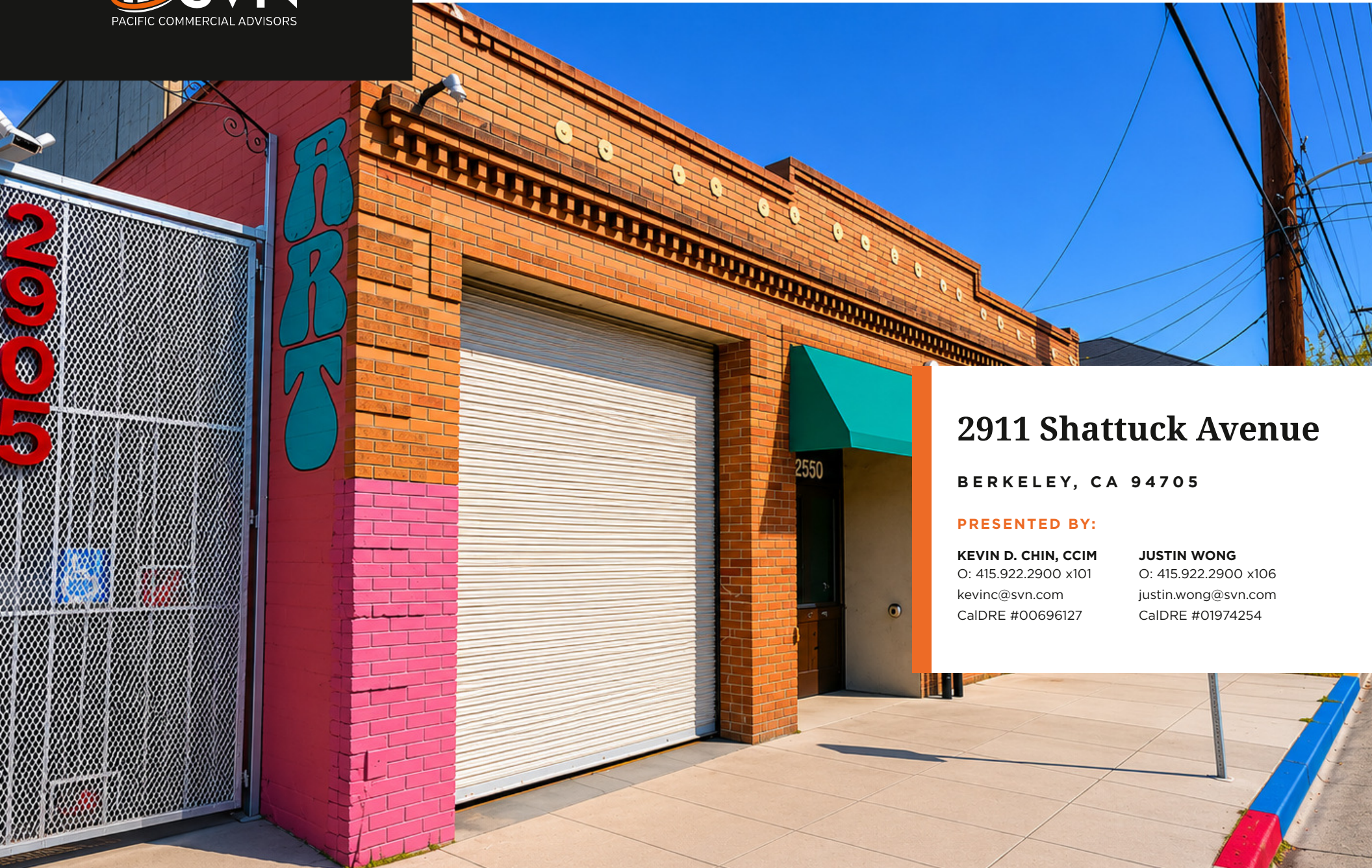




Creative Retail / Owner-User Opportunity



2911 Shattuck Avenue

BERKELEY, CA 94705

PRESENTED BY:

