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RESTAURANT OPPORTUNITY IN DOWNTOWN BERKELEY

:: HIGH FOOT TRAFFIC CORNER – NEAR UC BERKELEY CAMPUS ::

2237 SHATTUCK AVENUE

BERKELEY, CALIFORNIA

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2237 SHATTUCK AVENUE, BERKELEY, CA

HIGH PROFILE, HARD CORNER LOCATION – WITH HIGH TRAFFIC IN THE HEART OF DOWNTOWN BERKELEY

Walk Score **97**

Near Popular **Eateries**

Bike Score **99**

18,498 Traffic Count

Cal **1 Block**

KEY MONEY: $150,000

FEATURES

- ± 3,000 rsf restaurant
- 1 block to BART entrance
- 108 person capacity
- Large well-equipped kitchen
- ±16' Type 1 hood
- Separate delivery entrance
- Adjacent alley location for garbage and recycling
- Small office in rear
- High foot traffic every day
- Window frontage on Shattuck Avenue and Kittredge Street
- Plenty of natural light
- Modern space with a casual atmosphere

TERMS

- Monthly Rent: $11,000 + NNNs
- NNNs: $300/month (2019 Estimate)
- Lease Details: 10 years Remaining; One 5-year option; Annual increases at 2%
- Currently Occupied by Bear's Food Court, **Please Do Not Disturb Tenant**

INCLUDES: TYPE 41 ABC LICENSE WITH BEER ON TAP + FF&E (LIST ON NEXT PAGE)

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FURNITURE, FIXTURES AND EQUIPMENT LIST

- 16′ Type 1 Hood with Ansul system
- Radiance Range with 6 gas burners
- Atosa CookRite countertop griddle - 4′
- Radiance grill - 2′
- CookRite fryer – 2′
- Atosa fryer – 2′
- Atosa 4-drawer refrigerated chef base
- Alto Shaam warming drawers
- Wells prep station with warming trays and undercounter refrigeration – 16′
- Duracold walk in ~ 16′ x 6′
- True freezer 4′ x 6′
- IOM Ice-O-Matic
- Chest freezer
- Atosa freezer
- Hisense chest freezer
- Various undercounter refrigeration units
- Cadco XAF013 small oven
- Cuchen rice cooker – 28 cup
- Hobart slicer
- Hamilton Beach triple spindle commercial drink maker
- Dishwashing station with 3-compartment sink, grease trap
- 85 Gallon Hot water heater
- Assorted rolling carts, shelving units
- Glassware, dishes, cutlery, pots, pans, utensils
- Large illuminated menu board
- POS system
- Free standing drink station with Bunn Precision Grinder, 2 coffee makers, soft drink machine (supplied by Pepsi)
- 6 large TV monitors
- (2) Draft beer towers with 3 taps

DO NOT DISTURB TENANT!
PLEASE CONTACT BROKER FOR TOURS.

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LOCATION OVERVIEW

- According to Sperling's Best Places, Berkeley's future job growth over the next 10 years is estimated to be 41.43% (US is 37.98%)
- Downtown Berkeley's restaurant scene has seen tremendous recent growth with national brands
- Adjacent to Landmark's California Theatre, and directly across from Peet's Coffee, and 2 more movie theaters
- Amid popular eateries including Jupiter, Chipotle, Comal, Ippudo Ramen, Sliver Pizzeria, Eureka!, Gather, Tender Greens, and Blue Bottle Coffee
- 1 block to UC Berkeley campus; 1 block to BART
- Near fitness/gyms including CorePower Yoga, Pure Barre, Yoga to the People, Berkeley YMCA, Equinox, and CycleBar
- Quick walk to North Shattuck's culinary neighborhood with Chez Panisse, Cheeseboard, Poulet, César, and Crepevine

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NEARBY NEW HOUSING DEVELOPMENTS

