

2655 Shattuck Ave.

FOR SALE

MULTI-FAMILY DEVELOPMENT SITE FULLY ENTITLED PROJECT

PROPERTY HIGHLIGHTS

- 97 residential units: 49 studios, 20 one-bedroom, 18 two-bedroom, 10 three-bedroom townhouses, plus two commercial spaces
- Two buildings connected by a bridge: East building/six stories, West building/eight stories
- Max height 85 feet. 85,000 rentable sq. ft.
- 41 parking spaces, 48 space bicycle room
- Six-minute walk to Berkeley Bowl, 15-minute walk to UC Berkeley, BART (between Ashby/Downtown stations), Restaurants, and Shops
- Studio KDA Architects
- Zoning: C-AC Adeline Corridor Mixed Use
- APN # 55-1826-18-2

LOCATION

2655 Shattuck Ave. Berkeley
At Derby St.

OFFERED AT

Inquire

SIZE

±23,655 sq. ft. corner lot

**NORHEIM
& YOST**

732 Addison Street
Suite "C"
Berkeley, CA 94710

John Norheim

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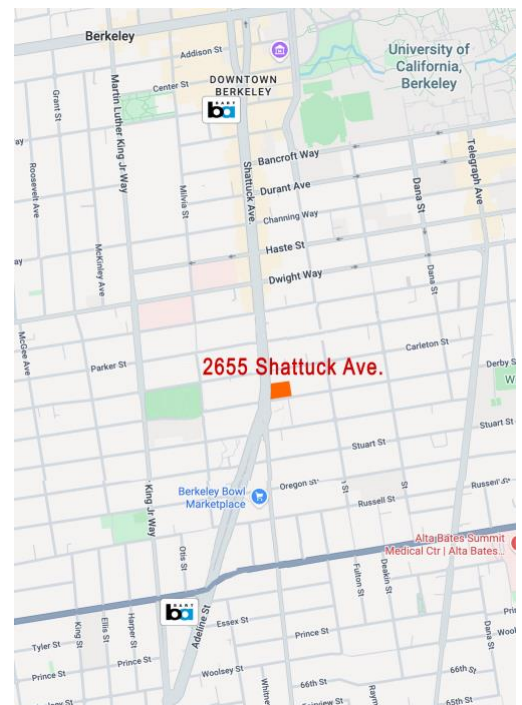
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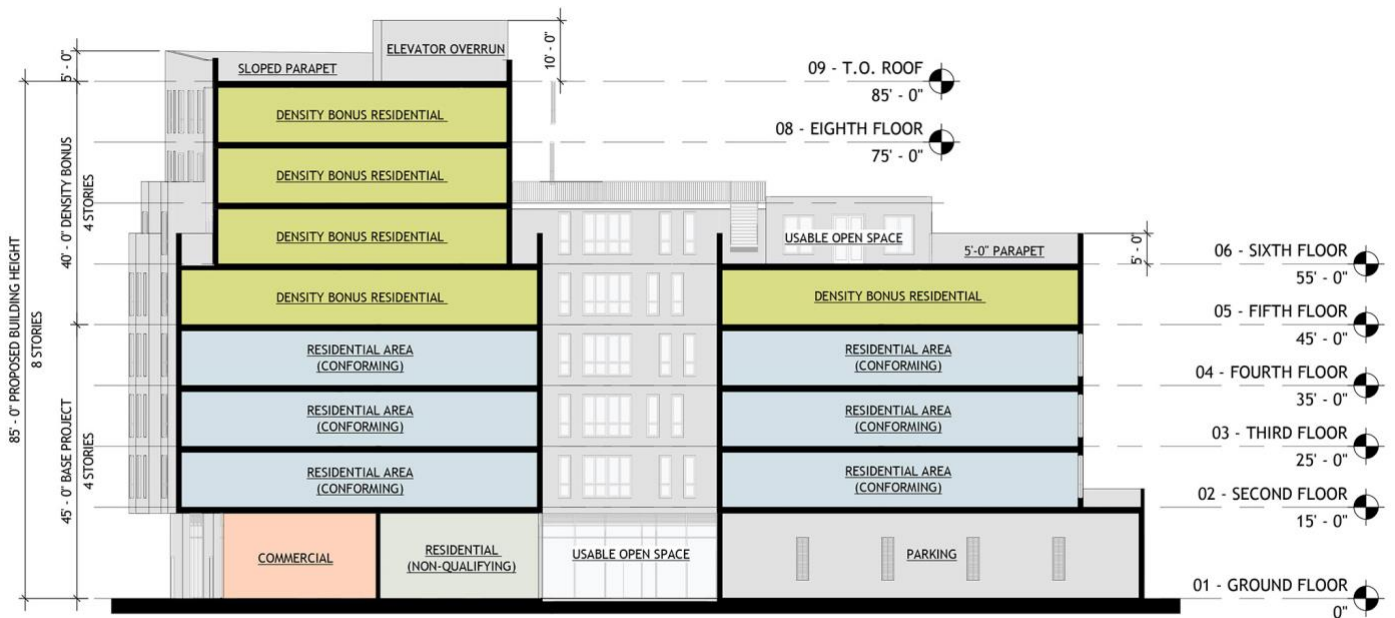
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2655 Shattuck Ave. Development Site

On Shattuck Avenue, located in Berkeley's Southside Downtown, these new six and eight-story mixed-use towers will offer 97 new residential units within walking distance of two BART Stations and the Berkeley Bowl grocery store. Designed to fit the irregular property shape, the building consists of two wings: an eight-story wing facing Shattuck Avenue, with views of the San Francisco Bay, and a six-story wing to the East, with a rooftop deck view of the hills, stepping down to meet neighboring properties. A gated, landscaped courtyard between the wings provides gathering areas and marks the main entrance. At street level, a retail space, which can accommodate a café, and a game room will enhance neighborhood activity. Downtown Berkeley and UC Campus is within walking distance, The project is adjacent retail shops, Equinox gym, cafes, residential areas, and is on local bus routes.



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9 DENSITY BONUS PROPOSED SECTION
1/16" = 1'-0"

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