

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

6-UNIT MULTIFAMILY PROPERTY FOR SALE

1 BLOCK TO UC BERKELEY :: 1729 ARCH STREET, BERKELEY, CA



TOUR SCHEDULE

Serious buyers are encouraged to bring architects and contractors along on walk-throughs

JULY 22: 10a – noon

JULY 27: 9a – 11a

AUG 5: 9a – 11a

AUG 12: 10a – noon

OFFERS DUE ON/BY
AUGUST 24, 2021

4 PM PST

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RARE OPPORTUNITY TO OWN A COVETED NORTHSIDE GEM – DELIVERED VACANT

Tremendous upside potential in a strong demand location

PROPERTY SUMMARY:

Address:

1729 Arch Street
Berkeley, CA

County: Alameda

Total # of Units: 6

Square Feet (Bldg):

± 5,818 SF
(per county records)

Square Feet (Parcel):

± 6,000
(per county records)

APN #:

58-2188-12

Zoned: R-3H

Year Built:

1929
(per public records)

Price: Call Broker

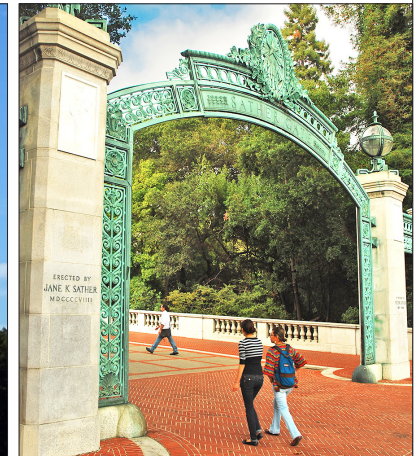
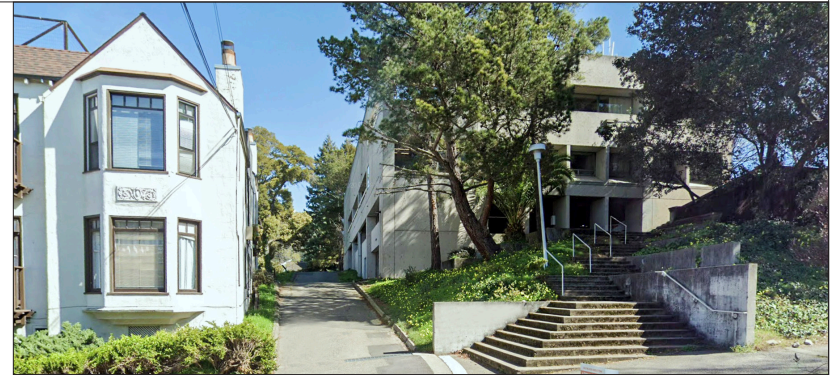
PROPERTY FEATURES

- Graciously designed 6-unit residential building
- Stately 1920s architecture in a highly sought-after location
- Large units with spacious closets, built-ins, and balconies
- To be delivered vacant giving buyer the opportunity to set market rents
- Rear parking
- Rooftop deck
- Coin-op laundry in the basement**

LOCATION HIGHLIGHTS

- Quaint residential block in the highly attractive Northside neighborhood
- Directly adjacent to the Pacific School of Religion and its park-like campus
- Just 1 block to UC Berkeley
- Close to Berkeley's Graduate Theological Union and many seminaries
- Easy walk to Downtown Berkeley with all downtown amenities including BART
- Easy walk to North Shattuck's wealth of great restaurants and shops

