



Downtown Berkeley Café for Sale



2120 Dwight Way, Berkeley

Size: +/- 1,200 RSF
plus rear patio and storage room

Lease Rate: \$2,655/month

Contact

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Business Highlights

- Fully equipped café, built out in 2012, including FF&Es (see inventory list)
- ABC type 41 beer/wine license included in sale
- Small batch coffee roaster in place
- 2 hoods; 1 for coffee roasting, 1 +/- 6' hood
- Tall window line, natural light, sun filled patio
- +/- 1,200 rentable square feet plus rear patio and storage room

Location Highlights

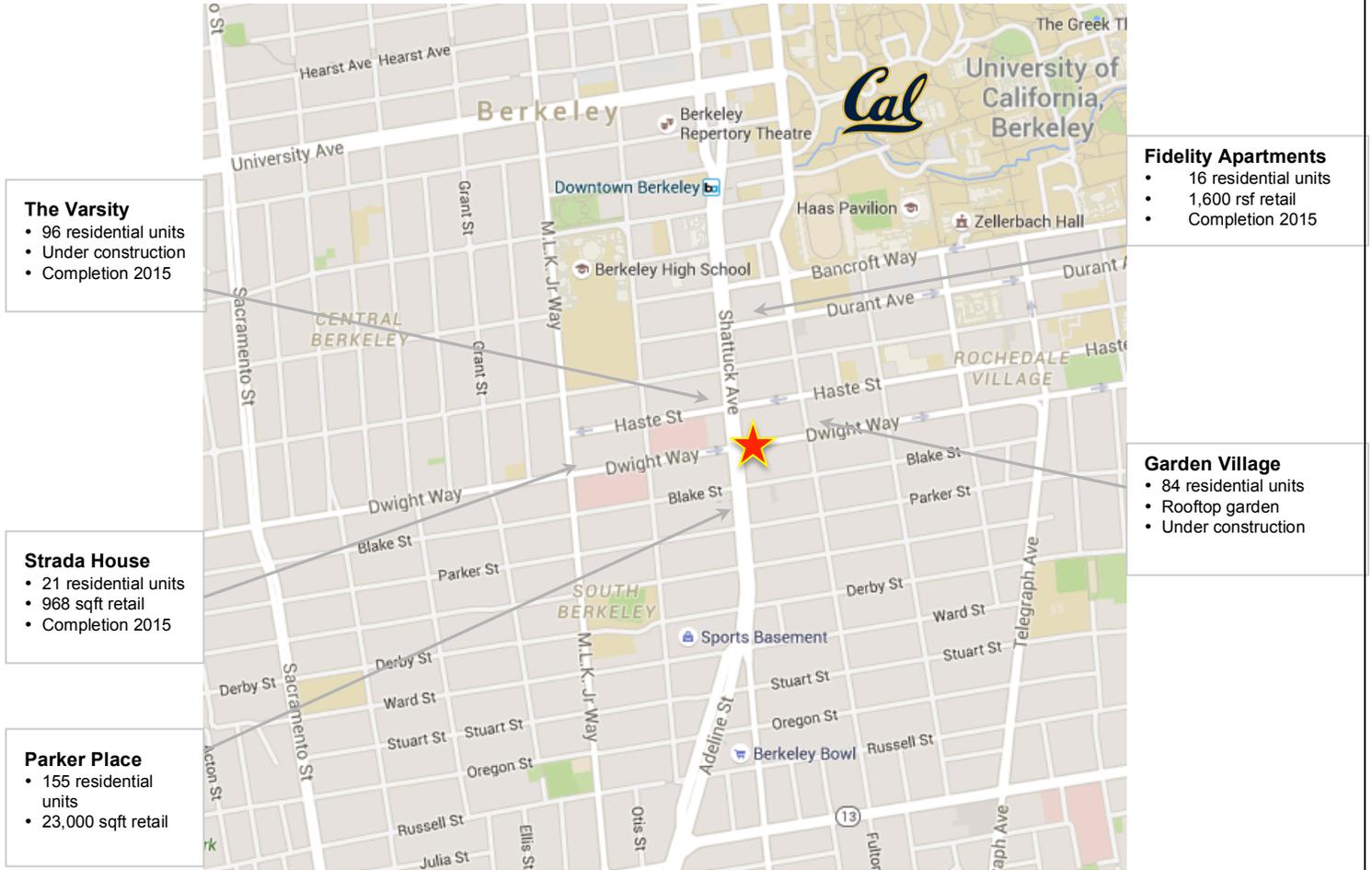
- On the southern edge of vibrant downtown Berkeley, close to all downtown destinations and amenities
- Next to Pilates to the People and Mushashi Japanese Restaurant
- Eight blocks to Berkeley Bowl
- Downtown Berkeley highlights:
 - 17th most dense city in the United States (higher than Washington, DC, Seattle, Oakland, and San Jose)
 - 1.65 million annual visitors, approaching two million by 2018
 - Over 150 restaurant and dining options plus a wide range of entertainment including live theater, movie theaters, museums
 - Lively walking and biking environment
 - Easy access to BART and AC Transit
- Short walk to UC Berkeley campus with 50,000 daily population
- Walking distance to more than 23,000 live theater, music, movie theater, and sports venue seats (see page 10)
- Ample street parking available
- A significant number of new residential units within easy walking distance are now completed, approved, under construction, or in the permitting process

