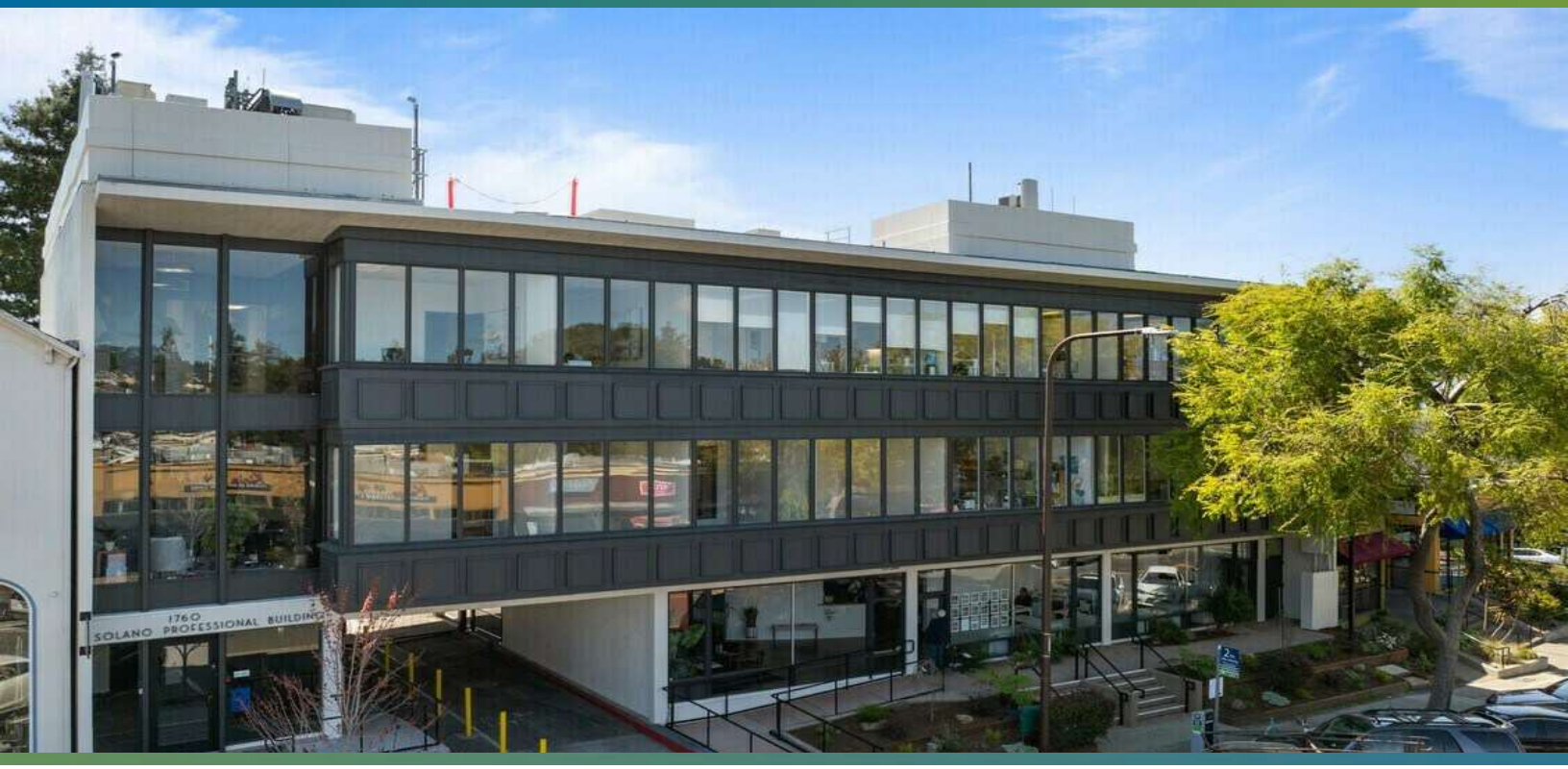
1760 Solano Ave

1752-1760 SOLANO AVE, BERKELEY, CA 94707



Property Description

1760 Solano Avenue presents a rare opportunity to own a well-occupied, pride-of-ownership mixed-use asset in North Berkeley. The three-story, ±18,819 SF building features a ground-floor retail suite and 18 professionally renovated office suites above, supported by 19 gated parking spaces. Under current ownership, the property has benefited from substantial capital improvements including new build-outs, modernized common areas, and upgraded building systems. With strong tenancy in place and proven demand along Solano Avenue, this stabilized asset is positioned to deliver reliable cash flow with additional rent growth potential as leases roll.

Scheduled NOI and cap rate reflect the annualized current rent roll, including vacant Suites 207 and 310 at their asking rents. Approximately 92.5% of rentable area is classified as Current Lease on the rent roll. Commencement dates and concessions apply. Projected cap rate assumes all suites leased at market rents ($5.06/SF/month average), 5% vacancy and $218,080 in operating expenses, for a projected NOI of $526,803. Market-rent upside is illustrative and subject to leasing, concessions, operating expenses and timing. It is not current income or a guaranteed return.