** Contracted with third-party operator. Machines to be removed prior to sale



All information to be verified by buyer



UC BERKELEY'S DAILY HEADCOUNT IS PROJECTED TO REACH 62,090 NEXT YEAR

LOCATION, LOCATION, LOCATION

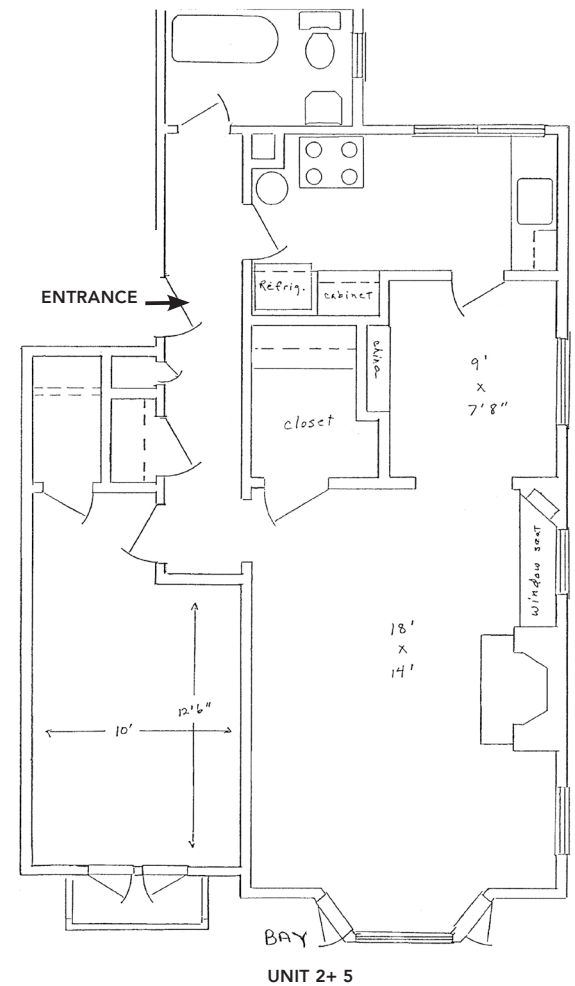
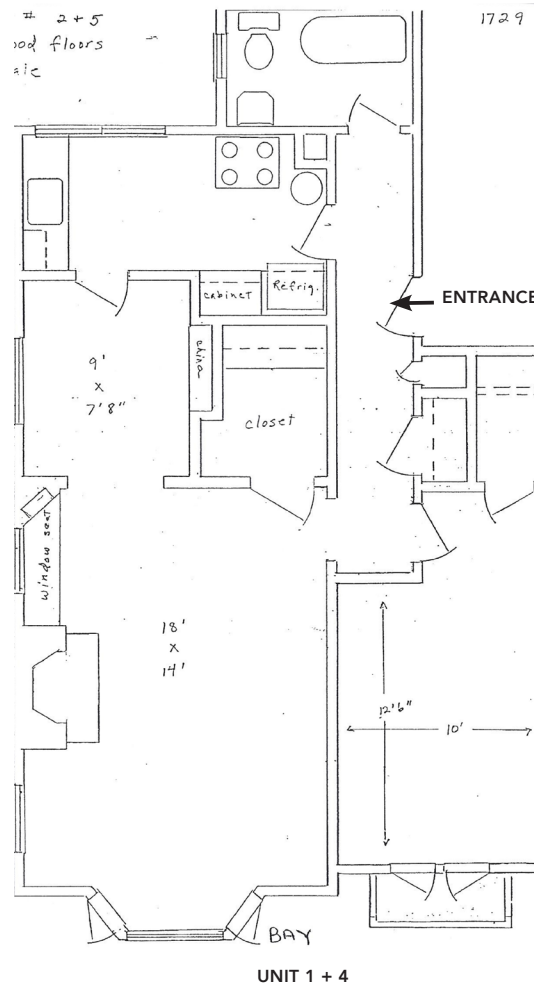
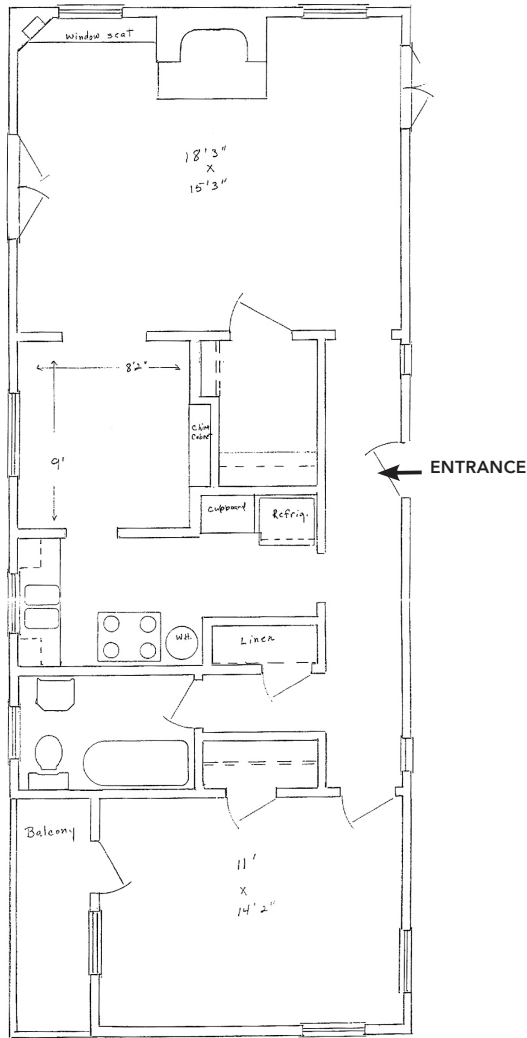
Steps away from UC Berkeley – on the beautiful and bustling north side of campus. Near Euclid Avenue’s commercial district with several shops and cafes, proximity of campus, student housing and parking. Walking and biking distance of everything that UC and Downtown Berkeley can offer.