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PROPERTY SUMMARY

CREATIVE RETAIL / OWNER-USER OPPORTUNITY

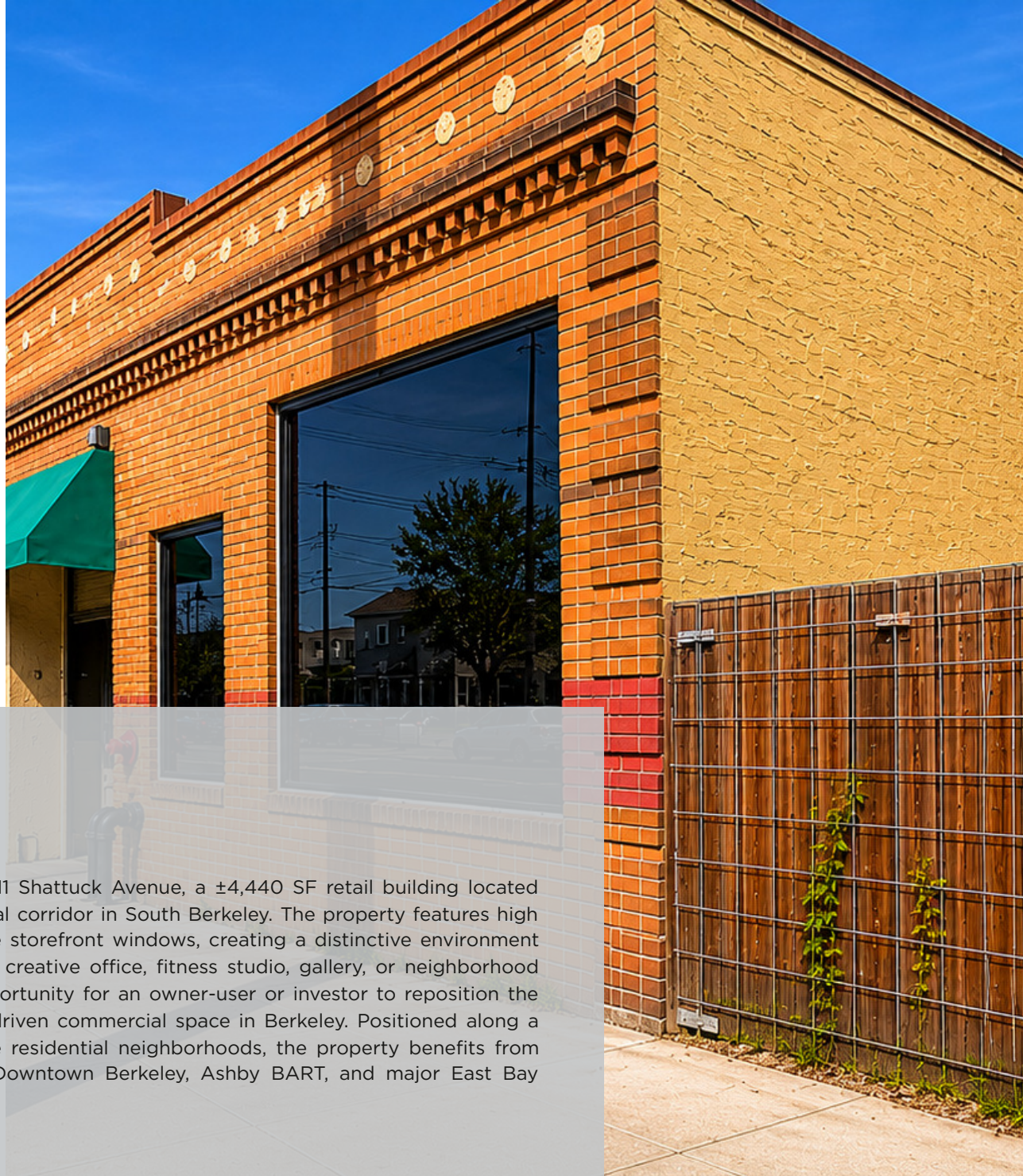
2911 SHATTUCK AVENUE
BERKELEY, CA 94705

OFFERING SUMMARY

