VANGUARD PROPERTIES
PRESENTS



2035–2037 ASHBY AVENUE

BERKELEY, CA

ELEGANT LIVING WITH COMMERCIAL VERSATILITY

Welcome to 2035–2037 Ashby Avenue, a beautifully updated mixed-use property offering the perfect blend of residential charm and dynamic commercial space in South Berkeley. Spanning approximately 2,860 square feet,* this two-story building features a flexible ground-floor commercial space with expansive gallery and work areas, a private office, kitchenette, one full bathroom with shower plus one half bathroom, and direct access through three separate doors to a peaceful rear garden patio. Above, a thoughtfully renovated two-bedroom, one-bath residence with a bonus room showcases timeless architectural details, including custom wood-framed dual pane bay windows, high coved ceilings, refinished hardwood floors, in-unit washer and dryer hook-ups, and formal living and dining rooms with charming built-ins. The beautifully appointed kitchen features two sinks, a luxury Monogram professional six-range stove, designer finishes, and thoughtful storage, creating an exceptional space for cooking and entertaining. Located just one block to Ashby BART and Berkeley Bowl, neighborhood cafés, restaurants, and shops, the property offers convenience and accessibility.

*Per floor plans | MLS #41153032

OFFERED AT $1,195,000

2035ASHBY.COM

JOSH SILVERMAN | 510.292.8160 josh.silverman@vanguardproperties.com DRE #01882355

TAMMY CHOY | 650.892.9934 tammy.choy@vanguardproperties.com DRE #02023115








FEATURES:

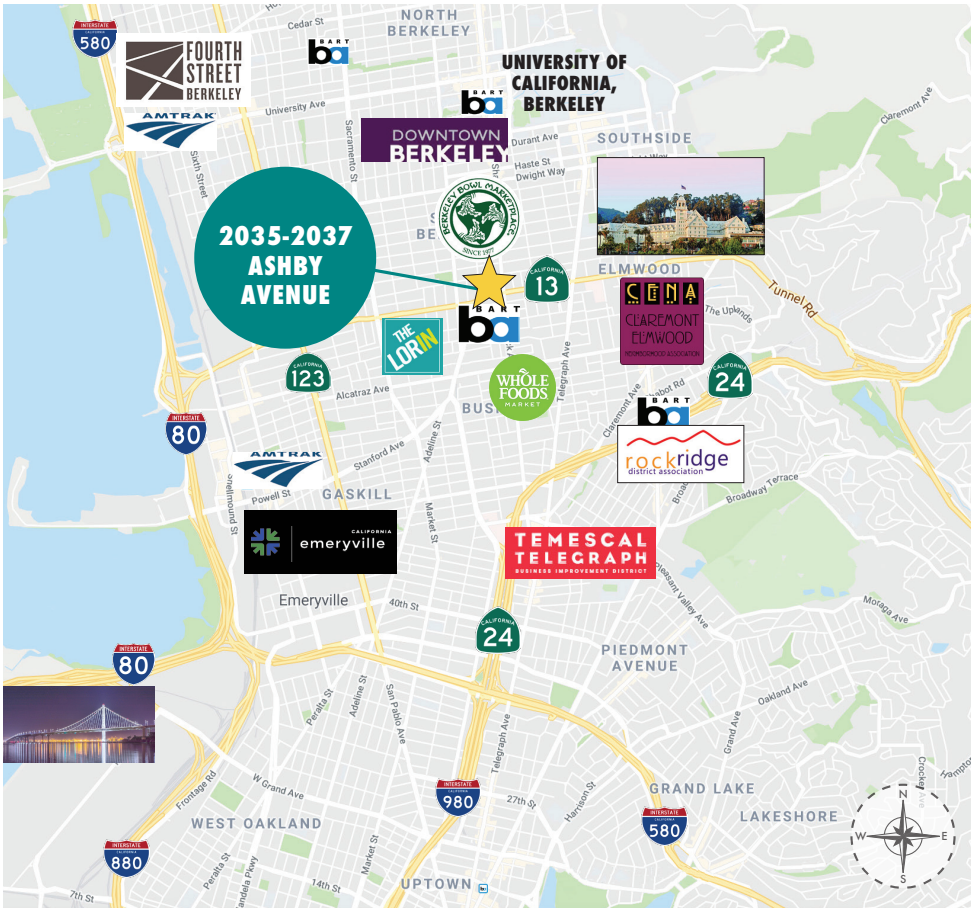
- 2,860± sq. ft. building*
- 3,194± sq. ft. parcel**
- Flexible ground-floor commercial space with potential to divide into two spaces
- Renovated 2BD/1BA residence + bonus room
- Commercial-grade kitchen design with luxury Monogram professional range
- Peaceful rear garden patio
- C-SA South Area Commercial zoning
- One block from Ashby BART and Berkeley Bowl
- Excellent transit accessibility