- Amid tons of student housing
- Transit heavy with excellent visibility to students, faculty, UC staff and locals
- Short walk to Downtown Berkeley with BART, dining, retail shops, movie theaters, and Downtown Arts District
- 4 blocks to North Shattuck’s restaurant mecca – featuring well-known destinations such as Chez Panisse, the Cheeseboard Collective, Poulet, Saul’s Deli, Gregoire, César, and the original Peet’s Coffee
- Directly adjacent to the Pacific School of Religion
- 5 blocks to the Greek Theatre
- Near Cal Memorial, Edwards Stadium and Haas Pavillion
- Within easy walking distance of 14 live theater and music venues
- Near 9 UC Berkeley student housing coops





FLOOR PLANS



ARCH STREET

This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed. Floor plan was assembled from multiple plans. All measurements shall be verified.

RESTAURANTS, CAFÉS AND BARS

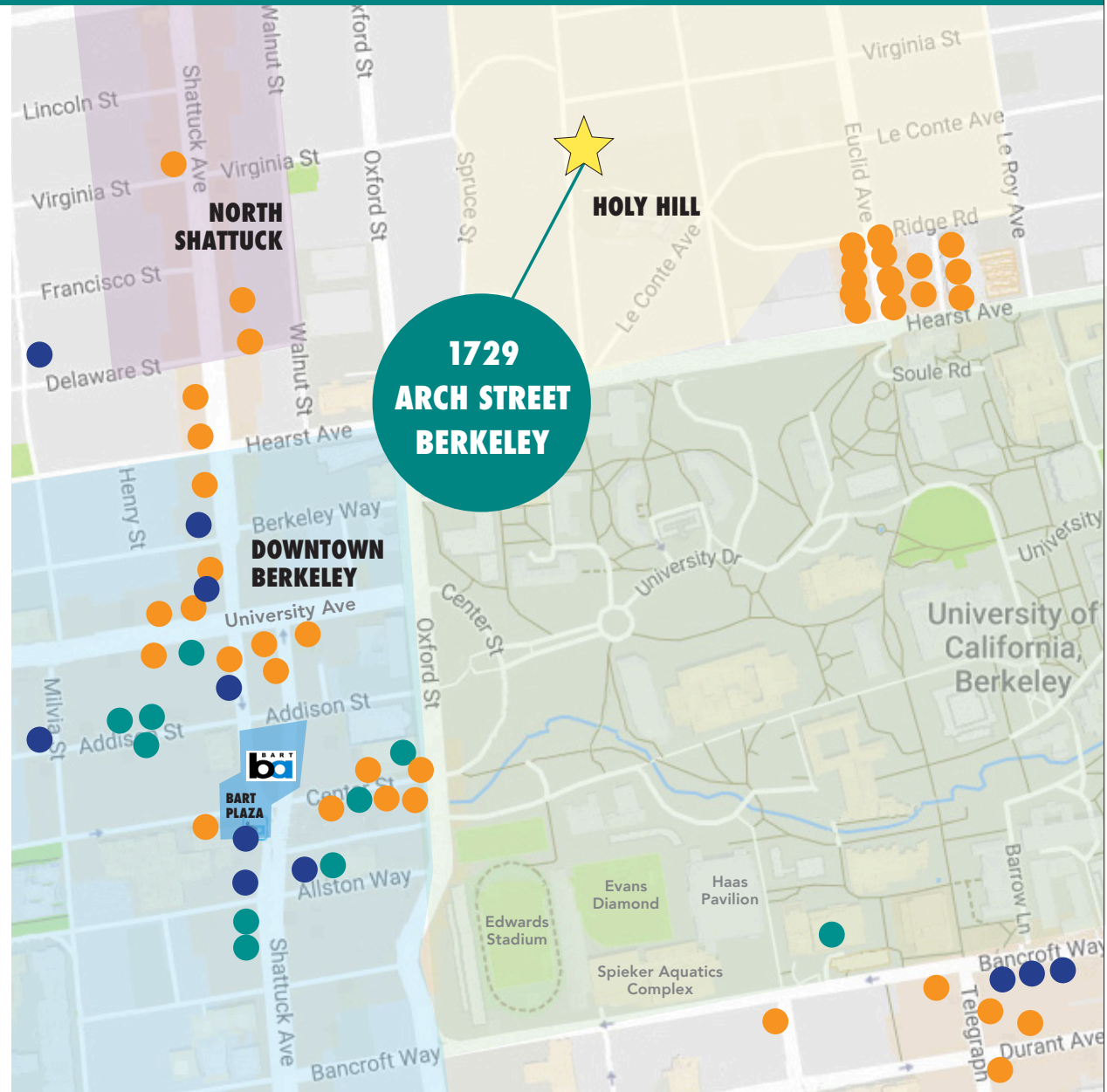
Northside Cafe	Sweetgreen
Menchie's Frozen Yogurt	Via Del Corso
D'yar Mediterranean Restaurant	Cupcakin Bake Shop
Urbann Turbann	Triple Rock Brewery
La Val's Pizza	Jamba Juice
Matiki Island BBQ and Grill	Tacos Sinaloa
Abe's Café	Super Duper Burgers
Jasmine Thai	Cream
Bongo Burger	Bagel Street Café
El Tapense Mexican Restaurant	Ben & Jerry's
Stuffed Inn Sandwich Shop	Starbucks
