

NORTH BERKELEY MIXED-USE INVESTMENT OPPORTUNITY

PRICED: \$2,200,000



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LIC: #02130471

1807 MARTIN LUTHER KING JR WAY, BERKELEY

National Corporate-Backed Veterinary Clinic with Stable Residential Income

Located in the heart of Berkeley's highly desirable North Berkeley submarket, this rare ±3,728 SF mixed-use investment opportunity offers a compelling combination of stable in-place income, national corporate tenancy, and long-term upside potential. The property is strategically positioned along Martin Luther King Jr. Way with exceptional street visibility and exposure to approximately 20,966 vehicles per day.

The property is anchored by a long-established veterinary clinic occupying the ground-floor commercial space. The clinic has successfully operated at the property for more than 10 years and recently executed a new veterinary lease extension plus additional 5-year option. The lease is backed by a corporate guaranty from AmeriVet, a private equity-backed national veterinary platform operating more than 200 clinics throughout the country. The veterinary clinic provides the majority of the property's rental income and benefits from four dedicated on-site parking spaces, a rare amenity in Berkeley.

Positioned directly across from Ohlone Park and Ohlone Dog Park, the veterinary clinic enjoys strong neighborhood visibility and a built-in customer base from nearby residents and pet owners.

Behind the commercial frontage are three well-maintained residential units, each featuring one bedroom and one bathroom. The residential units consistently experience strong demand and minimal vacancy due to the property's location near University of California, Berkeley, North Berkeley BART Station, and Berkeley's vibrant retail and dining corridors. Two of three residential units are leased at market rents and feature refinished hardwood floors, remodeled bathrooms, updated energy-efficient windows, kitchens, outdoor areas, and private entrances within a quiet, tree-lined setting.



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Investment Highlights

- Rare ±3,728 SF mixed-use investment opportunity in North Berkeley
- Long-standing veterinary clinic tenant with over 10 years of operating history
- New veterinary lease extension plus additional 5-year option with a corporate backed guaranty
- Corporate guaranty by AmeriVet, a national veterinary platform with 200+ clinics
- Majority of rental income generated by national corporate-backed veterinary tenant
- Two out of three residential units leased at market rents with historically strong occupancy
- Four dedicated on-site parking spaces for commercial tenant
- Approximately 20,966 vehicles per day along Martin Luther King Jr. Way
- Located directly across from Ohlone Park and Ohlone Dog Park
- Walking distance to Trader Joe's, University Avenue corridor, North Berkeley, and Gourmet Ghetto
- Proximity to University of California, Berkeley and North Berkeley BART Station
- Strong retail visibility and exceptional walkability in one of the East Bay's most desirable submarkets



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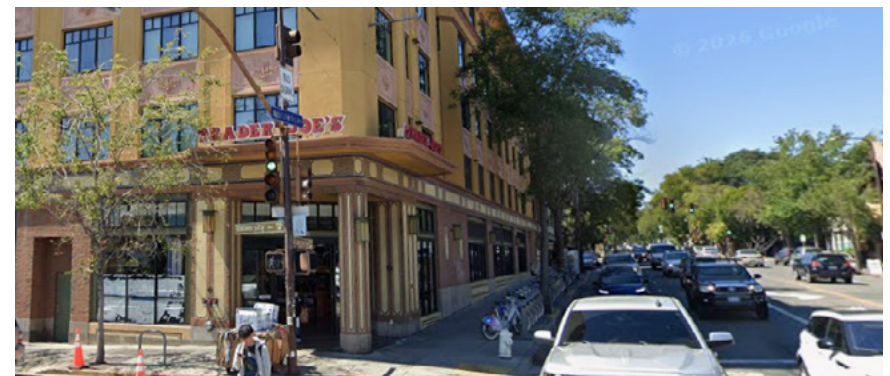
North Berkeley & University Corridor Market Overview

Strategically positioned on the border of North Berkeley and the highly sought-after University Avenue corridor, the property benefits from the unique convergence of strong neighborhood demographics, walkable urban amenities, and proximity to University of California, Berkeley. This highly desirable Berkeley submarket draws a consistent mix of students, faculty, professionals, long-term residents, and visitors, supporting both retail and residential demand year-round.