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

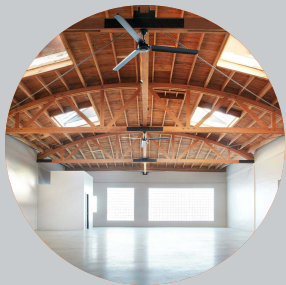
PROPERTY SUMMARY

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

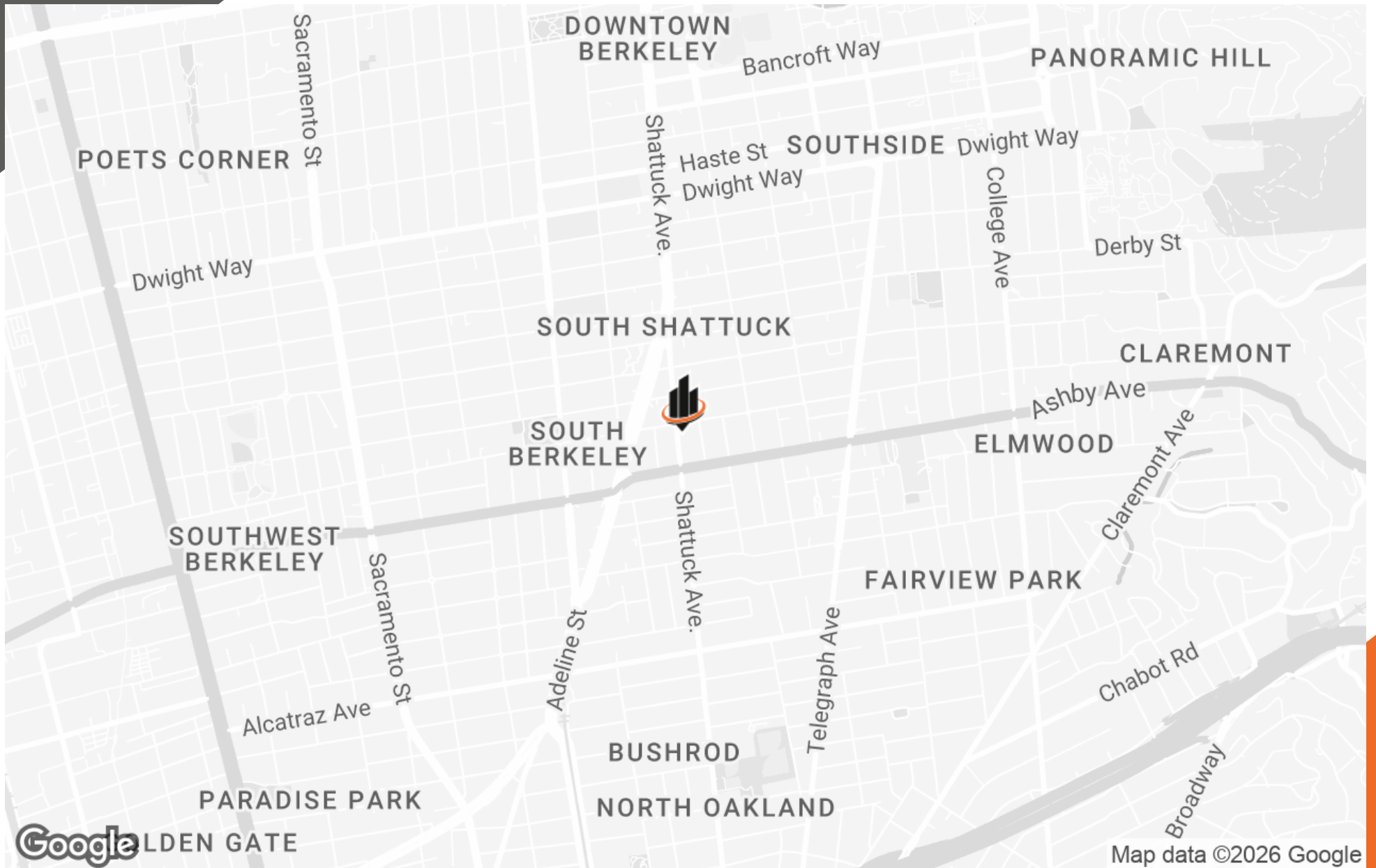
PROPERTY PHOTOS



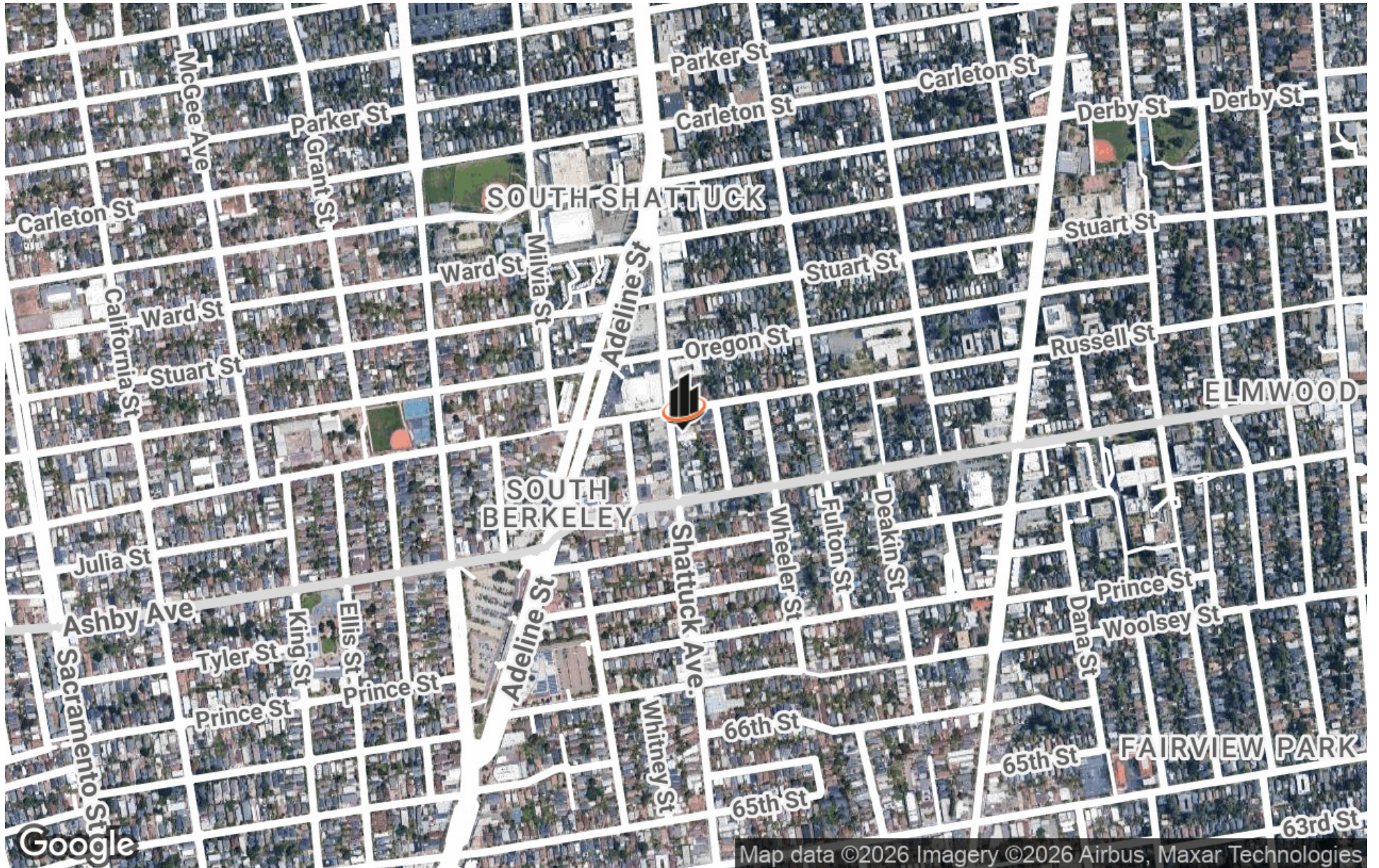
