

FOR SALE OR LEASE!

± 18,130 RSF User-Owner Gem in Prime West Berkeley Location

SALE PRICE - \$9,200,000

LEASE PRICE - Negotiable

950
PARKER ST
berkeley, ca



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EXECUTIVE SUMMARY.

Welcome to 950 Parker Street, a rare opportunity to own or lease a ±18,130 RSF fully reimagined, design-forward mixed-use building in the heart of West Berkeley's vibrant commercial district. This one-of-a-kind property is ideal for an owner-user or tenant seeking a move-in ready creative environment with outstanding curb appeal and best-in-class upgrades.

Located just two blocks from Berkeley Bowl West—one of the Bay Area's most beloved specialty grocers—950 Parker offers unbeatable access to local amenities, eateries, transit, and a thriving community of creative businesses and innovators.

Over the past several years, the building has undergone an extensive multi-million-dollar renovation, now nearing completion, with a focus on quality craftsmanship and long-term performance.

Neighbors include Bayer's Berkeley campus, Kaiser Permanente, Parker Plaza, and the iconic Fantasy Records Building. Dozens of restaurants, coffee shops, and creative studios are just steps away.

Whether you're looking to own your business's next headquarters or lease premium creative space in a walkable, dynamic location—950 Parker Street delivers unmatched character, and flexibility.



BUILDING HIGHLIGHTS.

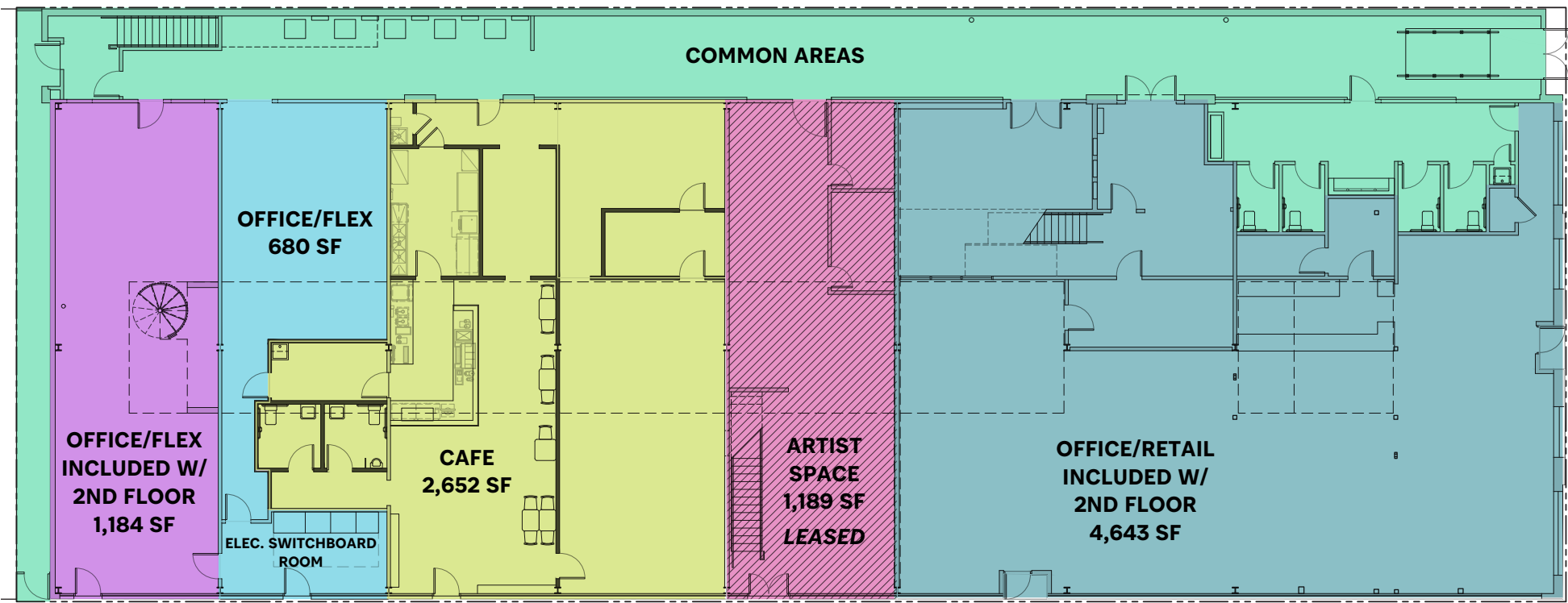
SOUGHT-AFTER LOCATION.
LIMITLESS POTENTIAL.

- All-new common areas and restrooms
- New building entry and elevator
- New roof + expansive rooftop deck
- New energy-efficient HVAC, plumbing, and electrical systems (specs available)
- Solar power array (107 panels - 64.2 kVA)
- Stunning restored exposed wood ceilings and hardwood floors
- Occupancy-ready office, retail, or showroom spaces
- Fully built-out café space with dedicated restrooms