Rent and Lease Term

- Monthly Rent: \$2,655/month NNN
- 3% annual increases
- Lease Term through October 31, 2017 plus 2 5-year options.
 - Option 1 starts at 103% with 3% annual increase
 - Option 2 at Fair Market Value with 3% annual increases
- NNN expense estimate:
 - +/- \$0.35 psf per month, plus
 - +/- \$100/month water reimbursement

Key Money: \$225,000 includes FF&Es, Type 41 Beer/Wine License, Inventory

Nearby New Housing Developments - Downtown Berkeley has nearly doubled in population since 2000 and now counts some 3,000 residents in its thirty block footprint. The number of residents will nearly double again to 5,500 with over 1,400 new housing units slated for completion by 2018.



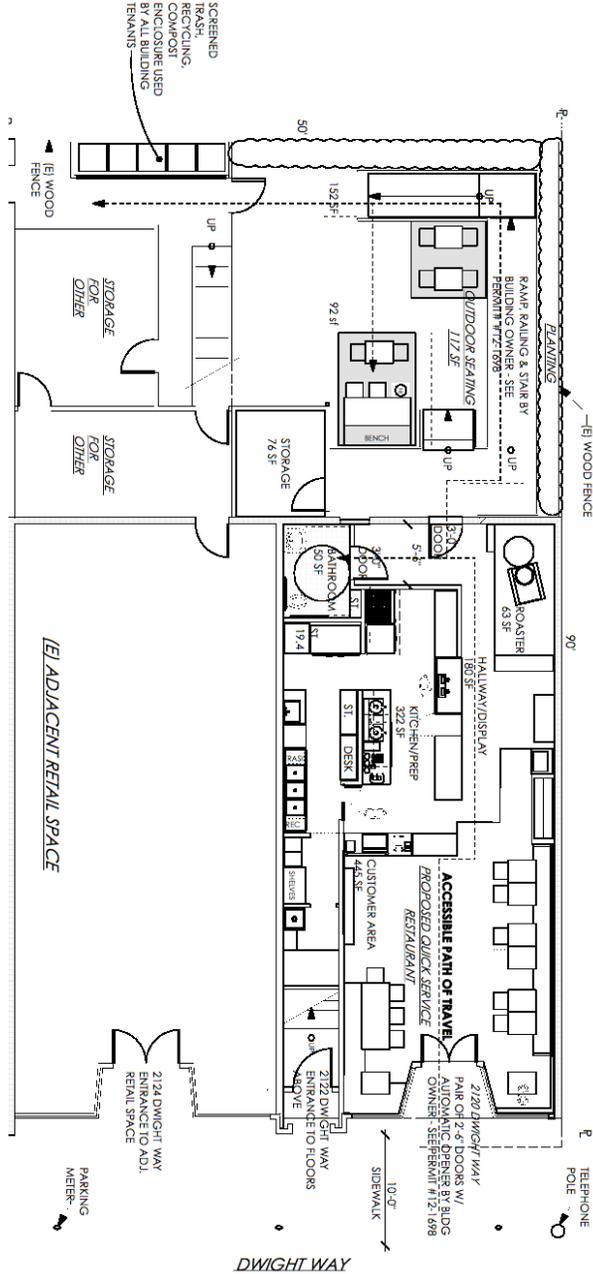
Inventory List

- Exhaust hood
- Lighting
- Interior decorations
- Display cabinets for pastries
- Storage racks - kitchen, storage rooms
- Security system
- Kitchen work table
- Chairs/tables
- China/glass/silver
- Coffee roaster
- Espresso machine
- Refrigerators, back of house & storage room
- Dishwasher
- Oven, commercial
- Convection oven
- Ice coffee maker
- Coffee brewer for regular coffee
- Can sealer
- Coffee grinder
- Refrigerators for cappuccino supplies – milk, etc.
- Espresso grinder
- Ice machine
- Freezer
- Sound system
- Backyard lighting
- Microwave
- Beer cooler
- Above ground grease trap
- Misc. kitchen equipment - cutting boards, measuring cups, bowls, etc.
- Conveyer toaster

Photos



Floor Plan



OVERVIEW OF DOWNTOWN BERKELEY

Downtown Berkeley

The City of Berkeley is densely populated with a highly educated, high-income population. There are ~ 90,000 residents within a 1.5- to 2-mile radius of downtown. Almost a third of their households have annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor's degrees, and an additional 40% have Graduate degrees. The downtown area is bounded on the north by Hearst Ave, on the east by Oxford/Fulton Streets on the south by Dwight Way, and on the west by MLK Way.



Downtown Berkeley has a daytime working population of 72,000 and one of the most heavily-used BART stations (27,000 entries/exits daily) in the area. The University of California at Berkeley is located on its western border. Students, office workers, downtown residents, shoppers, families and travelers all come downtown to partake of the stores, restaurants and services offered.

Downtown Berkeley

- 17th most dense city in the Unites States (higher than Washington, DC, Seattle, Oakland, and San Jose)