LOCATION DESCRIPTION

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

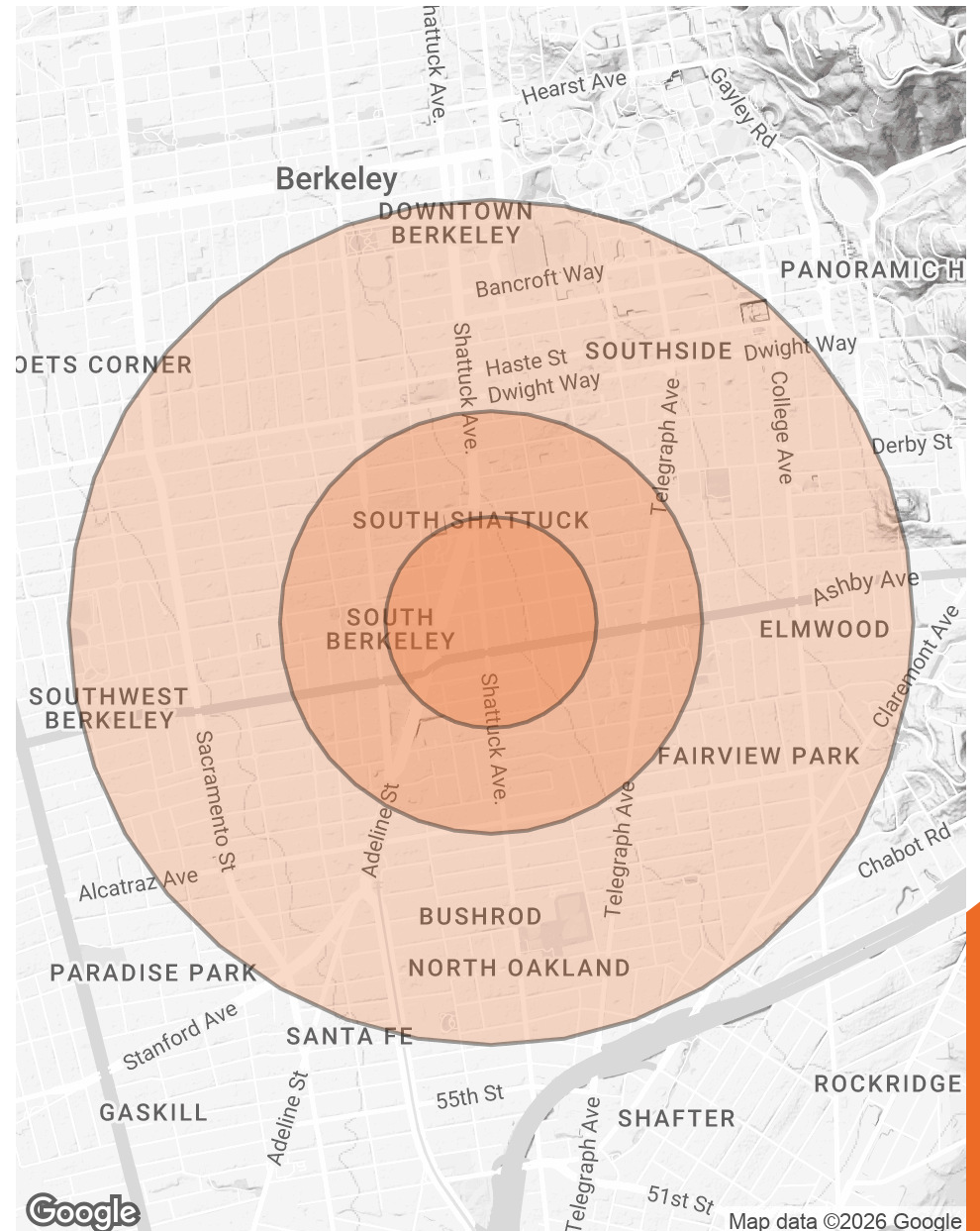


DEMOGRAPHICS MAP & REPORT

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
GROSS INCOME	\$132,000

EXPENSES SUMMARY

20% ANNUAL GROSS INCOME	\$26,400
OPERATING EXPENSES	\$26,400
NET OPERATING INCOME	\$105,600



Collective Strength, Accelerated Growth

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SAN FRANCISCO, CA 94115



SVN.COM