Matiki Island BBQ & Brew	Arinell Pizza
Daily Pint	Oasis Grill
Subway	Eureka!
Camille Vietnamese Restaurant	Gypsy's Trattoria Italiana
Aki's Japanese Restaurant	Tender Greens
Quickly Bubble Tea	Comal
TC Garden Restaurant	Stand-Up Burgers
Blue Bottle Coffee	Ippudo

RETAIL

- Urban Outfitters
- Bancroft Clothing Co
- Target
- FedEx
- Walgreens
- CVS
- Half Price Books
- Fantastic Comics
- Berkeley Ace Hardware
- Missing Link Bicycle Coop
- Lhasa Karnak Herb Company

ENTERTAINMENT

- Cal Performances
- UC Theatre
- Landmark Shattuck Theatre
- UA Berkeley 7 Theatre
- California Theatre
- Berkeley Repertory Theatre
- Aurora Theatre Company
- Freight & Salvage
- The Marsh Arts Center
- Berkeley Art Museum and Pacific Film Archive (BAMPFA)



NEARBY INSTITUTION AND HOUSING COOPS



GRADUATE THEOLOGICAL UNION Consortium of 8 private independent American theological schools and 11 centers and affiliates. 7 of the theological schools are located in Berkeley. The GTU was founded in 1962 and their students can take courses at UC Berkeley.



THE JESUIT SCHOOL OF THEOLOGY OF SANTA CLARA UNIVERSITY Jesuit Seminary that is one of the member colleges of the Graduate Theological Union in Berkeley. Prior to its merger with Santa Clara University it was known as the Jesuit School of Theology at Berkeley.