**Per floor plans | **Per public records*

The information contained herein has been received from the Seller and/or third parties. Vanguard Properties has not verified the foregoing information, and will not confirm the accuracy of same. Buyer is advised to investigate all information important to Buyer and to verify the accuracy of the representations contained herein.

LOCATION HIGHLIGHTS

- **Public Transport:** One block to Ashby BART
- **Shopping:** Berkeley Bowl Marketplace, Walgreens, and Sports Basement
- **Fitness:** Adeline Yoga, Berkeley Barbell, Equinox, and Innerstellar Pilates & Yoga Studio
- Tuesday Farmer's Market held weekly
- **Entertainment:** Shotgun Players at the Ashby Stage, Black Repertory Group Theater, Berkeley Design Center, and The Starry Plough Pub
- **Restaurants:** Yeti Sports Bar and Restaurant, Lemat Ethiopian Restaurant, Sweet Adeline Bakeshop, Ashby Eatery, Red Bay Coffee, The Vault Café, Donut Farm, Kirala, Sconehenge Bakery & Cafe, Roses on Adeline, and Hoi Polloi Brewing Taproom
- Close to Downtown and UC Berkeley Campus
- **Shopping:** Fourth Street Shopping, Emeryville Public Market, and Powell Street Plaza Shops
- **Commuting:** easy freeway accessibility and SF Bay Bridge access



PROPERTY HIGHLIGHTS

GROUND FLOOR

High-function commercial and creative space designed for productivity, client hosting, or retail flair. This main level offers a spacious, light-filled layout tailored to modern business needs.

- **Front Gallery/Work Studio:** Expansive open-concept display area – perfect for retail, design studio, or a collaborative workspace – backed by a convenient kitchenette and private storage
- **Rear Gallery/Secondary Work Area:** A flexible, second open zone ideal for team desks, workshop space, or an art gallery setup
- **Dedicated Office:** A secluded office for focused work or confidential meetings
- **Amenities:** Two ground-floor restrooms and robust 200-amp electrical service
- **Outdoor Access:** Direct side walkway access leading to a peaceful rear garden patio – great for client events or employee breaks

SECOND FLOOR

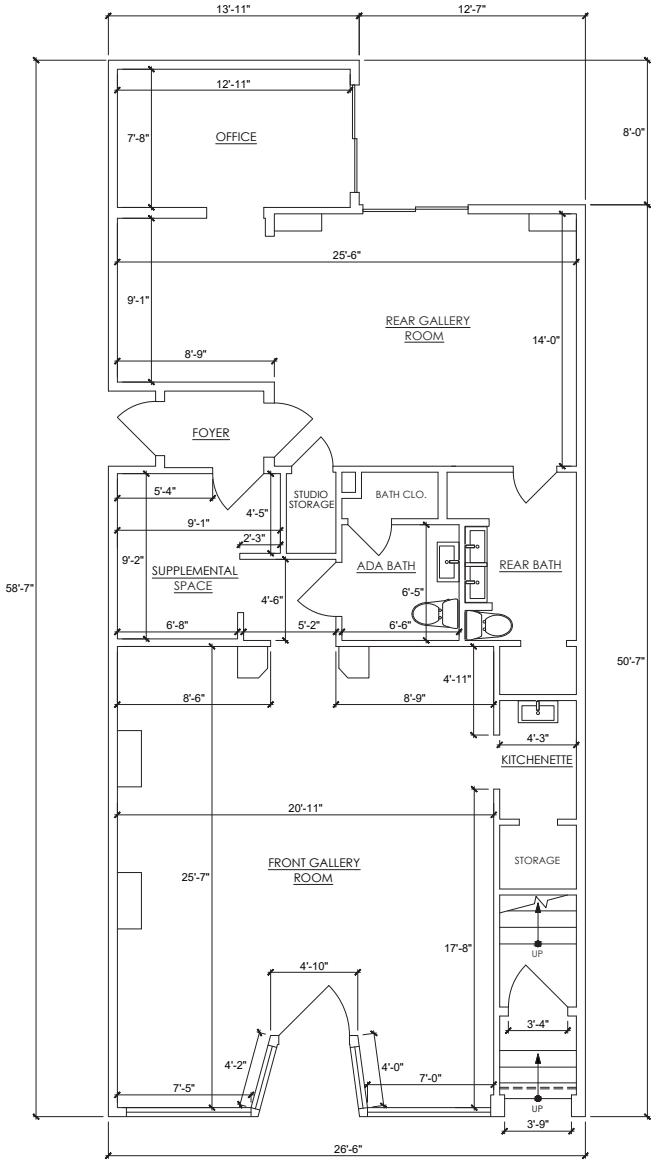
Light-drenched, fully renovated residence featuringtwo bedrooms, one bathroom, and a bonus room, filled with historic charm & modern style.

