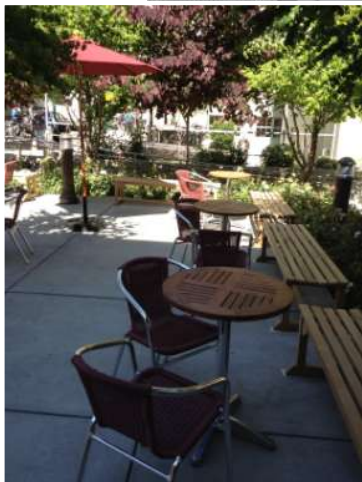




Café Opportunity with Large Outdoor Patio For Sale in Downtown Berkeley



Size: +/- 885 rsf with +/- 2,000 sf patio
Key Money: \$120,000

Contact

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License #: 01946676



Property Highlights

- Charming cafe with loyal clientele
- +/- 885 rentable square feet with +/- 2,000 sf patio area
- Working kitchen with Type 2 hood. See inventory list on page 5
- ABC type 41 beer and wine license included in sale
- ADA restroom
- Nice windows to the street
- 1 reserved parking space
- Currently permitted for cafe use with outdoor seating

Location Highlights

- Tremendous daily foot traffic
- ½ block to Berkeley High School with > 3,000 students
- 2 blocks to BART with > 27,000 daily entrances/exits
- 2 blocks to UC Berkeley with 50,000 daily population
- 2 blocks to Berkeley City College with > 4,500 students
- 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
- Easy 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

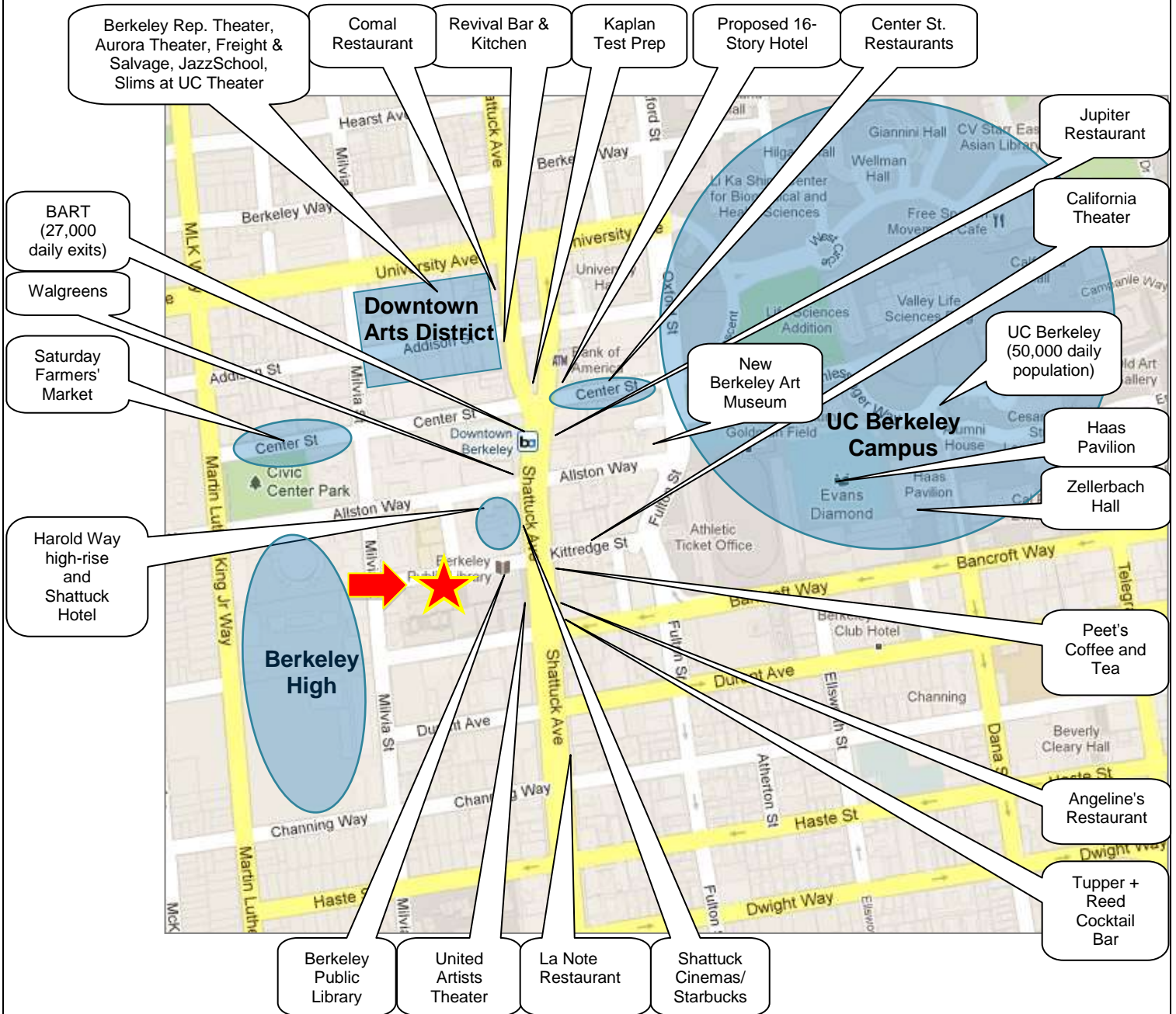
Rent and Lease Term

- Rent: \$2,659/month
- NNN Charges: ~ \$0.70 psf
- Current Lease through 2017
- Two Five (5) -Year options

