

**BAR & RESTAURANT OPPORTUNITY IN DOWNTOWN BERKELEY  
±1,800 SF GROUND FLOOR AND ±532 SF BONUS MEZZANINE  
2116 SHATTUCK AVENUE, BERKELEY CA**



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## PROPERTY OVERVIEW

Fully equipped restaurant with Type 47 Liquor License. Conveniently located just steps to Downtown Berkeley BART and adjacent to the Downtown Berkeley Arts District, which attracts close to 2 million residents and visitors annually.

### PROPERTY HIGHLIGHTS

- Fully equipped restaurant including FF&Es (see inventory list)
- ABC Type 47 Liquor License included in sale
- +/- 1,800 rentable square feet ground floor space with +/- 532 rsf bonus mezzanine
- Built out with 53 seats in two separate seating areas
  - Front “bar” area has 9 barstools and three 2-top tables
  - Back “dining” area has 38 seats booths with custom tops
- Enclosed sidewalk seating with 14 seats
- Well equipped cooking and cleaning areas
- Two side by side 12’ Type 1 hoods
- ADA restrooms
- Upstairs office and storage space
- HVAC in place
- See additional pages for FF&Es

**SALE PRICE \$300,000 includes FF&E’s and Type 47 Liquor License**

## PROPERTY OVERVIEW CONTINUED

### LOCATION HIGHLIGHTS

- Just steps to BART with > 27,000 daily entrance/exits
- Adjacent to the Downtown Arts District
- Tremendous daily foot traffic
- 1.5 blocks to UC Berkeley campus with 50,000 daily population
- Near high end restaurants Comal, Revival Bar + Kitchen, FIVE, Eureka!, Beta Lounge, and more
- Downtown Berkeley highlights:
  - 17<sup>th</sup> 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
  - Convenient to downtown public parking garages
- Easy walking distance to more than 23,000 live theater, music, movie theater, and sports venue seats (see page 10)
- Central to new and additionally proposed multi-story commercial projects bringing residential density and additional new commercial space to downtown

### RENTAL INFORMATION

- Monthly Rent: \$7,800/month NNN
- NNN charges: \$0.82 psf
- 3% annual increases
- Lease Term through December 31, 2026
- One 5-year option at Fair Market Value (FMV)

## FURNITURE, FIXTURES & EQUIPMENT (FF&E's)

### **Main Kitchen**

Two 12' Hoods  
26' gas broiler with table  
2 fryers  
10' flat top grill  
3 mega-top fridge  
Sauté station 6 burners with oven  
Steam Table  
Stock pot  
Walk-in fridge  
3-door freezer  
Hobart slicer  
Hobart Mixer  
Stainless Steel tables and shelving  
>50 sauté pans

### **ADDITIONAL**

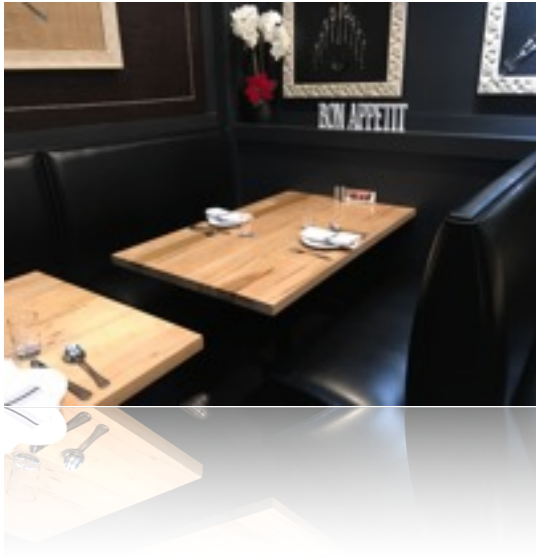
Wine Cooler  
POS System  
Spare air with Swamp Cooler

### **Upstairs Mezzanine**

Seven 6' tall wire shelves for dry storage  
Camera system  
Security code lock on door  
3 compartment prep sink  
Mop sink  
3 compartment dishwashing sink

