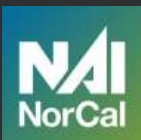




Vacant Renovated 8-Unit Building in the Gourmet Ghetto

1610 MILVIA STREET BERKELEY, CA 94709



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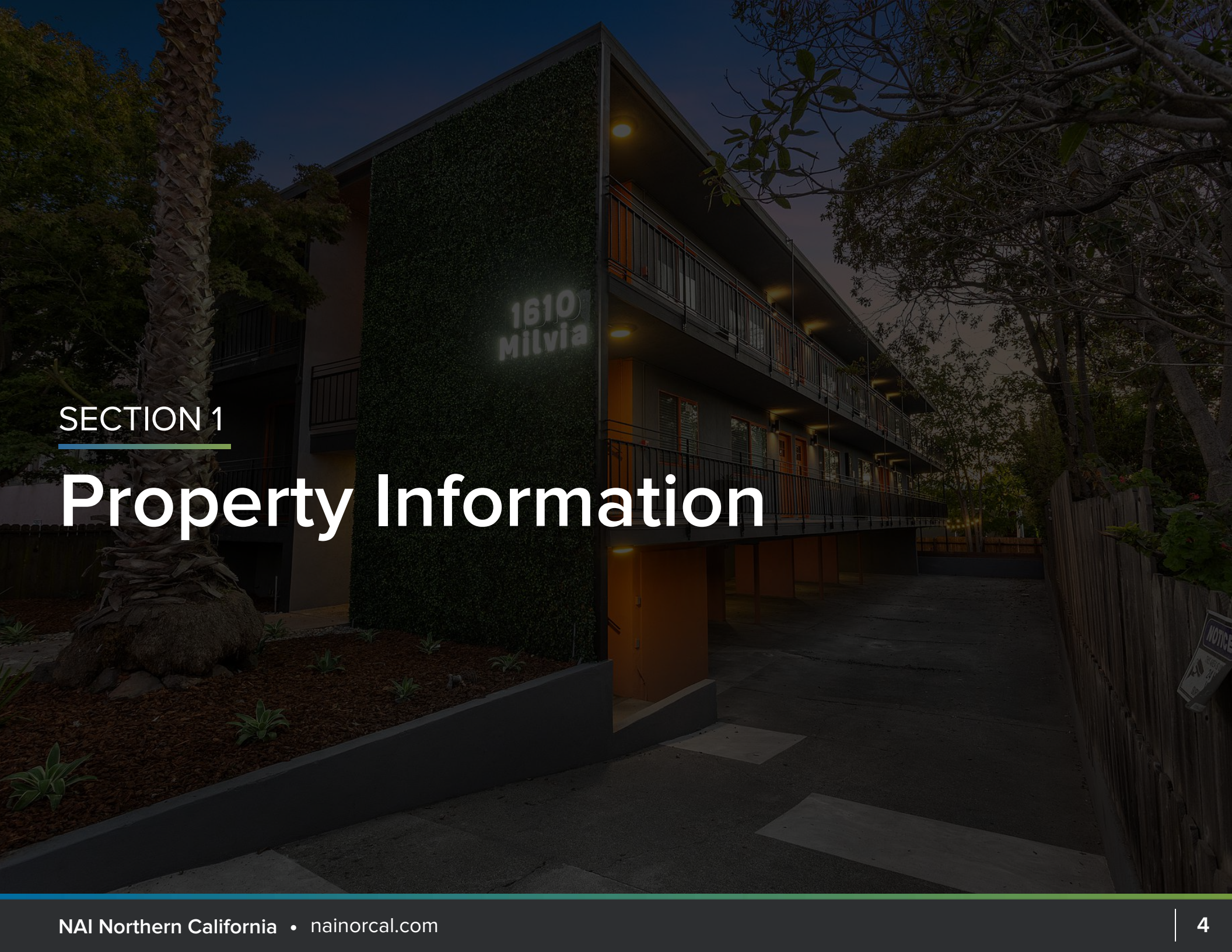
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A photograph of a modern, multi-story building at dusk. The building features a prominent green wall on one side and balconies with glass railings on the other. The address "1610 Milvia" is visible on the green wall. The scene is illuminated by warm interior lights and cool exterior lights, creating a contrast with the dark sky. A palm tree is visible on the left, and a wooden fence is on the right.

