# the Overture @ \_\_\_\_\_\_ 1812 UNIVERSITY



Jones Lang LaSalle Americas Inc. ("JLL"), Real Estate License #01223413

#### **46 LUXURY APARTMENTS BERKELEY, CA**

#### **THE OFFERING**

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present the opportunity to acquire the Overture (the "Property"), 46 luxury apartments with ground floor retail located in the heart of California's most dynamic, innovative, and growth-oriented submarkets: Berkeley.

Proximate to UC Berkeley campus, transportation avenues, employers, and the retail options, residents of the Overture are offered a true live-work-play lifestyle. The property contains a first-class amenity package including a fully equipped fitness center, state-of-the-art-club and game room, co-working space, and outdoor spaces with lounge seating.

The Property is prominently situated on University Avenue, less than a mile from the renowned UC Berkeley campus. It is two blocks north of the Downtown Berkeley BART station and four blocks from the local bus line (Oxford Street at University Avenue). The Property's ideal location provides walk-ability/bike-ability, and direct access to major Bay Area employment hubs via BART, Interstate 580, Interstate 80 (Bay Bridge) and Highway 24.

#### **INVESTMENT HIGHLIGHTS**



Proximity to UC Berkeley



**Restore to Core** 



Class A Asset Offered Below Below Replacement Cost



**Retail Rich Community** 



Resilient Operations & Market Fundamentals



Direct Access to Major Transportation Modes & Employment Hubs





#### **PROPERTY SUMMARY**

BUTCHER'S

Poki Poke

8 C 85855952

the

room

Café 📩 Tibet

Chocolaterie

| ADDRESS             |           | 1812 University Ave  |
|---------------------|-----------|----------------------|
| RESIDENTIAL UN      | NITS      | 46                   |
| YEAR COMPLETE       | D         | 2016                 |
| ASSET TYPE          |           | Multifamily          |
| AVERAGE UNIT S      | JZE       | 581                  |
| TOTAL RESIDEN       | TIAL SF   | 26,723               |
| TOTAL COMMERCIAL SF |           | 2,275                |
| SITE SIZE           |           | 0.32                 |
| PARKING             | 19 Stalls | (Below Grade Garage) |

# the Overture



Gold Leaf





### the Overture @ 1812 University Avenue

PRESENTED BY JONES LANG LASALLE AMERICAS, INC. CALIFORNIA REAL ESTATE LICENSE #01223413

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Managing Director CA Lic. #01839541 +1 415 276 6946 mark.root@am.jll.com JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.3 billion, operations in over 80 countries and a global workforce of over 91,000 as of March 31, 2019. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

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