- 1.65 million annual visitors, approaching two million by 2018
- Over 150 restaurant and dining options plus a wide range of entertainment including live theater, movie theaters, museums
- Lively walking and biking environment
- Easy access to BART and AC Transit
- Over 1,500,000 square feet of office space.
- Safe, seven day a week retail environment.
- Excellent foot traffic. Mid-day pedestrian volumes estimated to be >2600 people per hour around the downtown BART station.
- Lively Arts District including Berkeley Repertory Theater, Aurora Theater, Jazz School, Freight and Salvage, the Marsh Theater, and UC Theater (coming soon).
- Wide variety of enterprises including, live theater, movie theaters, museums, over 100 restaurant/dining options, non-profit organizations, professional services, and retail shops selling the gamut of goods including art, antiques, clothing, electronics, furnishings, games, groceries, gifts, hardware, music, and books.
- Many national and local retailers.
- Lively, walking environment similar to college towns like Cambridge, MA and Madison, WI.
- Great transportation – easy access by car, BART, bus, bicycle and foot.

The University of California at Berkeley

The University of California at Berkeley, located adjacent to downtown, is the largest employer in Berkeley, the largest user of office space in downtown Berkeley, and contains a large, mobile, population that uses downtown Berkeley as an extension of the campus. UC Berkeley has a daily on-campus headcount of close to 50,000 including students, faculty, academic staff, nonacademic staff, and visitors. Downtown Berkeley is a walking environment, similar to other metropolitan shopping areas like Cambridge, MA and Madison, WI. Recent developments are creating more "mixed use" blocks that allow shoppers to visit many businesses in one trip. New downtown housing enables residents to enjoy easy access to transit and convenient local shopping.



UC Berkeley Long Range Development Plan (LRDP)

The LRDP for UC Berkeley for the period 2005–2020 predicts daily headcount that grows to over 51,000 by 2020. Growth in campus population will trigger new space demands for housing, academic/support space, and parking spaces. The LRDP looks to Downtown Berkeley to supply 800,000 GSF of additional space needed for Academic and Support functions. UC Berkeley's upcoming space needs offers enormous potential to enhance the synergy of campus and Downtown Berkeley.