SECTION 1

Property Information

Executive Summary

SALE PRICE	BUILDING SIZE	NUMBER OF UNITS
\$5,150,000	5,134 SF	8

Other Details

Offering Price:	\$5,150,000
Number of Units:	8
Building Size:	5,134 SF
Lot Size:	6,708 SF
Year Built:	1961
Parking:	8 Covered Spaces
Average Units Size:	642 SF
Electricity & Gas:	Individually Metered
Water & Sewer:	Individually Metered
Refuse:	Landlord Responsibility
Laundry:	Coin-Operated

Property Highlights

- Fully Renovated & Turnkey – All eight units completely remodeled with modern finishes; recent upgrades include seismic retrofit, new exterior paint, refreshed landscaping, and upgraded electrical.
- Desirable Unit Mix – Four (4) two-bedroom/one-bath units and four (4) one-bedroom/one-bath units.
- Delivered 100% Vacant – Provides maximum flexibility for lease-up strategy or repositioning.
- Efficient Operations – Each unit is individually metered for electricity, gas, and water, minimizing operating expenses.
- On-Site Amenities – Eight off-street parking spaces, eight private storage closets, and a coin-operated laundry facility.
- Premier Location – Two blocks from Shattuck Avenue and UC Berkeley; steps from dining, shopping, and Downtown Berkeley BART; 98 Walk Score® (“Walker’s Paradise”).

Property Description



Property Description

The Mitchell Warren Team is pleased to present 1610 Milvia Street, a newly renovated 8-unit apartment building located just two blocks from Shattuck Avenue in Berkeley's Gourmet Ghetto. The property offers a unit mix of four (4) 2-bedroom/1-bath units and four (4) 1-bedroom/1-bath units, each fully remodeled with modern finishes. Recent upgrades include a seismic retrofit, new exterior paint, refreshed landscaping, upgraded electrical systems, and more. Delivered 100% vacant, the property provides maximum flexibility for the next owner. Each unit is separately metered for electricity, gas, and WATER, reducing operating expenses. Amenities include eight off-street parking spaces, eight private storage closets, and an on-site coin-operated laundry facility. This is a rare opportunity to acquire a fully renovated, vacant multifamily asset in a premier Berkeley location.

Location Description

1610 Milvia Street is ideally located less than two blocks from Shattuck Avenue in Berkeley's Gourmet Ghetto neighborhood. Residents benefit from a range of restaurant choices including Cheeseboard, the Michelin Guide restaurant Chez Panisse, as well as a variety of other restaurants and shopping options. Students will enjoy the close proximity to the UC Berkeley campus just a short walk away. Commuters will appreciate the close proximity of city bus lines and the Downtown Berkeley BART Station allowing access to the entire Bay Area. The property features a 98 Walk Score and is considered a "Walker's Paradise" by walkscore.com.

