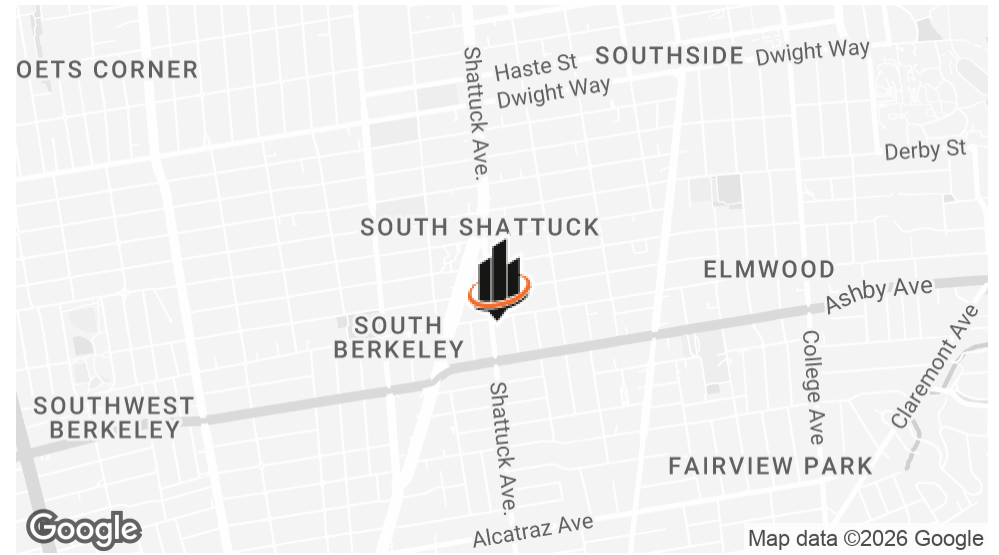


PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|--------------|
| SALE PRICE: | \$1,750,000 |
| LOT SIZE: | 4,480 SF |
| BUILDING SIZE: | 4,400 SF |
| NOI: | \$105,600.00 |
| CAP RATE: | 6.03% |

PROPERTY DESCRIPTION

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.

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