

**INVESTMENT  
OPPORTUNITY**



# Pre-Application SB 330 Mixed Use Development Opportunity

2655 Shattuck Ave, Berkeley, CA



**HELIOS**  
INVESTMENT SERVICES

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# Investment Summary

Helios Investment Services is pleased to present a rare pre-application Senate Bill 330 mixed use development opportunity in Berkeley, CA. Located at 2655 Shattuck Ave, situated on a half acre desired corner lot, the property has entitlements available for the developer to break ground on the approved mixed use project. The Studio KDA design proposed project includes a five-story and an eight-story building 96,300 square feet with 82,710 square feet for housing, 1,870 square feet for ground-level retail, and 8,780 square feet for parking. Unit sizes will vary with 46 studios, four one-bedrooms, 35 two-bedrooms, and ten three-bedrooms. Parking will be included for 54 bicycles and 40 cars. Floor 7 and 8 will be luxury modern penthouse condos, which can be sold when the development is complete, effectively lowering the cost of cash basis.



**BEST OFFER  
PRICE**





# Investment Highlights

## » PRE-APPROVED ENTITLEMENTS

Expedite development with entitlements already secured, eliminating time and uncertainty.

## » STUDIO KDA DESIGN

Leverage the expertise of renowned architects Studio KDA, known for their innovative and community-oriented designs.

## » MIXED-USE POTENTIAL

Maximize returns with a mixed-use development featuring 95 residential units (studios, 1BR, 2BR, 3BR), 1,870 sq ft of ground-level retail space, and ample parking (40 cars, 54 bikes).

## » STREAMLINED APPROVAL PROCESS

Expedite development with a pre-application under Senate Bill 330, securing 10 affordable units and unlocking increased density (from 64 to 95 units).

## » HIGH DEMAND LOCATION

Capitalize on the Southside's booming residential and commercial demand. Enjoy foot traffic from Berkeley Bowl and easy access to public transportation (BART, buses).



DOWNTOWN BERKELEY

## » COMMUNITY-FOCUSED AMENITIES

Attract tenants with a gated courtyard, game room, study room, gardens, and top-floor townhome-style duplexes facing Shattuck Avenue.

## » STUDENT HOUSING OPPORTUNITY

Ideal location steps from UC Berkeley with high density potential and community-focused amenities.

## » AFFLUENT DEMOGRAPHICS

This property rests in the highly desirable South Berkeley Market with a 3 mile population of 228,874 and average household income of \$140,679.



UNIVERSITY OF CALIFORNIA, BERKELEY (45,307 Students)



**UNIVERSITY OF CALIFORNIA**



Core Campus: 178 AC  
Total: 8,164 AC  
23,524 Total staff  
45,307 Students

**UC BERKELEY  
FACILITIES SERVICES**

**2655 SHATTUCK AVE**

**Sports  
Basement**

Tim Moellering Field

King Child  
Development Center

Berkeley  
Independent Study

Berkeley Technology  
Academy



# Location Berkeley, CA



Nestled within Berkeley's dynamic Southside, 2655 Shattuck Ave presents a vibrant tapestry of possibilities. This prime location sits at the crossroads of bustling commercial spaces and established residential areas, offering a unique pulse of city life. On one side, the

iconic Shattuck Avenue teems with diverse shops, restaurants, and cafes, catering to every whim and need. The other side reveals a tapestry of established neighborhoods, brimming with community spirit and offering a sense of belonging. This harmonious blend creates an ideal setting for a development that thrives on both energy and comfort.

Located within a mile from The University Of Berkeley California. Providing a great option for student housing, and a great pipeline of renters, minimizing any chance of vacancies. By leveraging its ideal location and catering to student needs, 2655 Shattuck Ave has the potential to become a premier student housing destination in Berkeley, offering academic convenience, vibrant community, and modern living spaces.