## PHOTO GALLERY

*“Visit Berkeley. Come for the culture, stay for the food™” - Visit Berkeley*

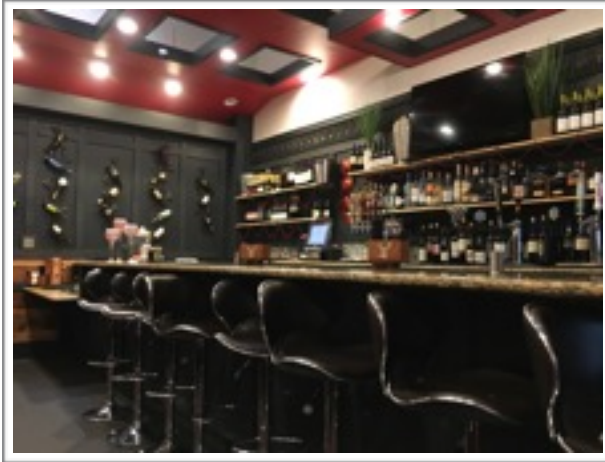


### DINING ROOM

- Seats 38
- All new furniture
- 9 booths with custom-made tops



## BAR AREA AND KITCHEN



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**BAR AREA**  
Seats 9 at bar  
Seats 6 in bar area  
Front kitchen

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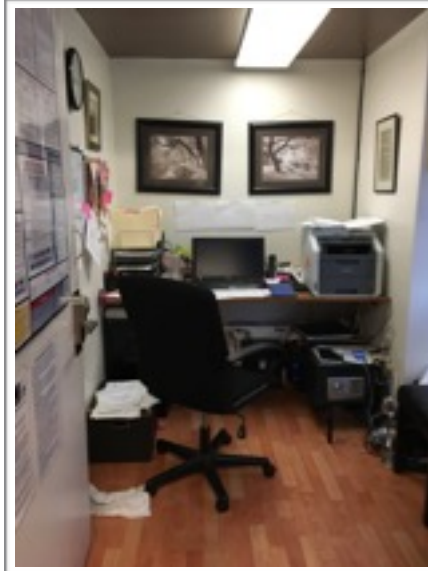
**MAIN KITCHEN**



## UPSTAIRS MEZZANINE AND OFFICE

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### OFFICE



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### UPSTAIRS MEZZANINE STORAGE







## THE BERKELEY ARTS DISTRICT



The Downtown Berkeley Arts District is the lynchpin of Berkeley's downtown revitalization effort. The spaces at 2055 Center Street are between Addison and Center - right in the middle of the action. The District was developed through a collaborative partnership of arts and cultural organizations, private developers, and the City of Berkeley. It contains a vibrant melange of arts groups and businesses, creating a critical mass that defines the Arts District. The Performing Arts groups such as The Berkeley Rep, Freight & Salvage, and Aurora Theatre Company have successfully established themselves in the Arts District along with the acclaimed California Jazz Conservatory.

The District has expanded beyond its original boundaries, with the opening in Downtown of the Berkeley Art Museum and Pacific Film Archive (BAM/PFA), UC Theatre, Judah Magnes Museum, Shotgun Players, Central Works Theater and other cultural uses. The Arts District has effectively stimulated the revitalization of Downtown Berkeley, and created an exciting urban arts center.

*Source, Adapted: <http://www.ci.berkeley.ca.us/ContentDisplay.aspx?id=25412>*

Adapted Source: Downtown Berkeley Association

## DOWNTOWN BERKELEY DINING

Downtown Berkeley's lively arts scene goes hand in hand with world class cuisine and farm-to-table restaurant concepts.

Within a 1-mile radius of 2055 Center, arts patrons will find a wide variety of eating and drinking open throughout the day, and around peak theater schedules.

These notably include several Michelin Guide restaurants: *Chez Panisse*, *Corso*, *Comal*, *Imm Thai Street Food*, *Gather*, *FIVE*, *Ippuku*, and *Great China*.

Options keep expanding as several new restaurants have recently opened or will open soon including: *Maker's Common*, *Agrodolce*, *Blue Bottle Coffee*, *Ippudo*, *Cornerstone*, and *Berkeley Social Club*.



# DOWNTOWN BERKELEY ENTERTAINMENT VENUES

## Live Theater and Music Venues: 23,743 Seats



## RESIDENTIAL DEVELOPMENT AND STATISTICS

*“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 5,000 with over 1,400 new housing units slated for completion by 2018.” - Berkeleyside*

RESIDENTIAL: PLANNED, APPROVED, COMPLETED
The Residences at Berkeley Plaza - 355 units
Acheson Commons - 205 units
2129 Shattuck Avenue - 293 units
Berkeley Central - 143 units
Stonefire - 119 units
Garden Village/2201 Dwight Way - 84 units
Fidelity Apartments - 16 units
2107 Dwight Way - 99 units
The Overture - 44 units
The Durant - 96 units
L'Argent - 78 units
1931 Addison - 69 units
<b>Total: 1,601 units</b>



Source: Downtown Berkeley Association

## CONTACT



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