 Rose Street Berkeley, CA 94709 ~ (510) 524-4410 phone (510) 704-1830 fax

[www.gordoncommercial.com](http://www.gordoncommercial.com)

### 1011 University Avenue

- Concrete block structure built over a concrete slab foundation with a wood beam roof
- Built circa 1980
- Building Exterior is improved with painted stucco
- This building has an L-shaped footprint, 25 foot ceiling height, and a mezzanine
- Historically the building has been used for retail sales, retail storage and offices

### Current Zoning

- 1001 and 1011 University Avenue are zoned C-W (West Berkeley Commercial)
- Due to current lack of on-site parking, parcels 1001 and 1011 are legal though non-conforming

### 1925 9th Street is zoned R-3 (Restricted Three-Family Residential)

- This parcel is legal and conforming with its current use
- 14 parking stalls (0.43/1000)
- Due to the limited number of parking spaces, 1001 and 1011, though legal, are non-conforming as the existing construction predates the zoning designation. If a lawful non-conforming structure is damaged or destroyed to the extent of more than 50% of its appraised value, the land and building shall be fully subject to current ordinances as if there had been no non-conforming structure

### Easements, Encroachments and CC&R's

- No easements or encroachments other than typical public utility easements were noted in the Preliminary Report or Property Appraisal
- No CC&R's were noted in the Preliminary Report or Property Appraisal

### Access/Egress

- 9th Street access to the parking lot
- 10th Street alley to the parking lot

### Topography and Drainage

- The site is generally level and at street grade.

### Utilities and Services

- The site is within the jurisdiction of the City of Berkeley and is provided all municipal services, including police, fire and refuse collection.

### Adjacent Properties

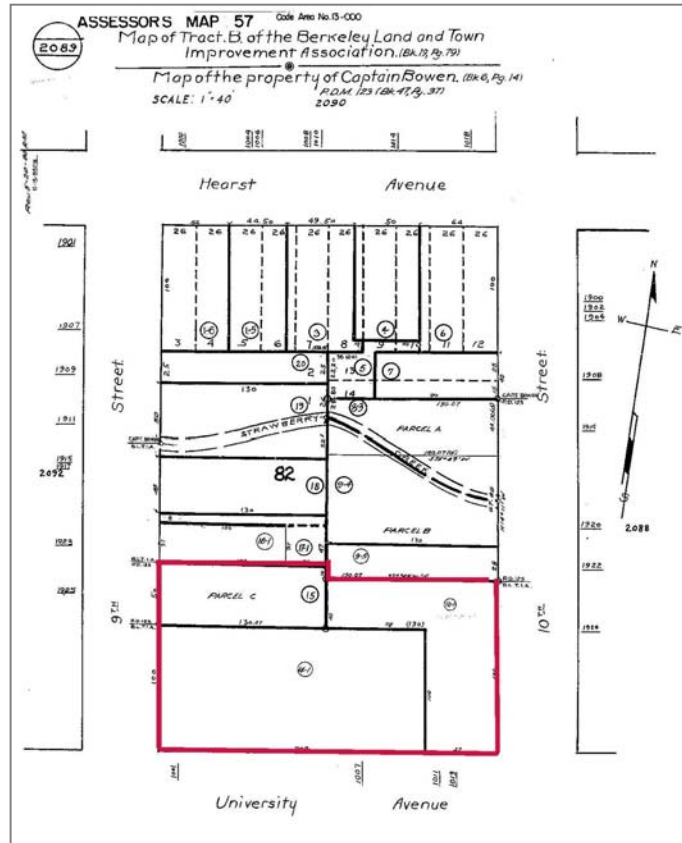
- The adjacent land uses are as follows:
- North: Residential planned
- South: Mixed Use; Residential Over Retail
- East: Retail, Commercial, Office
- West: Retail, Commercial, Office

## **GORDON COMMERCIAL REAL ESTATE SERVICES**

2091 Rose Street Berkeley, CA 94709 ~ (510) 524-4410 phone (510) 704-1830 fax

[www.gordoncommercial.com](http://www.gordoncommercial.com)

# Parcel Map



For more information, contact

**John Gordon**  
(510) 704-1800

[john@gordoncommercial.com](mailto:john@gordoncommercial.com)

**Ito Ripsteen**  
(510) 524-4410

[ito@gordoncommercial.com](mailto:ito@gordoncommercial.com)

**Note:**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

**GORDON COMMERCIAL REAL ESTATE SERVICES**

2091 Rose Street Berkeley, CA 94709 ~ (510) 524-4410 phone (510) 704-1830 fax

[www.gordoncommercial.com](http://www.gordoncommercial.com)