Berkeley Rose Garden

**UNIVERSITY OF CALIFORNIA**  
 Core Campus: 178 AC  
 Total: 8,164 AC  
 23,524 Total staff  
 45,307 Students

LAWRENCE BERKELEY NATIONAL LABORATORY



3,663 Staff  
800 Students

CALIFORNIA MEMORIAL STADIUM



Tenant California Golden Bears  
63,000 Capacity

DOWNTOWN BERKELEY  
BART PLAZA

2655 SHATTUCK AVE



Berkeley High School



Alta Bates Summit Medical Center | Herrick Campus



Willard Middle School



Walgreens

HONDA

Sports Basement

Buggy Bank

JOHNSTON MEDICAL INC.

secure space

SCONEHENGE BAKERY & CAFÉ

Krals



Berkeley Independent Study



King Child Development Center



Berkeley Technology Academy

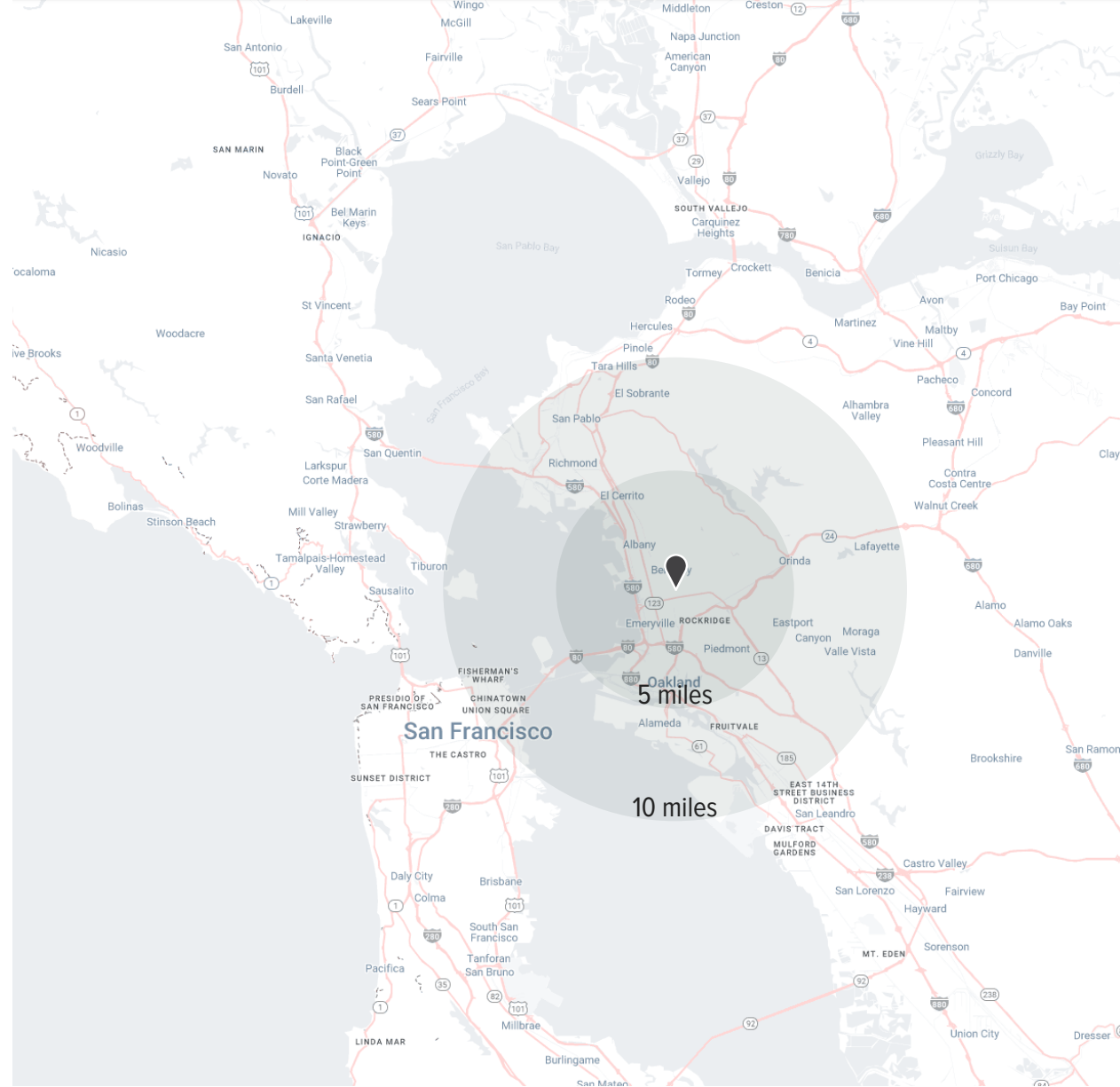


Sylvia Mendez Elementary School





# Location Highlights



## Demographics

	3 mile	5 mile	10 mile
Population	228,511	414,566	1,125,794
Avg Household Income	\$140,679	\$138,472	\$134,876



# 2655 Shattuck Avenue Updates

## Plans Revealed For 2655 Shattuck Avenue In South Berkeley

New plans have been filed for an eight-story mixed-use development at 2655 Shattuck Avenue in South Berkeley, Alameda County. The application is the latest in a series of proposals for the blocks between Berkeley Bowl and Downtown Berkeley. S.H. Kay LLC is listed as the property owner.

The developer has filed a pre-application under Senate Bill 330 to receive a streamlined approval process. Ten units will be designated as affordable to very low-income households to qualify for SB330 and use the State Density Bonus program. As a result, the allowed residential capacity increases from 64 units across four floors to 95 units across eight floors.

[Click To Read More](#)

# SOUTH Elevation



# NORTH Elevation





# WEST Elevation



# EAST Elevation



# ZONING CODE Information

## SITE INFORMATION

<b>Address</b>	2655 Shattuck Ave, Berkeley, Ca
<b>Apn</b>	55-1826-18-2
<b>Zoning District</b>	C-Ac Commercial District (Subarea South Shattuck)

## SEISMIC SAFETY

<b>Landslide Zone</b>	No
<b>Earthquake Fault Rupture Zone</b>	No
<b>Liquefaction Zone</b>	No
<b>Un-Reinforced Masonry Bldg Inventory</b>	No

## HISTORIC INFO

<b>Landmark / Structure Of Merit</b>	No
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## ENVIRONMENTAL SAFETY

<b>Creek Buffer</b>	None
<b>Flood Zone (100-Year Or 1%)</b>	No
<b>Fire Zone</b>	1