Traffic Generators That Add Value to Downtown Berkeley - Underway and Recently Completed

- The new five-story +/-112,800 UC Berkeley Energy Biosciences Building (former Helios Building) opened in September 2012.
- Over 2,000 **new residential units** have been added to downtown Berkeley in the last ten years and close to 1,000 more units are now approved, under construction or in the permit process. The completed projects added over 125,000 sq. ft. of retail and commercial space to downtown, and projects now underway will add an additional 20,000 sq. ft. Examples include:
 - **Berkeley Central**, 2055 Center Street, across from Berkeley City College, has 143 loft-style residences including nine penthouses, plus ground floor retail.
 - **Acheson Commons**, to the side and rear of the UC Press building, is a proposed 203-unit project on the block bounded by University, Shattuck, Berkeley Way and Walnut. It will convert the landmark Acheson Physicians Building to apartments, add 5 stories of housing atop the landmark Sill Grocery / Ace Hardware store, construct



another 5 story residential building atop/behind the commercial structures at the NE corner of University and Shattuck, and remove 2 brown shingle apartment buildings at Walnut and Berkeley Way, replacing them with a new residential tower.

- **Stonefire** (1974 University Ave - current site of Firestone Tires) Now under construction to include 119 residential units, a full-service restaurant, and commercial space on University Avenue.
- **The Residences at Berkeley Plaza** (2211 Harold Way - between Allston and Kittredge) - a proposed 17-story high-rise with 355 residential units and 12,000 sq. ft. of retail space. The Hotel Shattuck Plaza, which sits on the same block but has different owners, would share some of the project's amenities but otherwise remain untouched.
- The **UC Theater** will bring +/- 1,440 new live theater/music venue seats, bringing the total number of live theater/music venue seats in the Downtown area to over 9,500.
- UC Berkeley is in the planning stages for a new **Berkeley Way West building on Shattuck Avenue between Berkeley Way and Hearst Avenue**. It will house the Graduate School of Education, the Department of Psychology, and the School of Public Health, and will have up to 320,000 sq. ft. and up to 112 feet in height. In addition to academic space at the building, there will also be office space and ground floor retail. Anticipated occupancy is 2017.
- **Measure R** introduces new guidelines that allow greater urban density. Under Measure R, the city will permit the construction of five high rises in downtown. Three of these can be 180 feet high and must be located within a one-block radius of the downtown BART station. Two must be residential towers and one must be a hotel. The city will also permit development of two towers of 120 feet. These could be either residential or office space.
- The **Skydeck Innovation Center** now occupies the top floor of 2150 Shattuck Ave., the tallest building in downtown Berkeley. Skydeck, a new 10,000 sq. ft. incubator for fledgling technology companies, will house up to 60 workers.
- The new home of the **UC Berkeley Art Museum and Pacific Film Archive** is under construction on Center Street in downtown Berkeley. The new museum project will combine an existing +/- 48,000 sq. ft. building at 2120 Oxford Street with a new 50,000 sq. ft. addition to be constructed adjacent to the building.



- **Trader Joe's** project at MLK and University has been a huge success and increases foot and car traffic to the north side of University. It is in the ground floor of the New Californian, a 5-story 148-apartment complex.
- The **Magnes Collection of Jewish Art and Life**, a part of The Bancroft Library at the University of California, is now open on Allston Way.
- The City of Berkeley received a multi-million dollar grant from the Metropolitan Transportation Commission to renovate the **BART Plaza**.





Downtown Berkeley Entertainment Venues

Live Theater and Music Venues	Number of Seats
Berkeley Rep	
Roda	600
Thrust	400
New Berkeley Rep Space	200
Jazz School	150
Aurora	150
Freight and Salvage	
Performance Space	440
Listening Room	60
Marsh Theater	
Theater Space	120
Cabaret	70
UC Theater	1,440
Zellerbach	
Zellerbach Hall	2,015
Zellerbach Playhouse	547
Berkeley Community Theater	3,400
TOTAL - Live Theater and Music Venues	9,592
Movie Theaters	Number of Seats
Shattuck (10 screens)	924
United Artists (7 screens)	700
California (3 screens)	450
New Pacific Film Archive	200
TOTAL - Movie Theaters	2,274
Sports Venues	
Haas Pavilion	11,877
TOTAL - Sports Venues	11,877
GRAND TOTAL	23,743