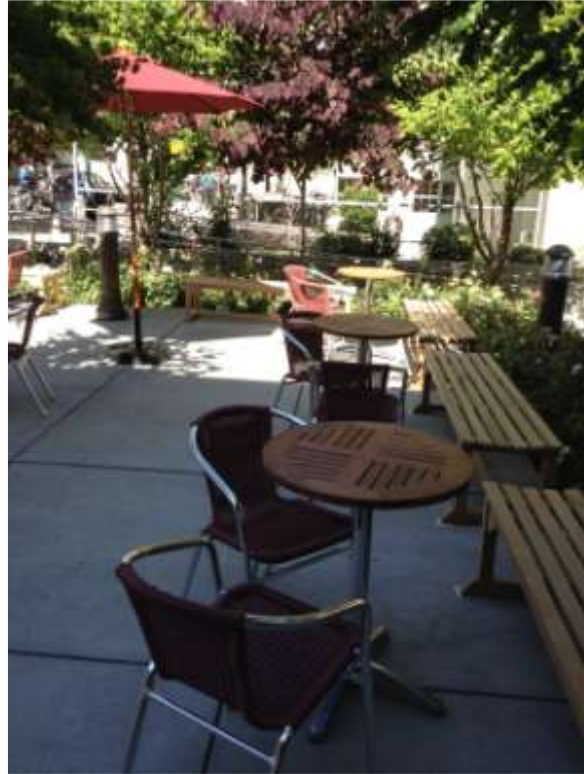
Key Money: \$120,000 includes FF&Es, Type 41 Liquor License

Please Do Not Disturb Current Tenant!

Downtown Berkeley Neighborhood Map



Photos





Inventory List

**Key Money including Beer & Wine License
Furniture and Fixtures in Place, and all Equipment listed below is \$139,000**

REFRIGERATION

Storage double door refrigerator
Single tall door freezer
Under counter double door bar fridge
Double door under counter salad prep + refrigeration unit
Service display case-Burgundy sides
Under counter ice machine

COFFEE STATION

ESPRESSO MACHINE FAEMA DOUBLE POUR
Mazzer Major Grinder
Mazzer Mini Grinder REGULAR
Mazzer Mini Grinder DECAF
HOT WATER tower
Double cone-FRENCH DRIP STATION
3 X 5 GL coffee thermos
COMMERCIAL coffee brewer
ALL ESPRESSO MAKING- STAINLESS CONTAINERS

WORK TABLES AND DISPLAY

Stainless prep table
Double compartment sink
Single hand sink
Mop sink
2 stainless shelf units
4X wall mount stainless shelf units
Customer condiment wood/ stainless table
Built in coffee cabinets
Hallway staff armoire
Hallway built in cabinets
2x garage area storage units
Built in cash register cabinet
Built in soup station cabinet

KITCHEN APPLIANCES

Panini machine
Conveyor belt toaster
Hot plate heater
Electric convection oven
Meat slicer

DISHWARE/ BAKEWARE

All dishes and utensils
French bowls and french raspberry espresso dishware
All cooking and storage containers
All glass cookie jars
All cutting boards
All baskets and trays

ELECTRONICS

Phone
Speakers
Fax machine
Revel POS system (register, 2 monitors, 3 printers)*
*Potential for new owner to continue service

FURNITURE AND FIXTURES

Built in storage benches
1- wooden round custom made indoor tables
7- wooden square custom made indoor tables
8-indoor bistro chairs
3- ceiling fans
6- outdoor teak benches
13-teak/ stainless tables
28-outdoor patio chairs
6-burgundy canvas patio umbrellas
Wicker bathroom stand
All ceiling sound panels
4 red disk hanging lamps
Camera / surveillance system

NOT INCLUDED IN SALE. ART WORK and ...

20 ft French antique oak pastry counter- To be left on loan
Large pomegranate bathroom painting
Café menu boards/ and decafe decals
2 French rooster paintings
Grand-pa photo
Café Clem review
Rooster clock
NUWEST LINENS TO BE CONTINUED OR DISCONTINUED
AUTO-CHLOR DISHWASHER TO BE RETURNED- SERVICE TO
CANCEL

French soup bowl (clay)
Sandwich board and open street stand to be reprinted
All signage for café to be reprinted with Le BIZOU
Mini Ipad
Ipod
Kitchen toaster oven in dishwasher station
All materials that say " café Clem" stickers
All French-signs / decals from France
COOKING KNIVES BELONG TO A SERVICE - TO BE
DISCUSSED

Remaining staples/ bakery/ drinks/meats and produce inventory - price to be confirmed

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 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
- 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) – an approved 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** will open in 2016 on Center Street in downtown Berkeley. The new museum project combines an existing +/- 48,000 sq. ft. building at 2120 Oxford Street with a new 50,000 sq. ft. addition 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**. Work is scheduled to begin mid-2016.





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