Additional Photos

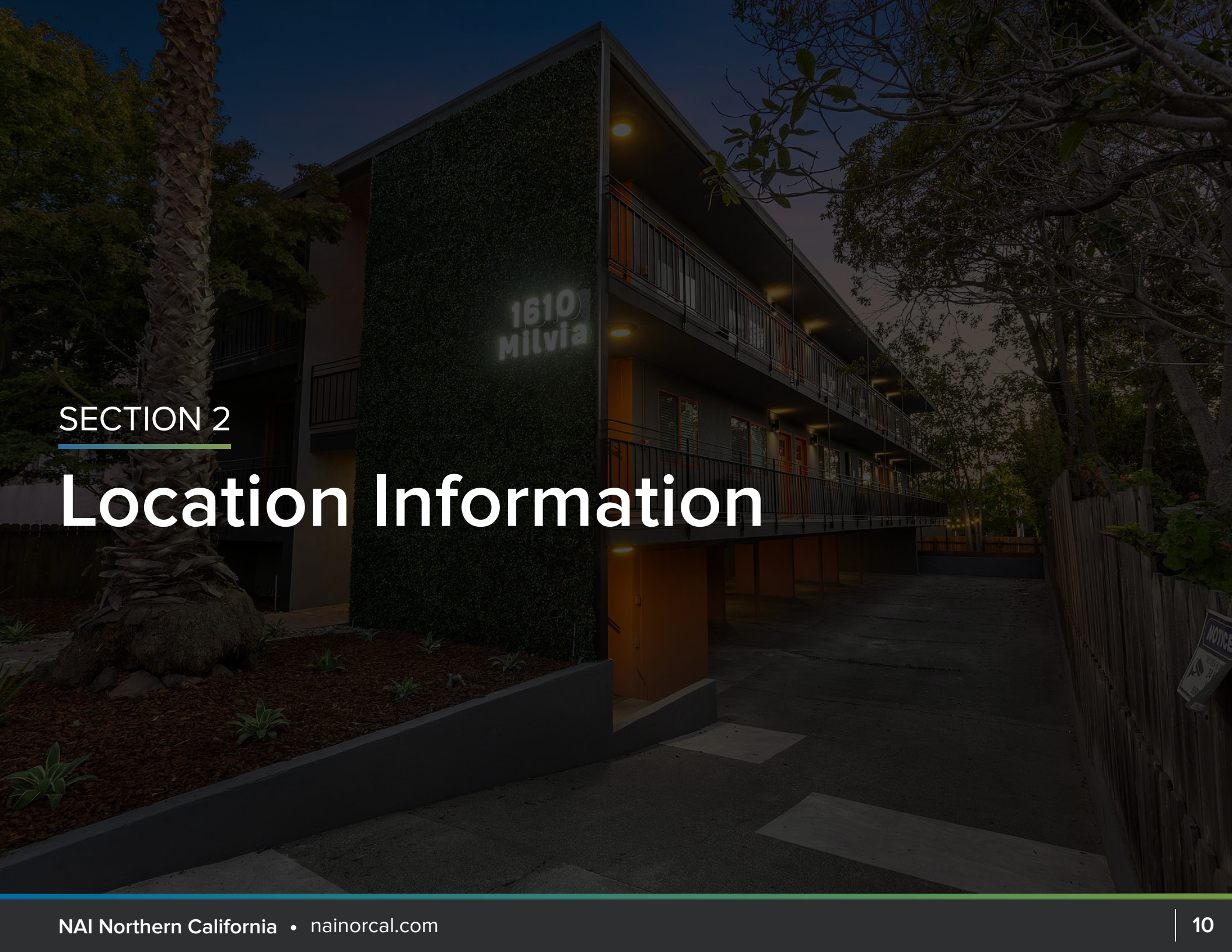


Additional Photos



Additional Photos

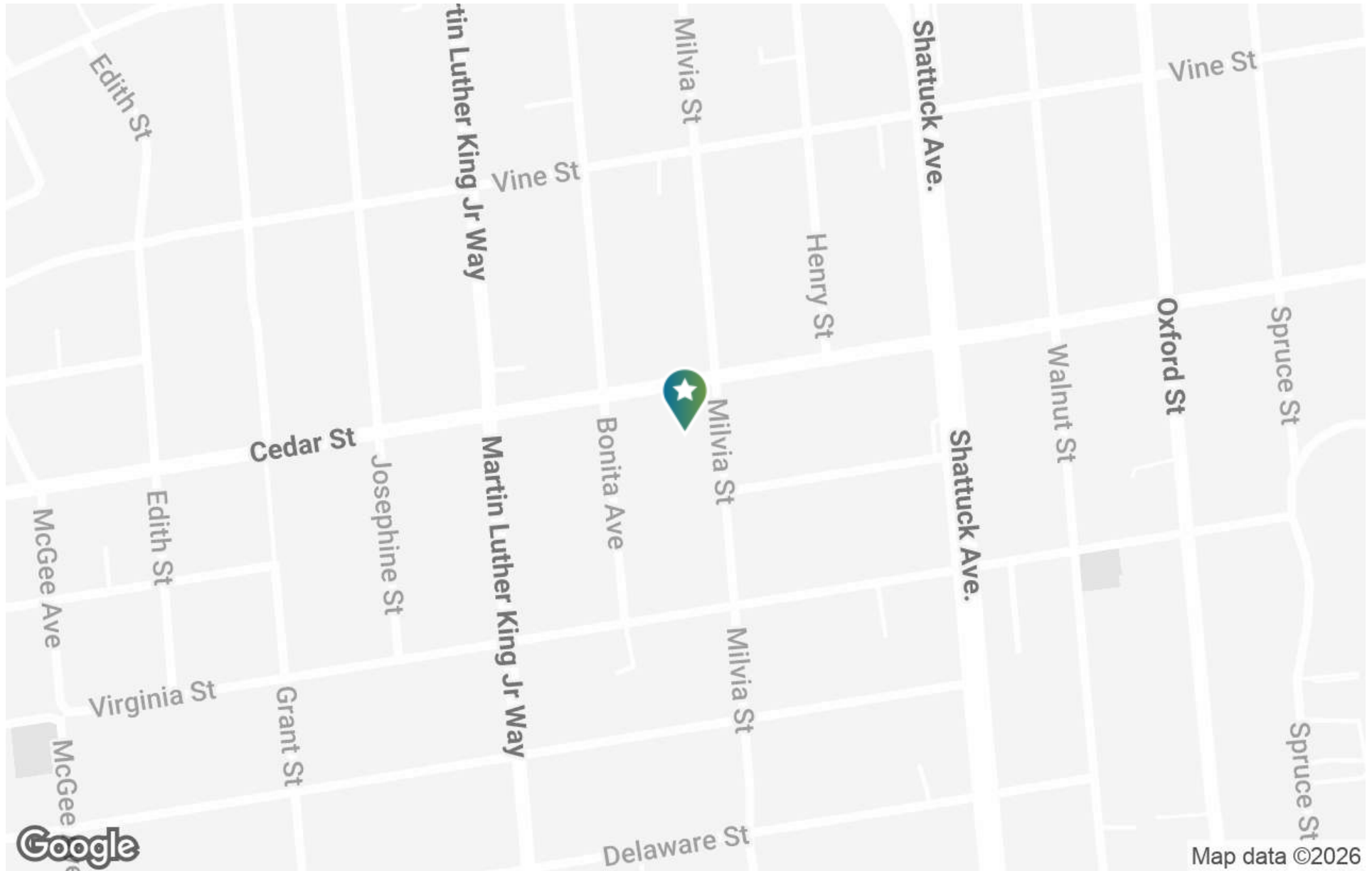


A photograph of a modern building at night. The building features a prominent living wall on its side, with the address "1610 Milvia" illuminated on it. The building has multiple levels with balconies and large windows. A palm tree is visible on the left, and a wooden fence is on the right. The scene is dimly lit, with interior lights and some exterior lighting visible.