## ADDITIONAL PARCEL INFO

<b>Redevelopment Area</b>	Yes
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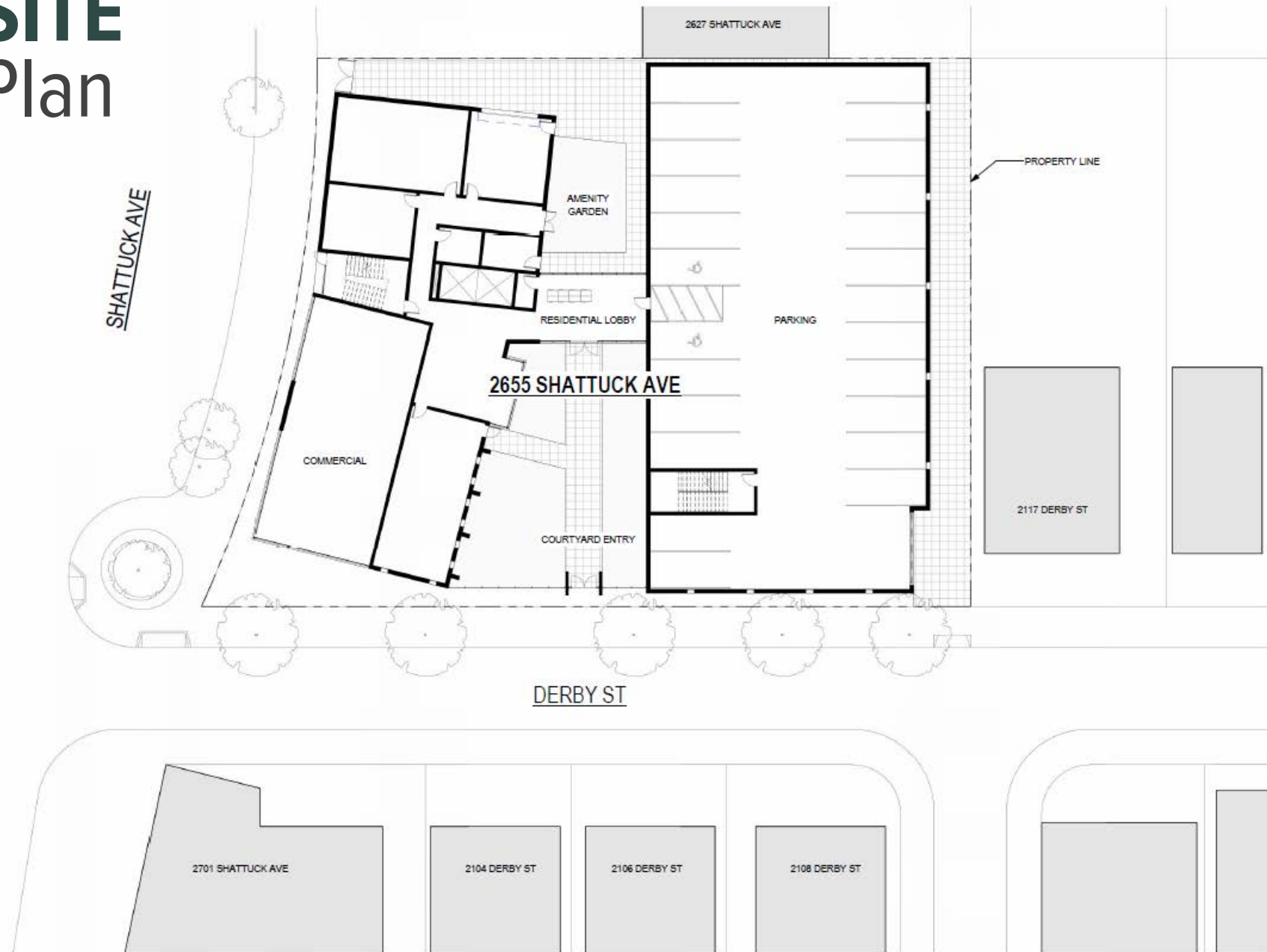