STONEFIRE
- 98 residential units
- Opened 2017

PARKER PLACE
- 155 residential units
- Opened 2017

TOWERS
- 155 residential units
- Proposed

THE NEXUS
- 69 residential units
- Opened 2019

METROPOLITAN
- 45 residential units
- Opened 2017

2211 HAROLD WAY
- 302 residential units
- Proposed

SEQUOIA
- 42 residential units
- Opened 2017

THE VARSITY
- 96 residential units
- Opened 2017

THE DWIGHT
- 99 residential units
- Opened 2017

VILLAGE
- 76 residential units
- Proposed

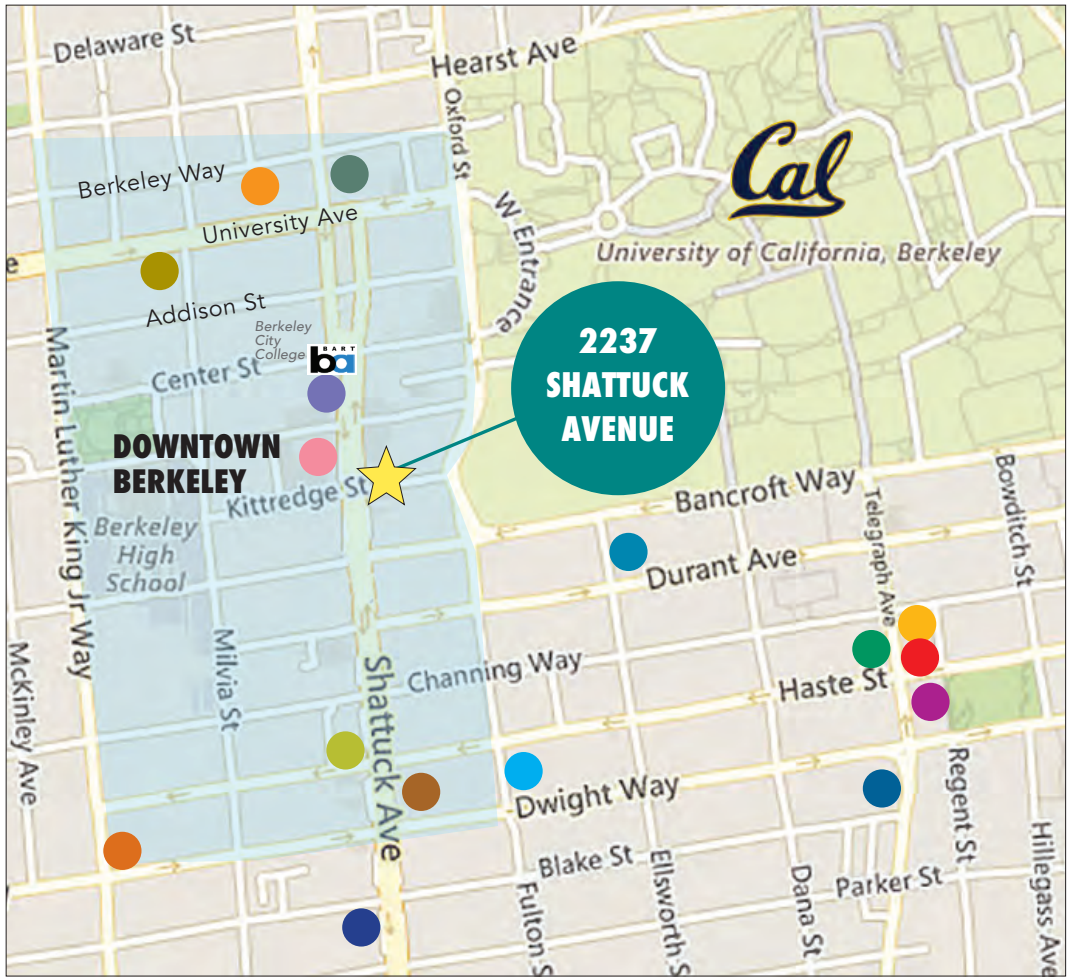
STRANDA HOUSE
- 21 residential units
- Opened 2017

ACHESON COMMONS
- 205 residential units
- Under Construction

THE ENCLAVE
- 254 residential units
- Under Construction

GARDEN VILLAGE
- 84 residential units
- Opened 2017

THE DEN
- 36 residential units
- Proposed



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NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