STARR KING SCHOOL FOR THE MINISTRY Unitarian Universalist seminary and graduate theological school. Member of the Graduate Theological Union.



CHURCH DIVINITY SCHOOL OF THE PACIFIC (CDSP) Copromotes scholarship, reflection, and practice in the arts and religion to serve the Graduate Theological Union and to benefit the community.



THE CENTER FOR THE ARTS & RELIGION (CARE) Promotes scholarship, reflection, and practice in the arts and religion to serve the Graduate Theological Union and to benefit the community.



ZAYTUNA COLLEGE Muslim liberal arts college located in Berkeley, and the first accredited Muslim undergraduate college in the United States.



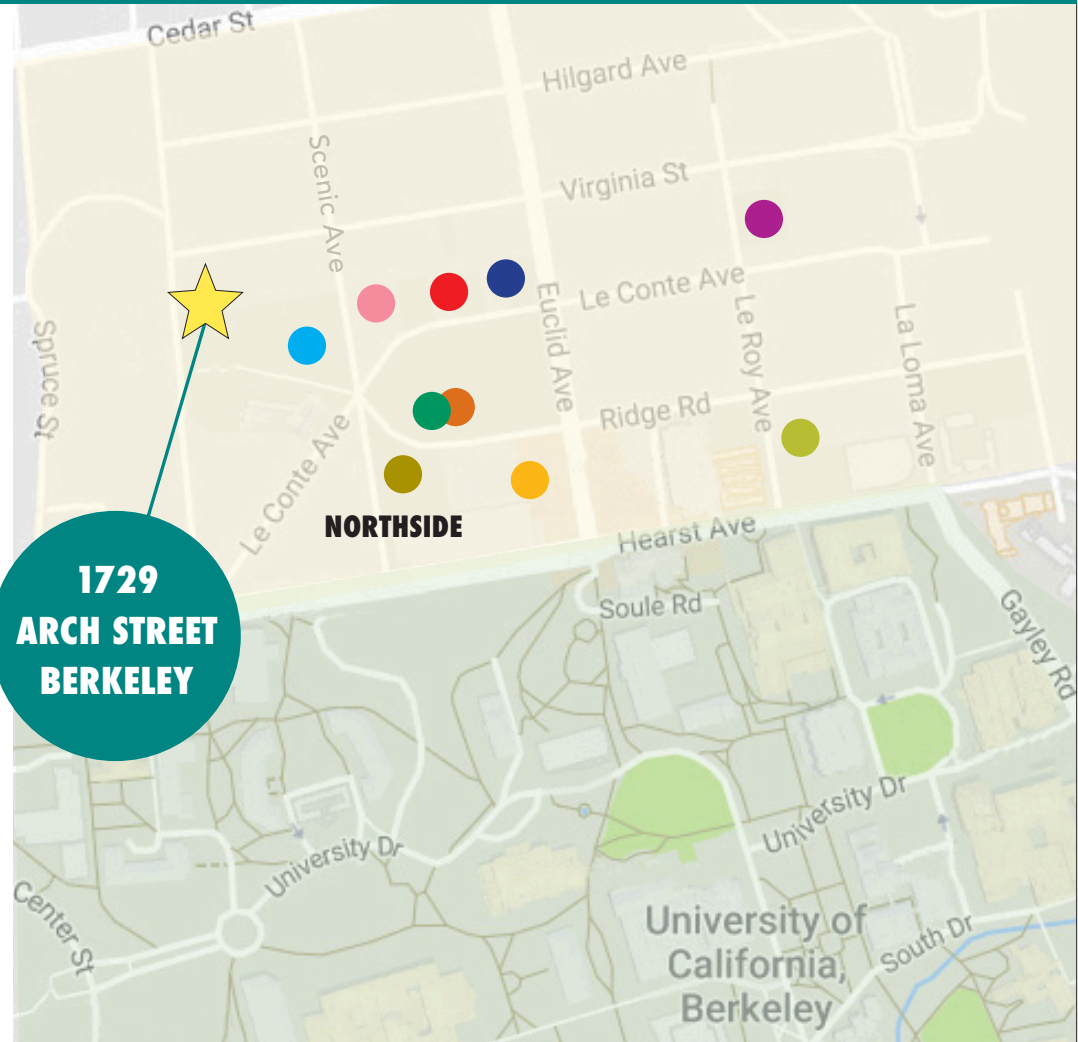
RICHARD & RHODA GOLDMAN SCHOOL Public policy school and one of 14 schools and colleges at UC Berkeley. It was founded in 1969 as one of the first public policy institutions in the United States.



