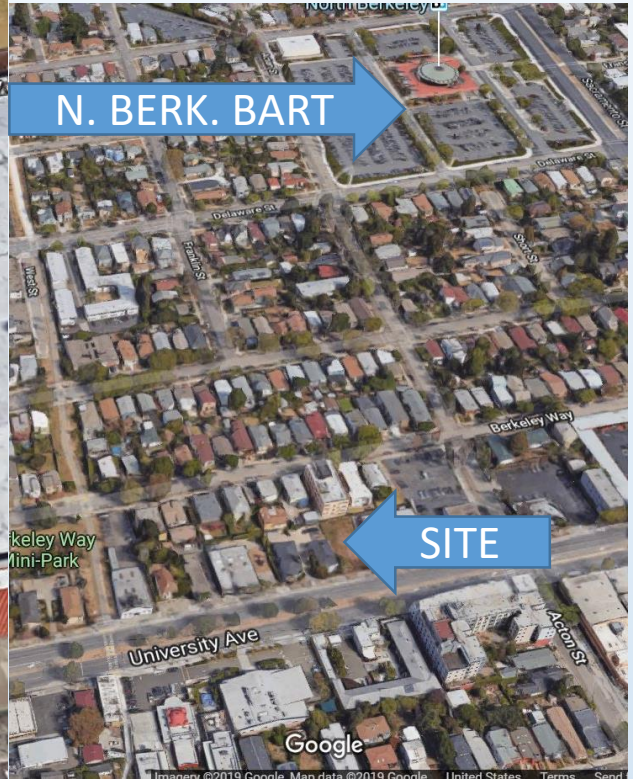


VINE STREET INVESTMENTS



Land For Sale: 1367 University Avenue Berkeley, CA

**+/- 5,150 square feet of land on bustling and developing
University Avenue, five minute walk to N. Berkeley BART**

Check with City of Berkeley for zoning and development standards

Offered at \$795,000

(510) 652-1252 | ito@itoripsteen.com | vinestreetinvestments.com | BRE Lic. # 01339534

All information furnished herein was provided by sources deemed reliable, but no representation is made or implied as to the accuracy thereof. All information herein is offered in good faith, but is subject to errors, omissions, change of price, prior sale, lease or financing, withdrawal without notice, rental or other conditions.

VINE STREET INVESTMENTS

Confidentiality and Non-Disclosure

Vine Street Investments, (the "Broker") has been exclusively retained to market and sell 1367 University Avenue Berkeley, California (the "Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested properties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser.

You are invited to review this opportunity and make an offer to purchase based upon your own independent analysis. The information contained herein is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, subsidiaries, members, managers, partners, or offices makes any representation or warranty regarding its accuracy or completeness. Purchaser must make its own investigation of the Property and any existing or available financing, proformas, and must independently confirm the accuracy of the information and projections contained herein. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