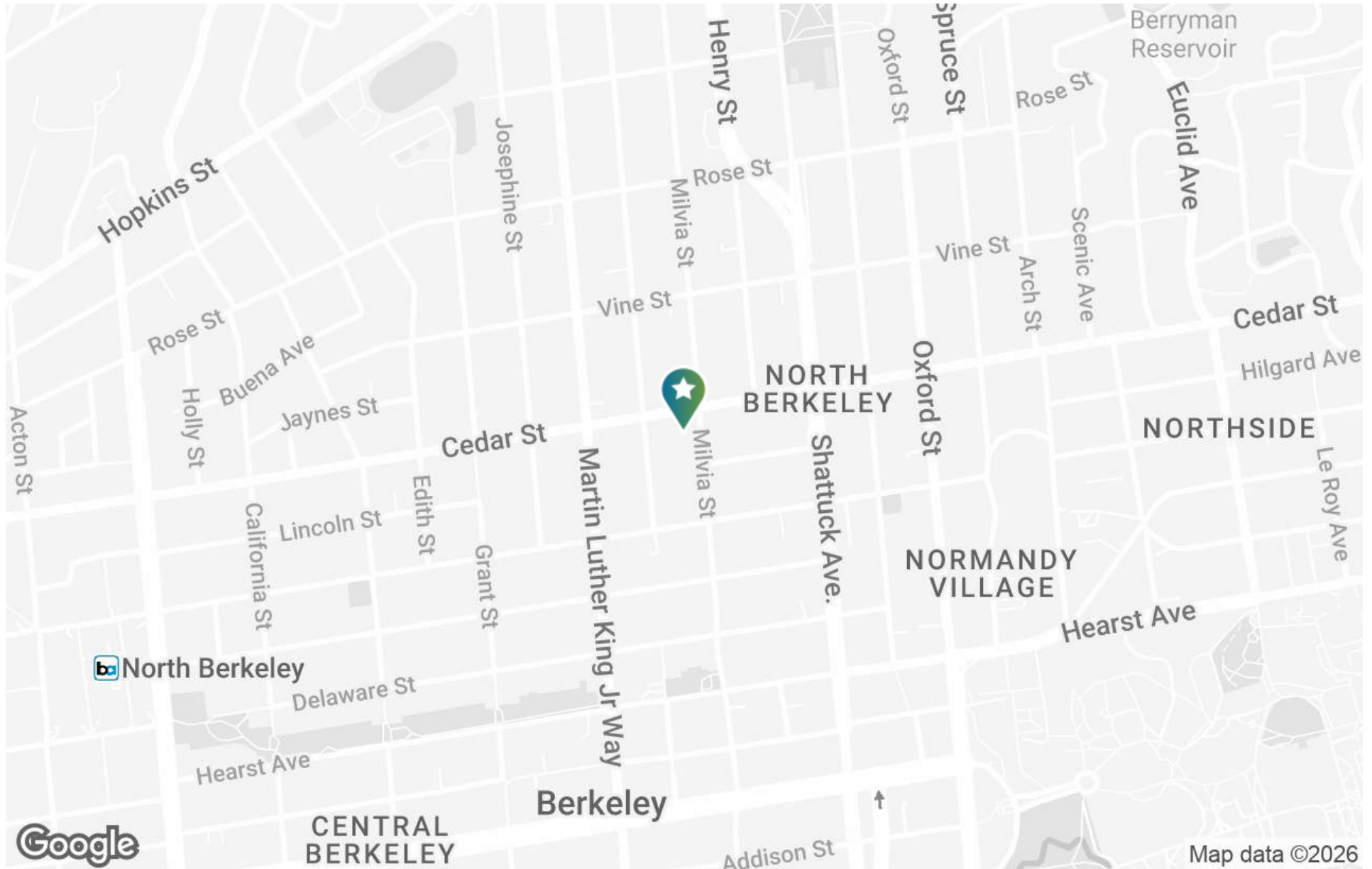
SECTION 2

Location Information

Location Map



Aerial Map



SECTION 3

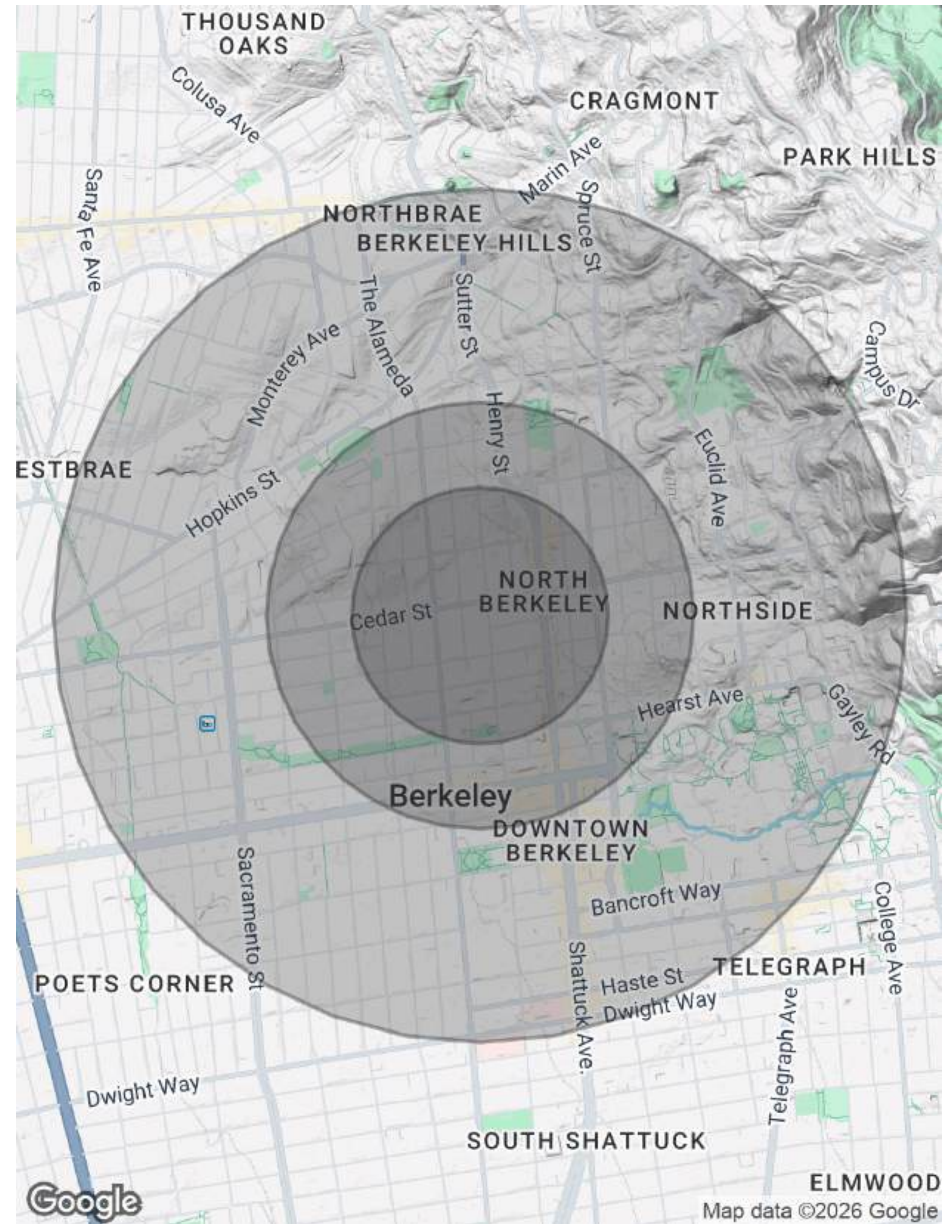
Demographics

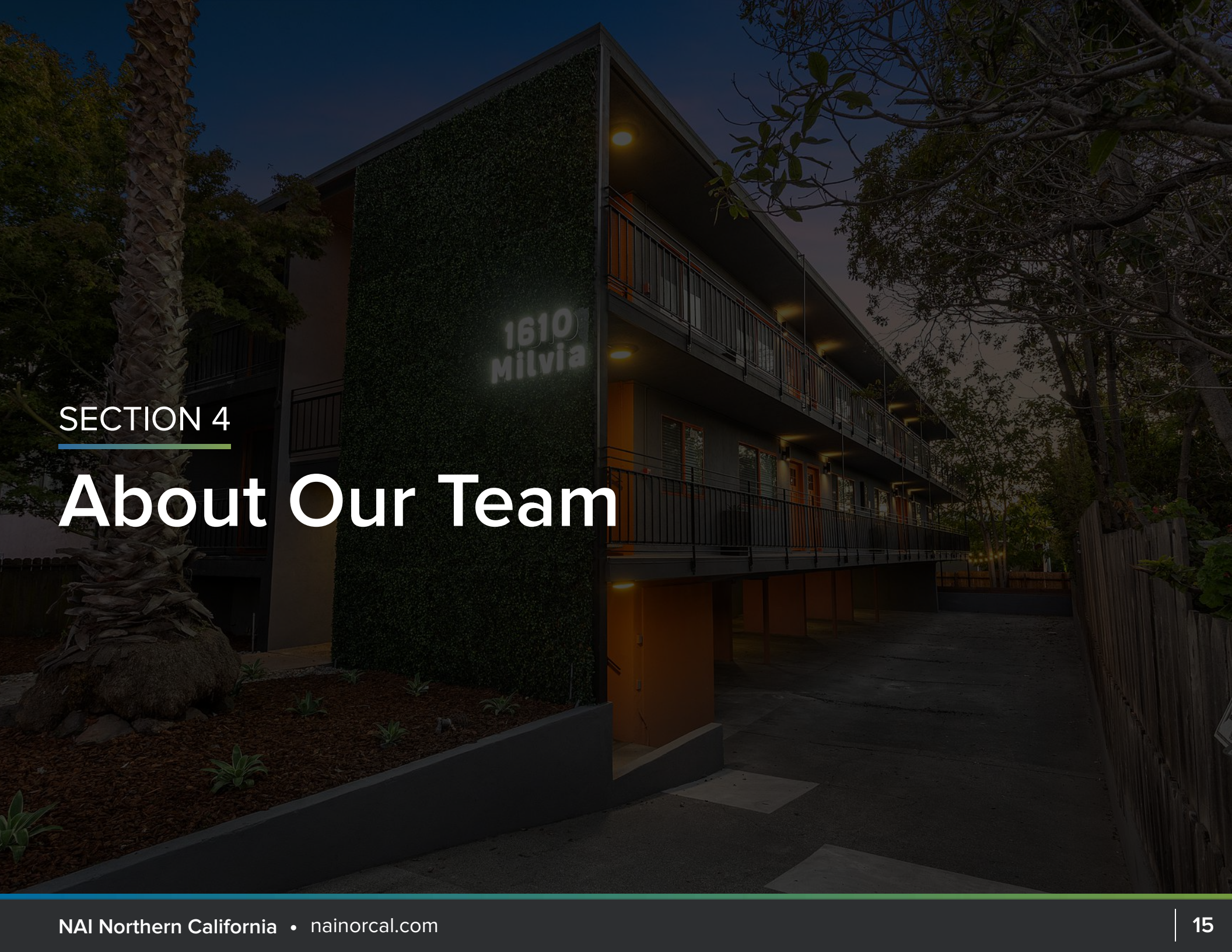
Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,483	13,759	40,020
Average Age	38	39	39
Average Age (Male)	37	38	39
Average Age (Female)	40	40	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,616	6,274	16,749
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$152,146	\$148,101	\$159,707
Average House Value	\$1,490,677	\$1,441,797	\$1,418,162