- **Architectural Character:** High ceilings, sky-lit spaces, newly refinished hardwood floors, classic trim, and generous room proportions throughout
- **Living & Dining:** A sun-soaked living room featuring a grand bay window, paired with a formal dining room complete with charming built-ins
- **Chef-Inspired Kitchen:** Smartly designed with modern updates, thoughtful storage, and statement flooring
- **Bedrooms & Bonus Space:** Primary Suite: Generously sized with a bay window looking out over the rear garden
- **Second Bedroom:** Bright and inviting, featuring a bay window overlooking Ashby Avenue
- **Bonus Room:** Ideal for a home office, guest space, or a private retreat

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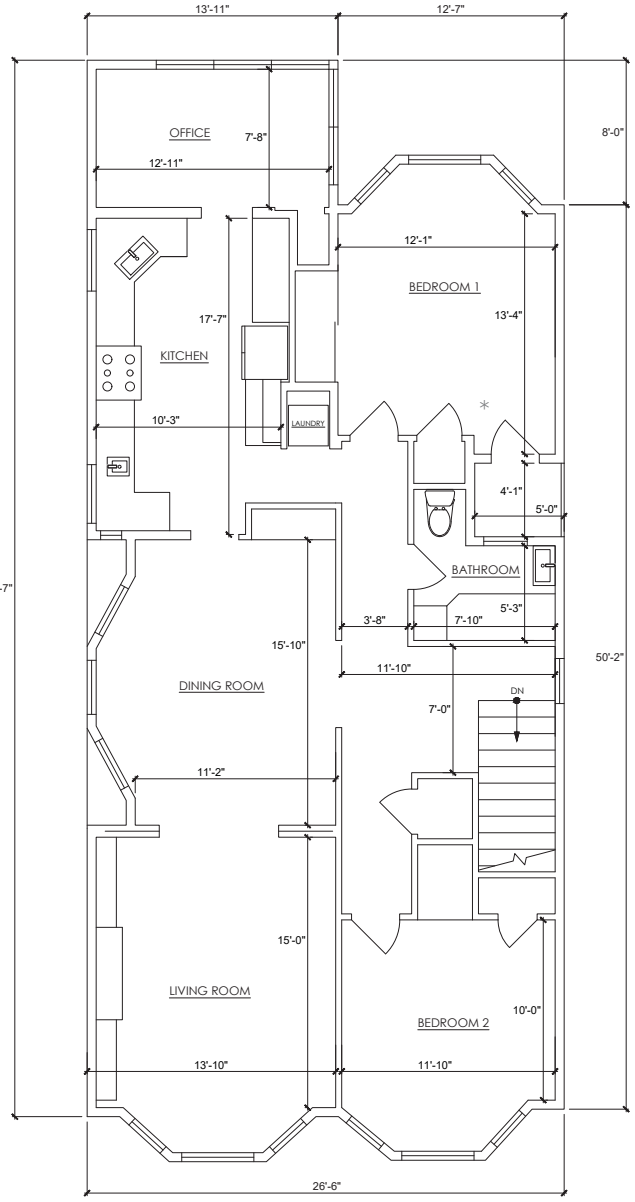
BERKELEY, CA



1 MAIN FLOOR PLAN

1/4" = 1'-0"

N



1 SECOND FLOOR PLAN

1/4" = 1'-0"

N

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1600 HOPKINS STREET, BERKELEY, CA 94707 | P 510.590.4290 | VANGUARDPROPERTIES.COM

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