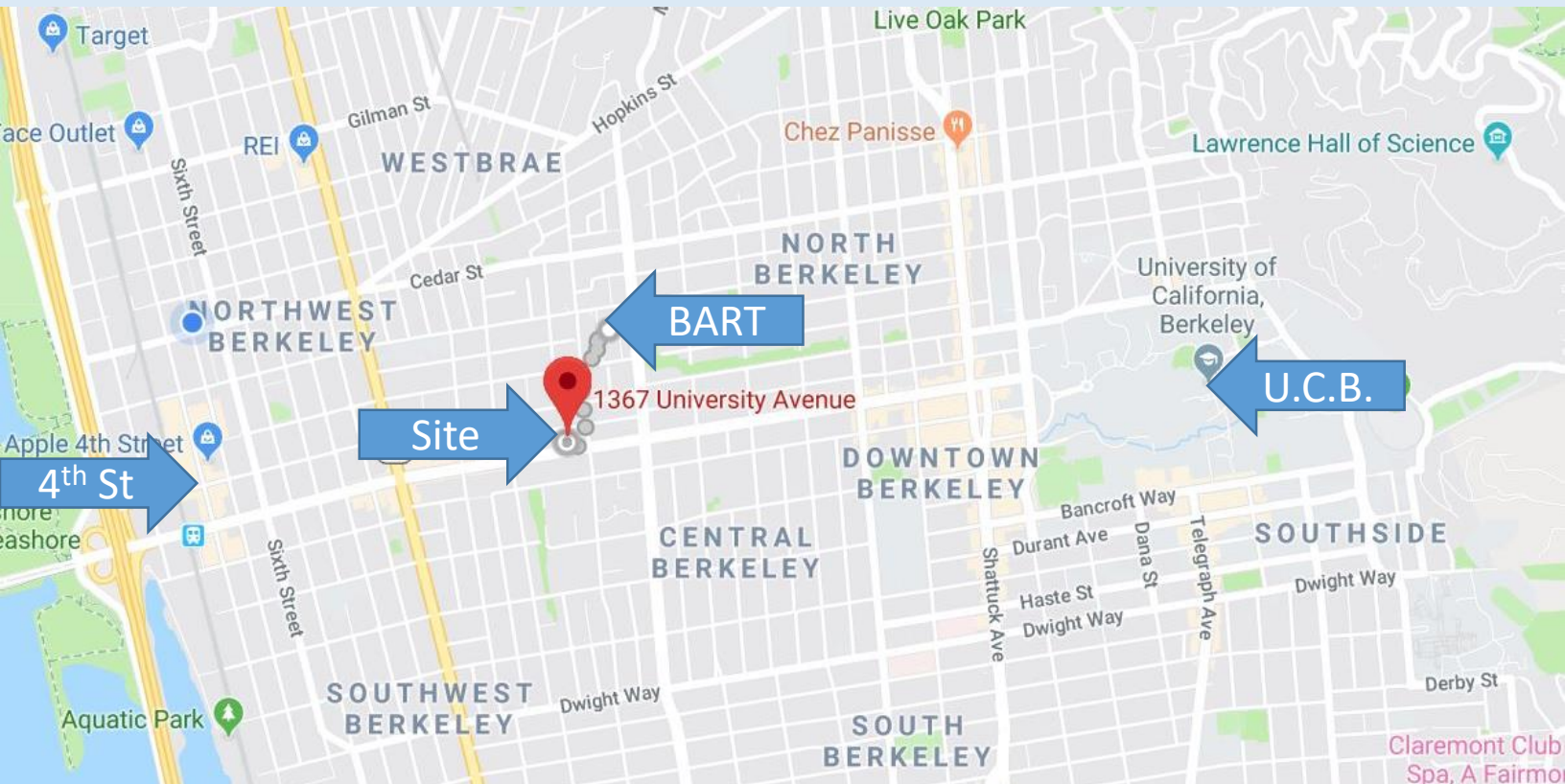
Neither the Owner of the Properties nor Broker or any of their respective officers, employees, or agents, make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential information and no legal liability is assumed or shall be implied with respect thereto. Information provided has been or will be gathered from sources that are deemed reliable; however, neither Owner nor Broker warrants or represents that the information is true or correct. Recipients are advised to verify information independently. Owner and/or Broker reserve(s) the right to change the Property's purchase price, or any property or market information provided, or to withdraw the Properties from the market at any time without notice.

Recipients agree that the information provided by Owner and/or Broker is confidential and, as such, agree to hold and treat such information in the strictest of confidence. In addition, Recipients agree not to disclose, directly or indirectly, or permit anyone else to disclose this information to any person, firm, or entity without prior written authorization of Owner or Broker and not use, or permit to be used, this information in any fashion or manner detrimental to the interests of Owner or Broker. Photocopying or other duplication of such confidential information is strictly prohibited. Recipients agree not to contact the Properties' tenants in connection with Recipient's review of the Property or confidential information. IN ADDITION, THE CONFIDENTIAL INFORMATION SHALL NOT BE DEEMED AS REPRESENTATIVE OF THE STATE OF AFFAIRS OF THE PROPERTIES OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTIES SINCE THE DATE OF PREPARATION OF THE OFFERING MEMORANDUM.

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Location Highlights

- Amidst several apartment buildings, businesses and amenities along busy University Avenue
- Five minute walk to North Berkeley BART
- Across the street from Acton Courtyard, a five story mixed-use development, and from Target
- Easy Access to UC Berkeley (approx. one mile)
- Easy access to Hwy 80



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Parcel Overview

PARCEL DETAILS

- **APN: 057-207-300-500**
- **Lot Size: 5,150 Square feet
(per County records)**
- **50 feet of frontage on
University Avenue**
- **Zoning District: C-1
(University Avenue Mixed-
Use Overlay Area)**



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The City of Berkeley, with a population of approximately 112,000, lies at the northern end of Alameda County and is known for its well-educated and socially diverse population. The prestigious University of California; Berkeley (UC Berkeley) is a prominent and respected public university established in 1868 with over 36,000 undergraduate students and 10,000 graduate students.

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For more information

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