Demographics data derived from AlphaMap



A photograph of a modern, multi-story building at night. The building features a prominent green wall on the left side, which has the address "1610 Milvia" illuminated on it. The building has multiple balconies with dark railings and warm interior lighting. A large palm tree is visible on the left, and a wooden fence is on the right. The overall scene is dimly lit, with the building's lights providing the main illumination.

SECTION 4

About Our Team



Tim Warren

Senior Vice President

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Professional Background

Tim Warren Vice President of NAI Northern California is a top producing East Bay agent completing more than \$200,000,000 in commercial real estate transactions within the last 24 months. Tim prides himself on his personal service and attention to every detail which has led him to a large base of repeat and referral clients. Investors trust him to guide them through every step of the real estate process. He ensures all objectives and expectations are exceeded with an expansive network unparalleled client service and proven marketing strategies. Tim is arguably one of the most dominant and successful agents in the greater Bay Area. There is no other agent that will provide you the local knowledge with global connections.

Tim comes to NAI Northern California from a successful career as an Executive Manager in the automotive field. He led a team of 30 employees achieving multiple awards for customer satisfaction and sales volume.

Recent Transactions

24 Units, 174 41st St, Oakland | \$5,750,000
44 Units, 888 Vermont St, Oakland | \$14,000,000
19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
8 Units, 1205 International Blvd, Oakland | \$1,375,000
15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
10 Units, 1742 Spruce St, Berkeley | \$5,720,000
10 Units, 881 W A St, San Lorenzo | \$1,850,000
48 Units, 237-263 41st St, Oakland | \$11,650,000
12 Units, 410 Evelyn Ave, Albany | \$4,500,000
6 Units, 989-991 Vermont St, Oakland | \$1,940,000
5 Units, 95 Moss Ave, Oakland | \$2,050,000
14 Units, 3543 Brook St, Lafayette | \$6,800,000
8 Units, 1434 Lakeshore Ave, Oakland | \$3,200,000
24 Units, 226 Athol Ave, Oakland | \$5,100,000



Kent Mitchell

Senior Vice President

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CalDRE #01784628

Education

University of California
Berkeley - BAEastern
Theological Seminary -
MASeveral Leadership
Training Courses and
Programs

Professional Background

Kent Mitchell is Senior Vice President of NAI Northern California with over seventeen years' experience in the Oakland Berkeley and regional Bay Area multifamily office and retail markets. A graduate of the University of California Berkeley Kent is a California Real Estate Broker who began his own real estate investment career purchasing a four-plex in the 1990s followed by larger partnership acquisitions.

Kent has represented clients and partners in commercial transactions ranging in size from under \$2 million to over \$60 million. As a broker and investor Kent has facilitated various aspects of purchase finance management capitalization improvement refinance and sale of well over \$100 million in regional and international commercial real estate. Kent facilitates transactions throughout the Bay Area applying his deep knowledge of rent control in core Bay Area cities and his expertise in capitalization strategies to help buyers and sellers locate the right opportunities and obtain the best pricing in their real estate purchase and sales.