The nearby University Corridor has evolved into one of Berkeley's most active neighborhood-serving retail districts, featuring a vibrant mix of cafes, restaurants, specialty grocers, wellness users, service-oriented businesses, and experiential retail concepts. The corridor benefits from steady pedestrian traffic, strong household incomes, and limited retail inventory, making well-located storefronts highly desirable. Nearby anchors including Trader Joe's, destination dining, and neighborhood amenities contribute to the area's long-term vitality and consistent consumer activity.

The surrounding multifamily market remains exceptionally strong due to constrained housing supply, high barriers to entry, and sustained demand generated by the university and surrounding employment centers. Rental properties in this area historically

experience low vacancy rates and strong tenant retention due to convenient access to Downtown Berkeley, BART, shopping, dining, parks, and major transit corridors. The property's residential units are well-positioned to benefit from the area's enduring rental demand and long-term growth fundamentals.



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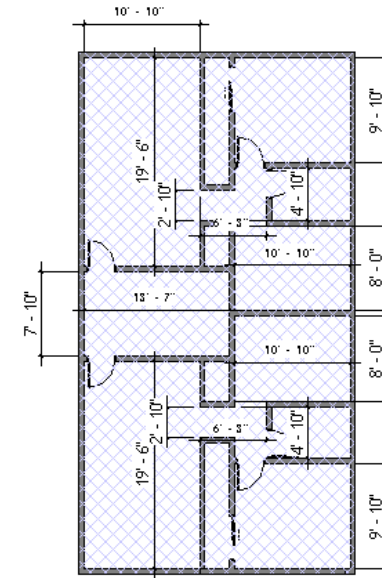
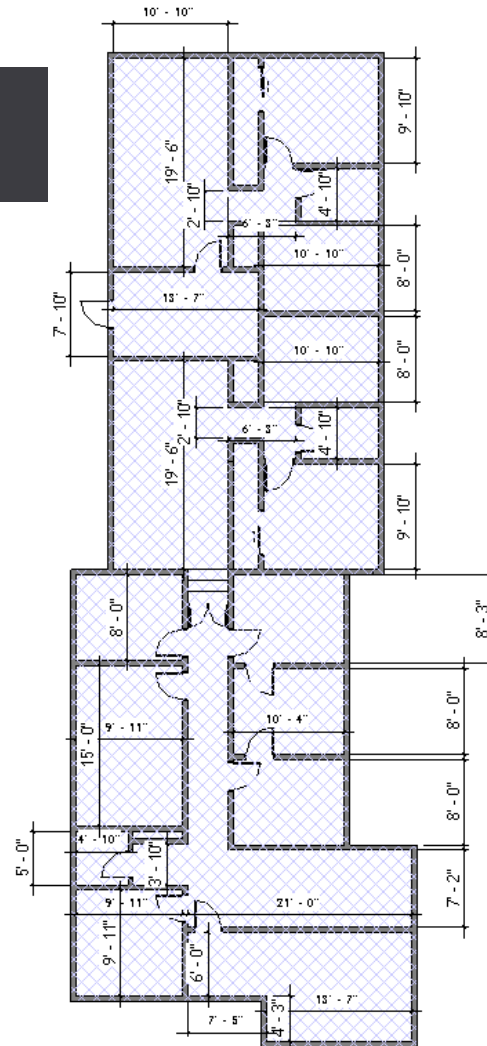
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GROUND FLOOR



RESIDENTIAL UNITS

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FINANCIAL ANALYSIS



Suite	2026 Rent/mo	2027 Rent/mo	2027 Rent/yr	Proforma Rent/mo	Proforma Rent/yr
Total Rental Income	\$16,895	\$17,242	\$206,905	\$17,808	\$213,695
Less vacancy & credit losses (7%)	(1,183)	(1,207)	(14,483)	(1,247)	(14,959)
Gross operating income	\$15,712	\$16,035	\$192,422	\$16,561	\$198,736
Expenses	Actual				
Property Taxes* (1.2323%)	27,111				
Special taxes	7,753				
Licenses/Permits	2,196				
Rent Stabilization Program	1,032				
Insurance	8,064				
Utilities - water	1,759				
Garbage	5,783				
Repairs	18,496				
Landscaping	1,300				
Miscellaneous	32				
Accounting	7,515				
Reserves					
Total Expenses per year	81,042				
* Estimated based on offering price of \$2.2M					
Net Operating Income per year	\$111,380				

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APARTMENT PICTURES



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