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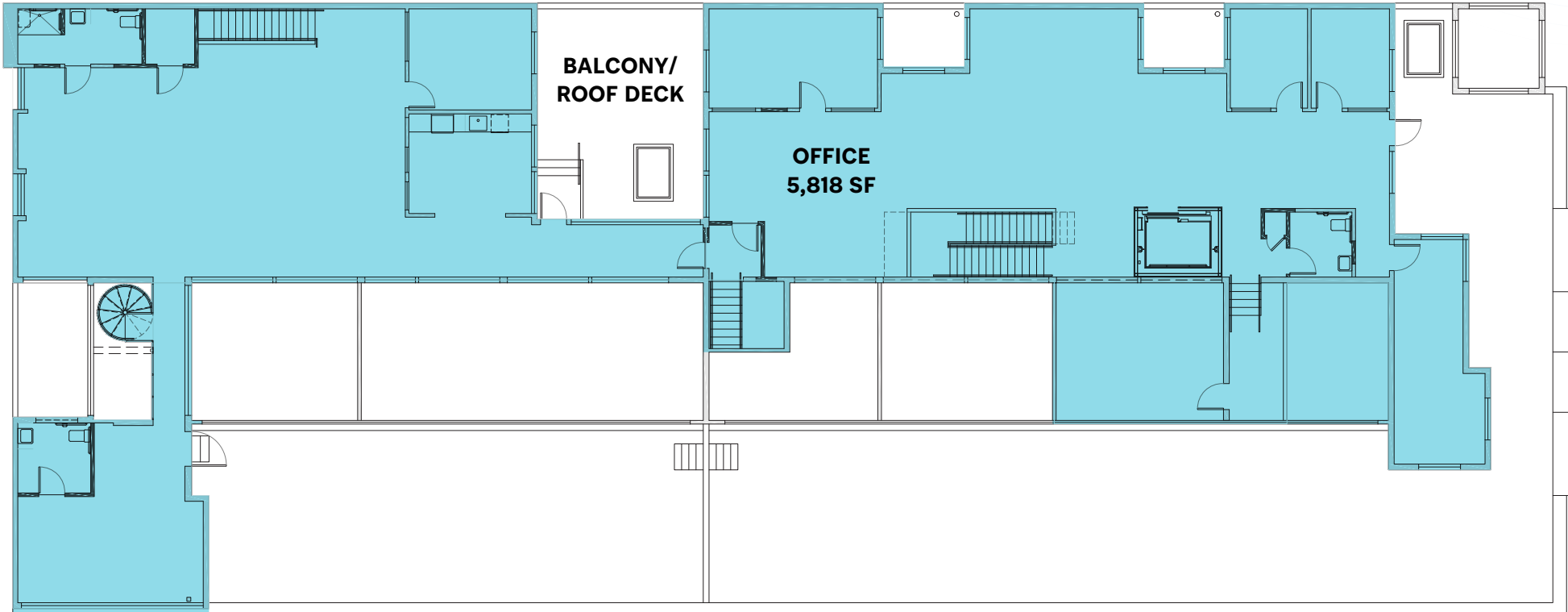
FLOOR PLANS.

FIRST FLOOR | 10,348 SF



FLOOR PLANS.

SECOND FLOOR | 5,818 SF



CURRENT CONSTRUCTION PHOTOS.

AS OF FEBRUARY 2026



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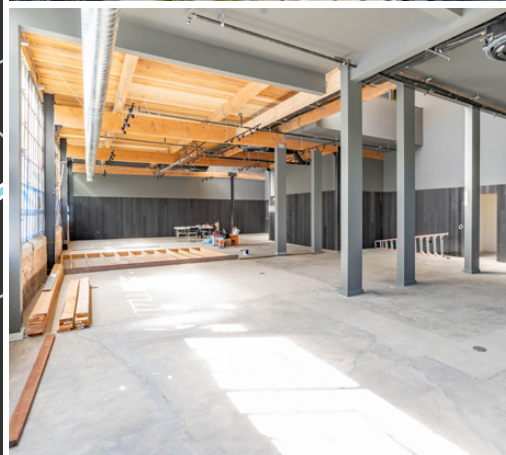
DOWNTOWN
OAKLAND :

EMERYVILLE :

950
PARKER ST
Berkeley, CA

SAN
FRANCISCO :





DEMOGRAPHIC REPORT.

2024 SUMMARY

	1-MILE	3-MILE	5-MILE
Population	29,917	217,319	350,673
Households	13,017	86,871	168,624
Families	5,759	38,185	76,034
Avg. Household Size	2.22	2.25	2.21
Owner Occupied Housing Units	34.0%	34.2%	34.1%
Renter Occupied Housing Units	56.2%	55.6%	56.4%
Median Age	36.9	34.5	37.3
Median Household Income	\$105,611	\$115,882	\$114,639
Avg. Household Income	\$159,467	\$177,986	\$176,662

2029 SUMMARY

	1-MILE	3-MILE	5-MILE
Population	30,291	217,319	401,363
Households	13,066	88,450	173,524
Families	5,793	38,858	78,154
Avg. Household Size	2.24	2.28	2.23
Owner Occupied Housing Units	33.0%	33.1%	32.9%
Renter Occupied Housing Units	56.3%	56.1%	57.4%
Median Age	39.1	36.4	39.2
Median Household Income	\$127,873	\$138,939	\$136,451
Avg. Household Income	\$185,671	\$203,504	\$201,028



DISCLAIMER.

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 950 Parker Street, Berkeley, California (the “Property”) and is not to be used for any other purpose or made available to any other person without the expressed written consent of Cushman & Wakefield, Inc. (“Cushman & Wakefield”) or the owner (“Owner”). The material is based in part upon information supplied by Owner and in part upon information obtained by Cushman & Wakefield from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Cushman & Wakefield, or any of their respective affiliates, as to the accuracy or complete-ness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by Cushman & Wakefield and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Cushman & Wakefield or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by the Owner and such party and any conditions to Owner’s obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of Cushman & Wakefield and may be used only by parties approved by Cushman & Wakefield and Owner. The Property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Cushman & Wakefield and Owner. ©2026

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