Recent Transactions

10 Units, 1742 Spruce St, Berkeley | \$5,720,000
11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
13,560 SF, 1620 San Pablo Ave, Berkeley | \$10,350,000
14 Units, 6521 San Pablo Ave, Oakland | \$5,510,000
14,098 SF, 524-530 8th St, Oakland | \$4,295,000
15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
22,160 SF, 2120 Broadway, Oakland | \$8,200,000
25 Units, 3535 Brook St, Lafayette | \$12,000,000
44 Units, 888 Vermont St, Oakland | \$14,000,000
5,094 SF, 2233 Santa Clara Ave, Alameda | \$1,425,000



Adam Beeri

Investment Advisor

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CalDRE #02121953

Education

University of California,
Santa Barbara

Professional Background

Growing up in a commercial real estate family, Adam developed a love for the industry and a passion for helping others meet their real estate goals. His background in property management and as a property owner has given him unique expertise. Having been in his clients shoes, Adam can offer insight that helps them make sound real estate decisions.

When working with new clients Adam studies their business goals as well as their properties. He keep these goals in mind as he locates opportunities to add value to their real estate initiatives. Adam's goal in the CRE industry is to help people with their investments that can set themselves and future generations up for a lifetime of success and wealth. Adam particularly enjoys interacting with people and educating clients in making the right decision when it comes to investing their hard-earned money.

Adam was born in Berkeley. He grew up in Moraga. Graduated from UC Santa Barbara and has lived in San Diego.

Recent Transactions

9 units, 1635 Martin Luther King Jr Way, Berkeley | \$5,350,000

11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000

6 Units, 1675 Euclid Ave, Berkeley | \$3,925,000

6 units, 2030 Cedar St, Berkeley | \$1,300,000

29 Units, 765 Rand Ave, Oakland | \$8,200,000

33 Units, 175 Santa Rosa Ave, Oakland | \$7,700,000

8 Units, 1610 Milvia St, Berkeley | \$3,500,000

16 Units, 1940 Lakeshore Ave, Oakland | \$4,250,000

29 Units, 4827 Appian Way, El Sobrante | \$7,200,000

8 Units, 83 Glen Ave, Oakland | \$1,500,000

12 Units, 85 Glen Ave, Oakland | \$2,230,000

8 Units, 2180 Ashby Ave, Berkeley | \$2,060,000

6 Units, 2435 9th St, Berkeley | \$1,600,000



Randell Silva

Senior Investment
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Professional Background

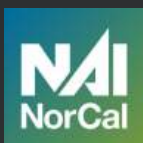
Randell Silva is a knowledgeable, motivated, and results-driven Investment Advisor specializing in the sale of multifamily properties throughout the East Bay. With over 7 years of commercial real estate experience, Randell is a key member of the Mitchell Warren Team at NAI Northern California, where he has helped facilitate transactions contributing to over \$300 million in total team transaction volume.

Randell brings a strong foundation in negotiation, underwriting, and client advocacy, paired with over a decade of prior customer-facing experience that ensures a smooth, transparent transaction process from start to finish. His entrepreneurial background, having founded and operated Delta Computer Service for over seven years, has shaped his disciplined, solution-oriented approach to business and deal execution.

Leveraging NAI Northern California's best-in-class research, marketing, and technology platforms, along with guidance from seasoned mentors, Randell delivers measurable results for property owners and investors. He also provides added value by effectively facilitating transactions across Hispanic cultural and language barriers, helping clients navigate complex deals with confidence and clarity.

Recent Transactions

14,098 SF, 524-530 8th St, Oakland | \$4,100,000
7 Units, 2015 Vine St, Berkeley | \$1,700,000
24 Units, 174 41st St, Oakland | \$5,750,000
6 Units, 1212 12th St, Oakland | \$1,895,000
44 Units, 888 Vermont St, Oakland | \$14,000,000
25 Units, 3535 Brook St, Lafayette | \$12,000,000
19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
50,008 SF, 2648 International Blvd, Oakland | \$10,450,000
88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
8 Units, 1205 International Blvd, Oakland | \$1,375,000



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