	EXISTING	BASE	PROPOSED DENSITY BONUS PROJECT	REQUIRED /PERMITTED	NOTES / CODE REFERENCE
<b>BUILDING / LOT INFO</b>					
Lot Area	22,961 SF	No Change	No Change	NA	
Building Footprint	8,185 SF	14,255 SF	15,669 SF	NA	
Lot Coverage	35%	62%	68%	70%	BMC. 23.204-44
Max Floor Area Ratio	0.3	2.5	3.7	2.5	Density Bonus Waiver Req'd
<b>AREAS</b>					
Gross Floor Area	8,185 SF	56,564 SF	83,325 SF	NA	
Residential Floor Area	-	53,539 SF	80,311 SF	NA	Density Bonus Waiver Req'd
Commercial Floor Area	8,185 SF	1,870 SF	1,870 SF	First 30f Of Depth Of Ground Floor, Which Abuts Shattuck Ave. Shall Be Reserved For Commercial Uses.	23.204-150(B)(3)
Auto / Bike Parking Floor Area	-	838 SF	9,614 SF	NA	
Usable Open Space	NA	2,355 SF	2,950 SF	40 SF/Unit SF Of Open Space That Is Designated As Publicly Accessible Open Shall Be Counted As Two SF Of Required On-Site Open Space	BMC. 23.204-44. See Note [E]
<b>HEIGHT</b>					
# Stories	2	4	8	4	BMC. 23.204-44
Max Bldg Height	20'-0"	45'-0"	85'-0"	45'-0"	Density Bonus Waiver Req'd
<b>SETBACKS</b>					
Abutting Non-Residential Area	50'-0"	3'-0"	1'-0"	None	BMC 23.204-150(E)(5)
Abutting Residential Area	40'-0"	20'-0"	10'-0"	New Construction That Exceeds 35 Ft In Height: 20'-0" Setback	
			20'-0"	New Construction That Is Less Than 35'-0" Ft In Height: 10'-0" Setback	
Confronting Non-Residential & Residential Area	0'-0"	0'-0"	4'-0"	New Construction That Exceeds 45'-0" In Height: 10'-0" Setback	Density Bonus Waiver For <10'-0" Setback At Over 45'-0" Height
Confronting Non-Residential Area	0'-0"	0'-0"	3'-0"	None	
<b>UNITS</b>					
Max Dwelling Units	NA	63	95	120 Units / Acre	BMC. 23.204-44 Density Bonus Waiver Req'd
Residential Density (Unit Count)	NA	63	95		
<b>UNIT COUNT</b>					
Studio	NA	17	46		
1-Bedroom	NA	11	4		
2-Bedroom	NA	35	35		
3-Bedroom	NA	-	10		
Total Bedrooms	NA	98	150		
<b>PARKING</b>					
Bike Parking (Short Term)	NA	3	4	1 Space Per 40 Bedrooms	BMC 23.322-11
Bike Parking (Long Term)	NA	33	50	1 Space Per 3 Bedrooms	BMC 23.322-11
Car Parking	25		40	Non Required - 0.5 X Unit = 48 Parking Maax	BMC 23.322-2



# SITE Plan





# 1ST FLOOR PLAN



# 2ND & 3RD FLOOR PLAN



# 4TH FLOOR PLAN



# 5TH FLOOR PLAN





# 6TH FLOOR PLAN



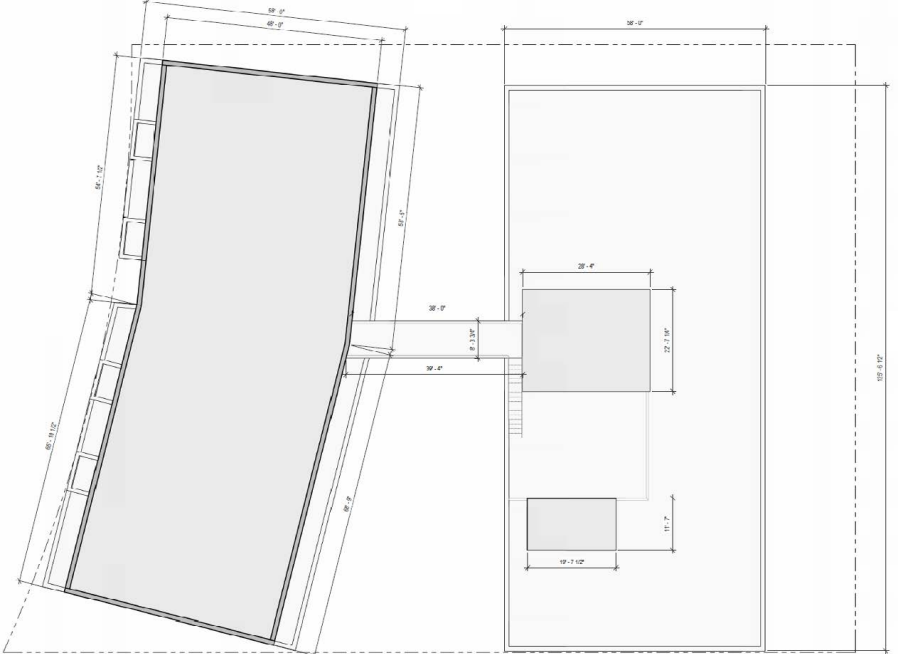
# 7TH FLOOR PLAN



# 8TH FLOOR PLAN



# ROOF





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