PACIFIC SCHOOL OF RELIGION Progressive Christian seminary and graduate school, and member of the Graduate Theological Union (GTU), an interreligious consortium of seminaries and institutes in the San Francisco Bay Area.



UC BERKELEY ENGINEERING The Coleman Fung Institute for Engineering Leadership



BERKELEY STUDENT COOP HOUSING

- Cloyne Court (140 residents)
- Euclid Hall (24 residents)
- Hoyt Hall (60 residents)
- Kidd Hall (17 residents)
- Kingman Hall (50 residents)
- Stebbins Hall (64 residents)

DEVELOPMENT STANDARDS

23D.36.070 – R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT PROVISIONS

A. Each Main Building shall be limited in height as follows:

	HEIGHT LIMIT AVERAGE (FT.)	STORIES LIMIT (NUMBER)
Main Building	35	3
All Residential Additions	16*	Not Applicable

* The Zoning Officer may issue an Administrative Use Permit to allow residential additions to exceed 16 feet in average height, up to the district limit.

B. Each Main Building shall be set back from its respective lot lines, and shall be separated from one another, in accordance with the following limits:

STORY	YARD LOCATION				
	FRONT	REAR*	SIDE	STREET SIDE	BUILDING SEPARATION*
1st	10	10	4	6	8
2nd	10	10	4	8	12
3rd	10	10	6	10	16

* See Sections 23D.48.070.E.1, 2 and 3 for yard and building separation reductions.

- For two or more Main Buildings which contain Dwelling Units, the Rear Yard may be reduced subject to obtaining an Administrative Use Permit.
- For two or more Main Buildings which contain Dwelling Units, the required building separation may be reduced subject to obtaining an Administrative Use Permit.

C. Maximum lot coverage may not exceed the following coverage percentages:

Main Building Height (stories)	LOT COVERAGE AREA (%)	
	Interior and Through Lots	Corner Lots
1 or 2	65	70
3	60	65