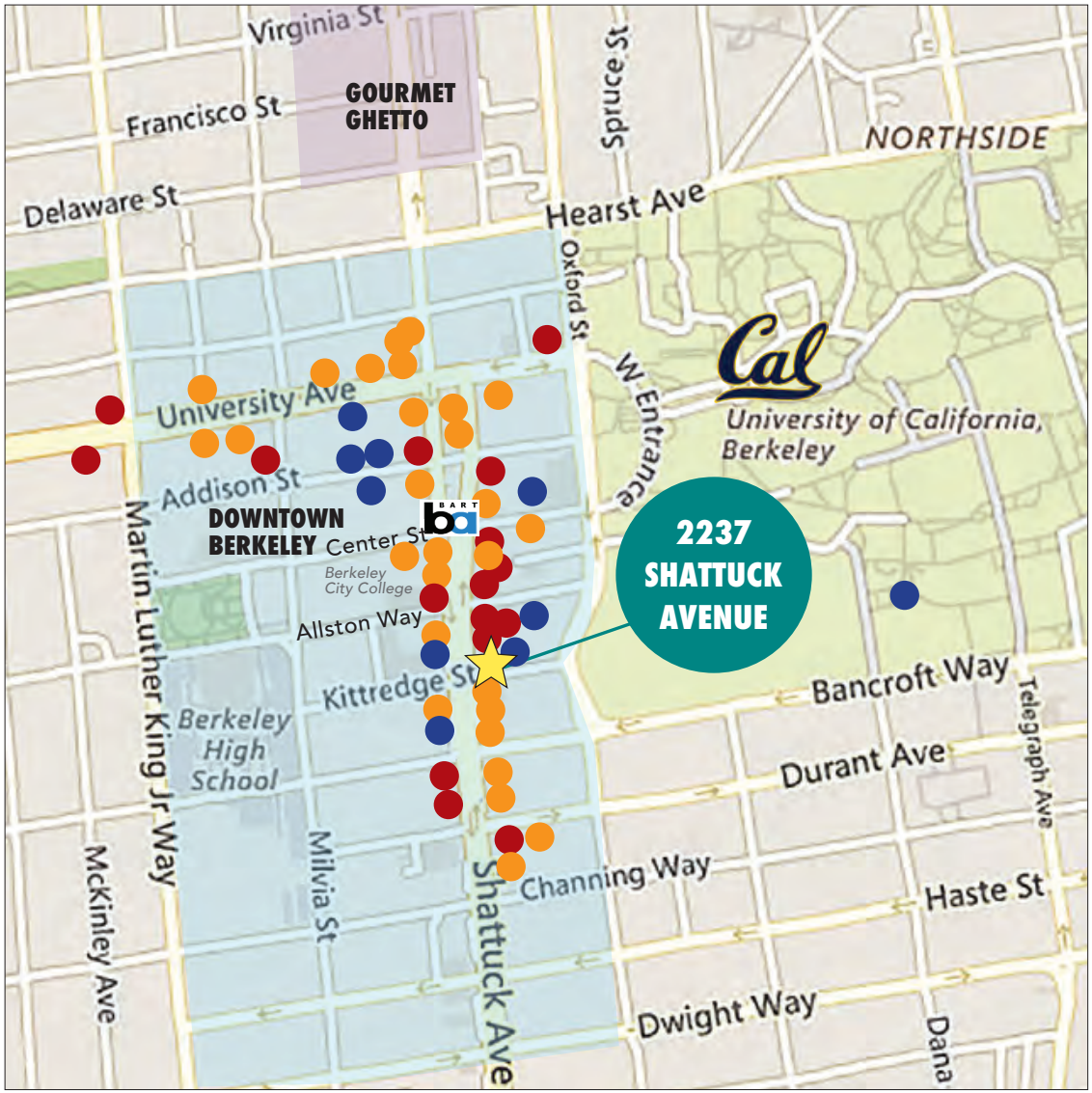
Comal Restaurant
Lucia's Italian Restaurant
Tender Greens
Milkbomb Ice Cream
The Butcher's Son
Pedro's Brazil Cafe
Peet's Coffee & Tea
Sliver Pizzeria
Ike's Sandwiches
Eureka!
Jupiter Pizza & Beer
Veggie Grill
Angeline's Louisiana Kitchen
Poki Poke
El Burro Picante
Revival Bar + Kitchen
Namaste Madras Cuisine
Venus Café
La Note Restaurant
Ippudo
Blue Bottle Coffee
Spats Berkeley
Starbucks
Ben & Jerry's
Draw Billiards Club
Tupper & Reed Cocktail Bar

ENTERTAINMENT

UC Theatre
Landmark Shattuck Theatre
UA Berkeley 7 Theatre
Landmark California Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
Freight & Salvage
The Marsh Arts Center
Cal Performances/Zellerbach
BAMPFA

RETAIL

Trader Joe's
CVS
Walgreens
UPS Store
FedEx
Verizon
GNC
Half Price Books
Target
Berkeley Ace Hardware
Luggage Center
Shop College Wear
Crossroads Trading
Mike's Bikes of Berkeley
Missing Link Bicycle Cooperative
Scandinavian Designs



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2237 SHATTUCK AVENUE, BERKELEY, CA

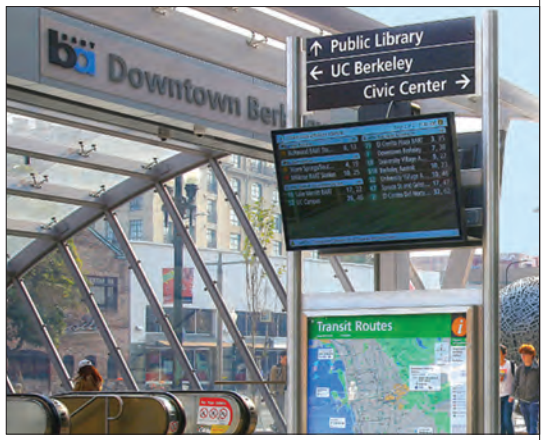
OVERVIEW OF DOWNTOWN BERKELEY

Berkeley is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of Downtown, with a third of their household annual incomes greater than $100,000. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees. It's a central hub of public transportation with its Downtown BART Plaza (± 27,000 daily ridership entries and exits) and AC Transit. One of the hottest dining destinations in the Bay Area with over 150 restaurants.

DEMOGRAPHICS	WITHIN 3 MILES
Population	**217,151**
Average household income	**$98,937**
Daytime Employees	**148,736**

Source: CoStar

- High foot traffic every day; working population is 72,000. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley campus has over 56,000 daily population – projected to be 65,000 by 2022
- Berkeley City College has ± 7,000 students each semester; Berkeley High School has ± 3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats
- Over 2 million annual theater and cinema patrons
- $1.2 billion in consumer expenditure within a 3-mile radius



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 selling.

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