

## 2021 UNIVERSITY AVENUE, BERKELEY

Tremendous Foot Traffic and High Visibility



## QUICK-SERVICE RESTAURANT OPPORTUNITY FOR SALE

**SIZE:** ± 940 rsf

**LEASE RATE:** \$2,500/month | **KEY MONEY:** \$225,000

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**IN THE HEART OF DOWNTOWN BERKELEY.** Located directly across from the UC Theatre and 1 block from the Arts District, on busy University Avenue.

**KEY MONEY: \$225,000 includes FF&Es**

## PROPERTY FEATURES

- Quick-service food use with 6' hood
- Table and counter seating for 25
- Fully-equipped kitchen
- Excellent window frontage with clerestory windows providing bright, natural light
- High ceilings with several industrial dome-pendants, track lighting and ceiling fans
- Large operable skylight
- 2 designated parking spaces
- Outdoor area for garbage storage
- Renovated in 2013 with new plumbing, electrical (60 amps), flooring and restroom
- Zoned C-DMU (Downtown Mixed-Use)



## LEASE SPECIFICS

- Current lease through 10/31/22
- Rent: \$2,500/month MG
- Option to renew for 5 years at a negotiated rate
- Lessee pays for all utilities
- Lease Exclusion:  
Cannot be used as a pizza parlor



DO NOT DISTURB EMPLOYEES. PLEASE CONTACT BROKER FOR TOURS.

## LOCATION OVERVIEW

### PROPERTY LOCATION

- Central Downtown Berkeley location. Walk to BART
- 1 block from UC Berkeley Extension
- 2 blocks from UC Berkeley, and 3 blocks from both Berkeley High School and Berkeley City College
- High car counts and foot traffic – 7 days a week
- Short walk to City Hall, City of Berkeley office buildings and downtown office space
- Amidst numerous eateries including Tender Greens, Ici Ice Cream, Bobby G's Pizzeria, Comal, Ippudo, Chipotle, The Butcher's Son and Brazil Cafe
- Close to several coworking spaces such as: WeWork, Sandbox Suites, NextSpace, The Office: Berkeley, Regus California and Berkeley Skydeck
- Near CycleBar, 24 Hour Fitness, Berkeley YMCA, Pure Barre, Yoga to the People, and CorePower Yoga
- Free valet bicycle parking and bike rental available at the nearby Bike Station on Shattuck Avenue
- University Avenue is a major highway corridor from Interstate 80/Interstate 580 (in Berkeley) to UC campus and Downtown Berkeley

**WALK SCORE** 98

**BIKE SCORE** 97

(walkscore.com)

**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; an additional 40% have Graduate degrees.

### DOWNTOWN BERKELEY HIGHLIGHTS

- Daytime working population of 72,000 and one of the most heavily-used BART stations (27,000 entries/exits daily) in the area
- 1.65 million annual visitors, approaching two million by 2018
- ± 46,000 students and 13,000 faculty/staff (from multiple institutions) study and work in or near Downtown Berkeley

## FURNITURE, FIXTURES AND EQUIPMENT LIST

- 6' hood with fire suppression
- 2' gas stove with 4 burners
- 3' grill
- fryer
- panini press (Tostado Supremo)
- microwave
- refrigerator unit with 3 drawers
- 3 door undercounter refrigeration
- 3 compartment sink
- hand sink
- mop sink
- Ice-O-Matic machine
- soda machine with 6 flavors
- small Coca-Cola refrigerator
- condiment stand
- 5' rolling cart with under/shelf
- 3 TV screens
- POS system
- miscellaneous shelving

Note: no grease trap in the space. There is an oil pick up service.

The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.

## DOWNTOWN BERKELEY ENTERTAINMENT VENUES

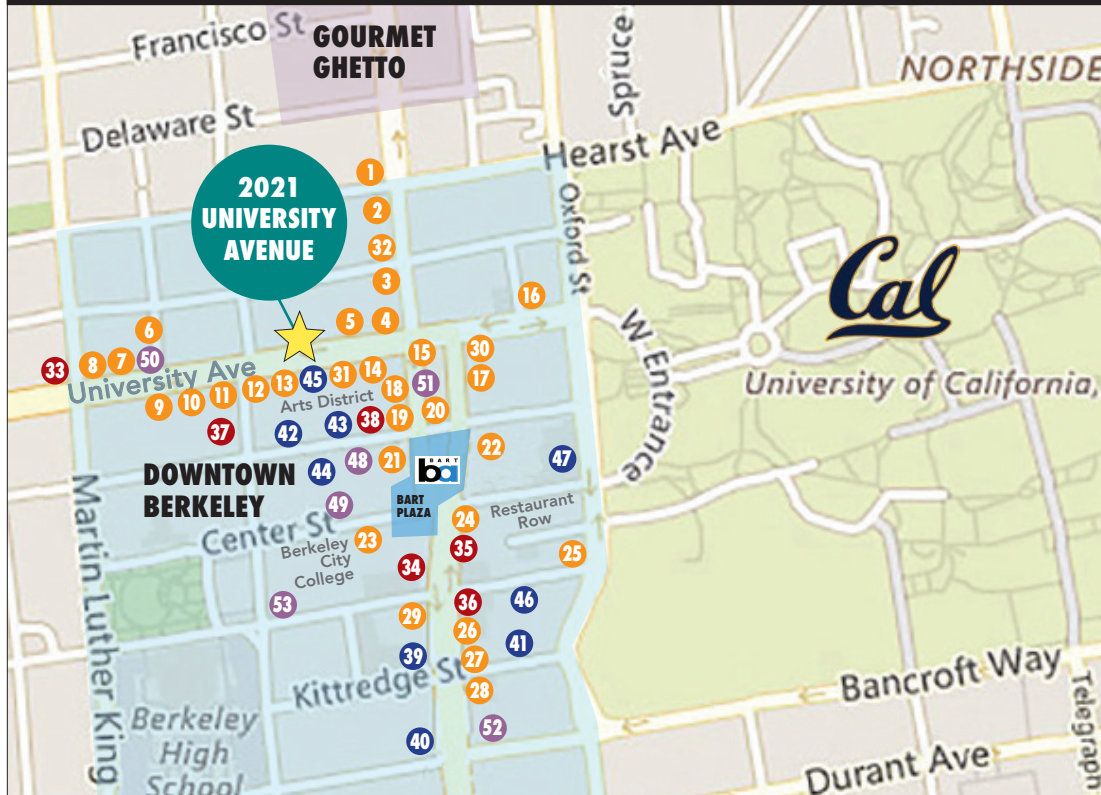
<b>LIVE THEATER AND MUSIC VENUES</b>		<b>NUMBER OF SEATS</b>
Berkeley Repertory Theatre	Roda	600
	Thrust	400
	New Berkeley Rep Space	200
The Jazzschool		150
Aurora Theatre Company		150
Freight & Salvage	Performance Space	440
	Listening Room	60
The Marsh Arts Center	Theater Space	120
	Cabaret	70
UC Theatre		1,440
Zellerbach	Zellerbach Hall	2,015
	Zellerbach Playhouse	547
Berkeley Community Theater		3,500
<b>TOTAL - LIVE THEATER AND MUSIC VENUES</b>		<b>9,692</b>