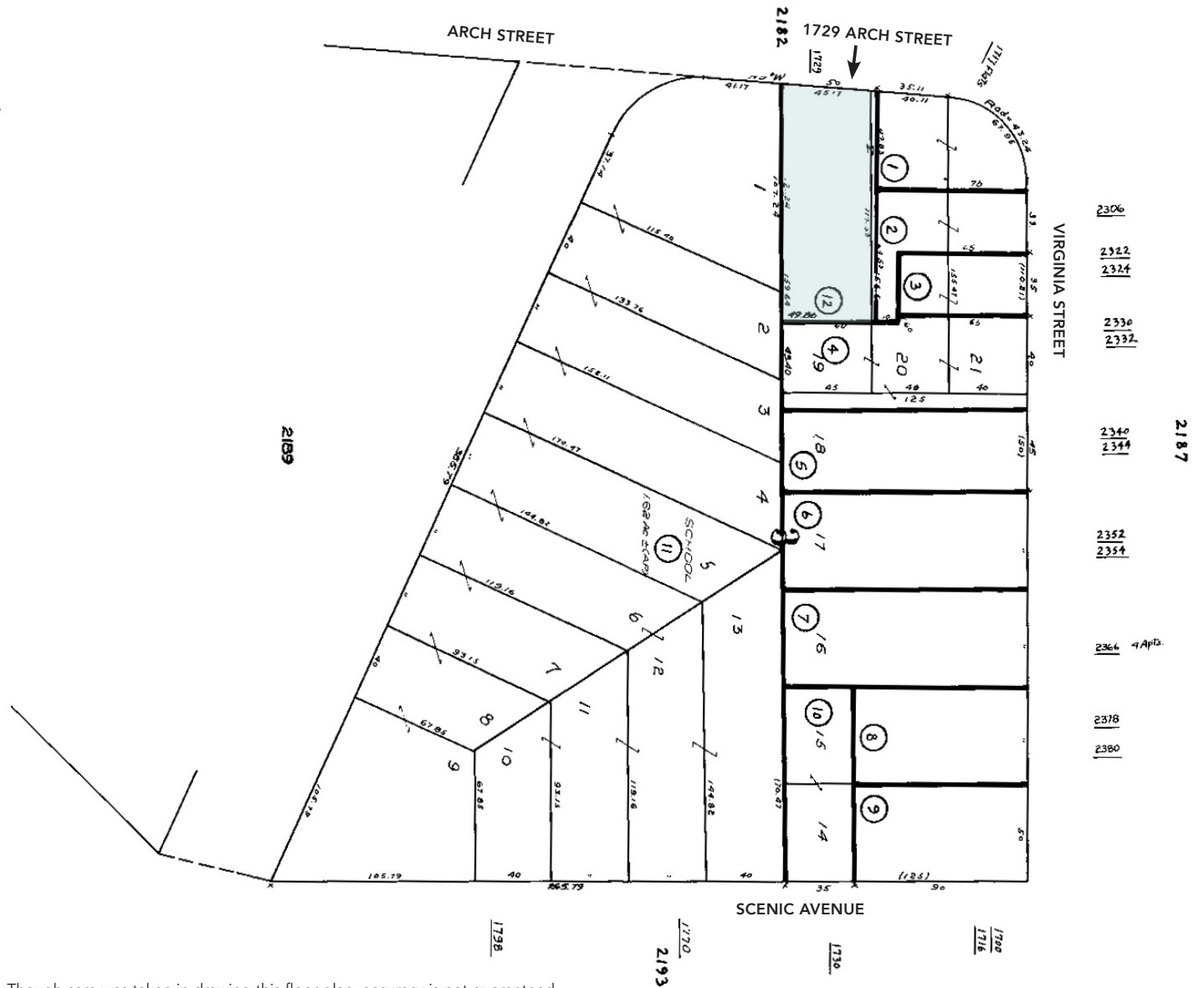
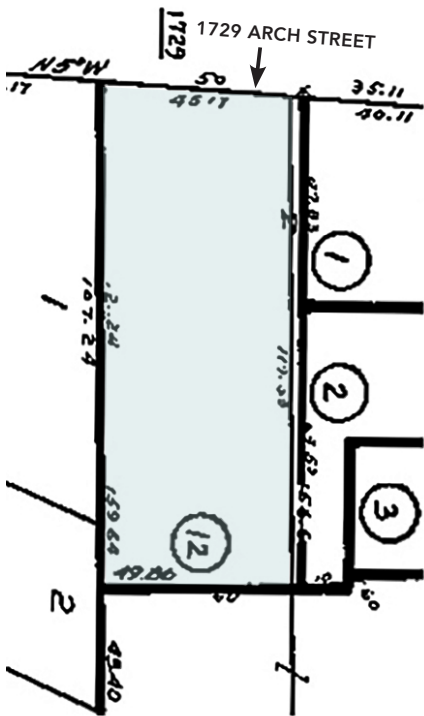
- Lot coverage may be increased for a project in an R-3 District located within the Southside Plan boundaries if an Administrative Use Permit is obtained with one or both of the following findings:
 - The increased coverage would enable a new rear dwelling on the lot; or
 - It would enable moving a historic building onto the lot.
- Each lot shall contain the following minimum Usable Open Space area: for each Dwelling Unit, 50 square feet; for each person who resides in a Group Living Accommodation use, 20 square feet.

Buyer to verify all development standards subject to change.
 City of Berkeley Website: [23D.48.070 Development Standards](#)

[R-3 Multiple Family Residential District Provisions](#)
[Hillside Overlay District Provisions](#)

PLAT MAP

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimension, distances, location of easements, acreage of other matters shown thereon.



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COMMERCIAL REAL ESTATE BROKERAGE

1729 ARCH STREET, BERKELEY, CA
NEIGHBORHOOD



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to selling.