Offering Summary

Sale Price:	$4,700,000
Scheduled Cap Rate:	8.1%
Projected Cap Rate:	11.2%
Price/ SF:	$250
Building Size:	18,819 SF
Scheduled NOI:	$379,447
Leased (Rent Roll):	Approx. 92.5%

Scan/Click for Offering Memorandum

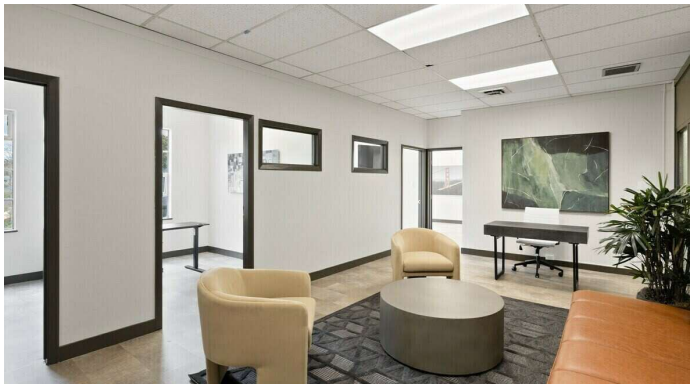
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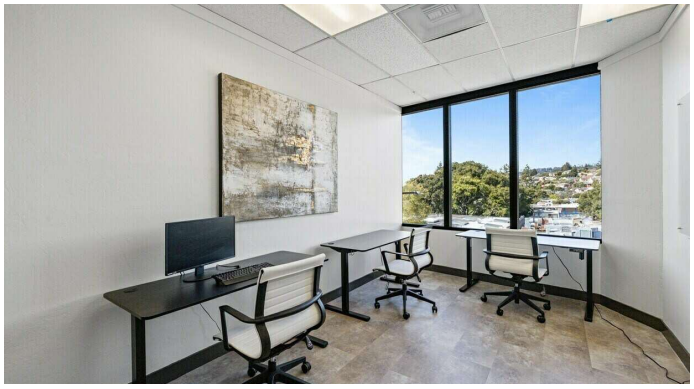
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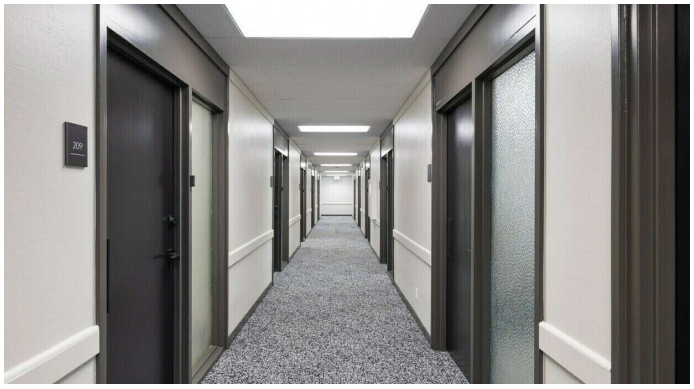
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Additional Photos

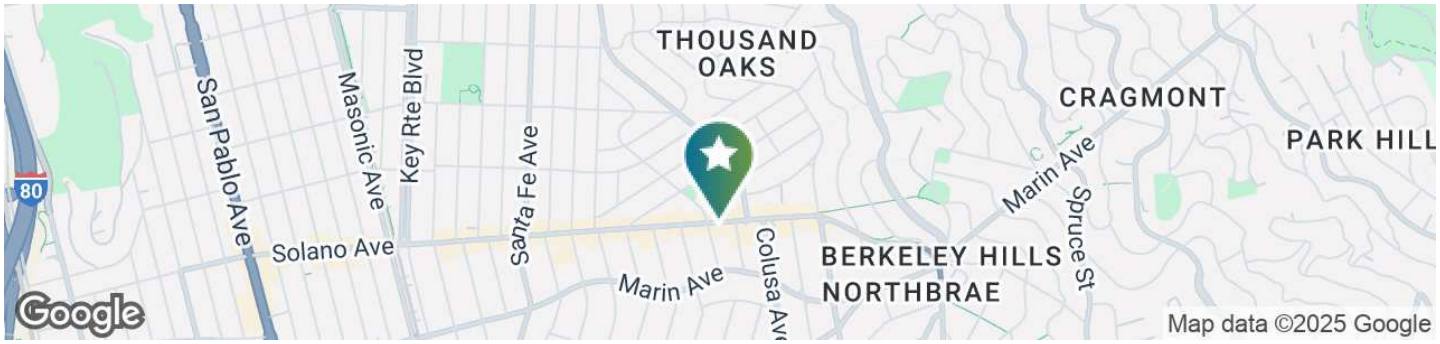








Location Information



For More Information

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