<b>MOVIE THEATERS</b>	<b>NUMBER OF SEATS</b>
Landmark Shattuck Theatre (10 screens)	924
UA Berkeley 7 Theatre (7 screens)	700
California Theatre (3 screens)	450
Berkeley Art Museum and Pacific Film Archive	200
<b>TOTAL - MOVIE THEATERS</b>	<b>2,274</b>

<b>SPORTS VENUES</b>	<b>NUMBER OF SEATS</b>
Haas Pavilion	11,877
<b>TOTAL - SPORTS VENUES</b>	<b>11,877</b>

<b>GRAND TOTAL</b>	<b>23,843</b>
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## NEARBY AMENITIES



### CAFÉS, RESTAURANTS & SPECIALTY FOOD

- 1 Sweetgreen
- 2 Triple Rock Brewery
- 3 Spats
- 4 Ici Ice Cream
- 5 Tender Greens
- 6 Poki Poke
- 7 The Butcher's Son
- 8 Udipi Palace
- 9 Pedro's Brazil Cafe
- 10 Blue's Chocolates
- 11 Dora's
- 12 Au Coquelet
- 13 Jayakarta
- 14 Bobby G's Pizzeria
- 15 85°C Bakery Cafe
- 16 Brazil Cafe
- 17 Ippudo Ramen House
- 18 Comal
- 19 Lucia's Pizzeria
- 20 PIQ Berkeley
- 21 Revival Bar + Kitchen
- 22 Arinell Pizza
- 23 Eureka!
- 24 Jupiter
- 25 Gather
- 26 Chipotle
- 27 BurgerMeister
- 28 Peet's Coffee & Tea
- 29 Starbucks
- 30 Blue Bottle Coffee
- 31 Asha Tea House
- 32 People's Cafe

### RETAIL

- 33 Trader Joe's
- 34 Walgreens
- 35 Target Express
- 36 FedEx/Kinkos
- 37 Berkeley Ace Hardware
- 38 Half Price Books

### ENTERTAINMENT

- 39 Landmark Shattuck Theatre
- 40 UA Berkeley 7 Theatre
- 41 California Theatre
- 42 Berkeley Repertory Theatre
- 43 Aurora Theatre Company
- 44 Freight & Salvage
- 45 UC Theatre
- 46 The Marsh Arts Center
- 47 Berkeley Art Museum and Pacific Film Archive (BAMPFA)

### FITNESS

- 48 24 Hour Fitness
- 49 Pure Barre
- 50 CycleBar Berkeley
- 51 Yoga to the People
- 52 CorePower Yoga
- 53 Downtown Berkeley YMCA

## FLOOR PLAN



- A** - ORGANIC JALEPEÑO GARDEN
- B** - 3 SEAT TABLE
- C** - 3 SEAT TABLE
- D** - 6 SEAT TABLE
- E** - 4 SEAT TABLE
- F** - 4 SEAT TABLE
- G** - SALSA BAR
- H** - 2 SEAT TABLE
- I** - ICE MACHINE/SODA SYRUP/  
CARBONATED CABINET
- J** - CASH REGISTER STATION
- K** - REFRIGERATED BEER CABINET
- L** - REFRIGERATED MAKE TABLE
- M** - EMPLOYEE HAND-WASHING SINK
- N** - FOOD WARMING TABLE
- O** - MAKE TABLE
- P** - FOOD WARMING TABLE
- Q** - 3 DOOR REFRIGERATOR
- R** - 36" BROILER ON STAND
- S** - 24" STOVE/OVEN COMBO (4-BURNER)
- T** - 15" DEEP FRYER (2 BASKET)
- U** - FREEZER
- V** - 3 COMPARTMENT SINK WITH SPRAYER
- W** - STORAGE CLOSET

UNIVERSITY AVENUE

This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

# GORDON

COMMERCIAL REAL ESTATE SERVICES

## PHOTO TOUR



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