

**FOR SALE :: 1329 GILMAN STREET, BERKELEY, CA**  
**BUILDING AND LEGENDARY RESTAURANT SPACE**



**PURCHASE INCLUDES BUILDING, RESTAURANT FURNITURE,  
FIXTURES, AND EQUIPMENT**

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## PURCHASE INCLUDES BUILDING, RESTAURANT FURNITURE, FIXTURES, AND EQUIPMENT

**BUILDING SIZE:** ±2,200 SF

**PARCEL SIZE:** ±4,312 SF

**PRICE:** \$910,000

**APN:** 60-2415-23

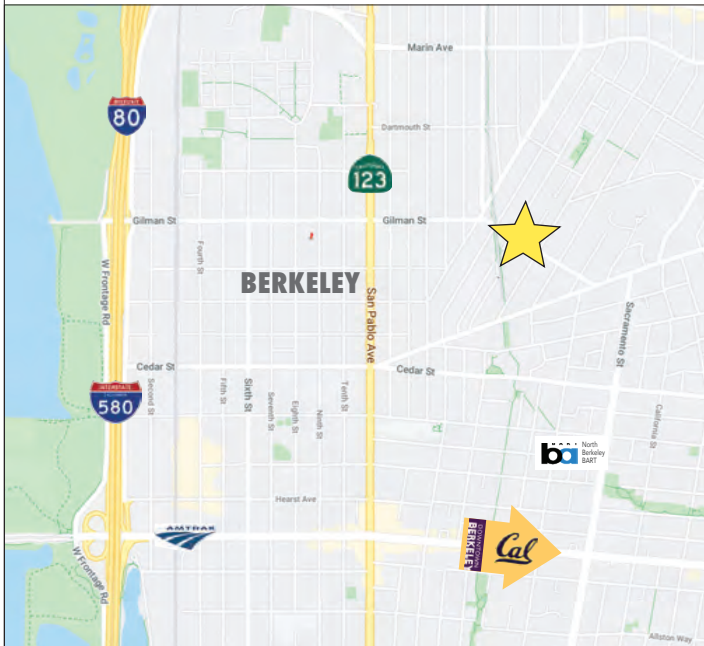
**ZONING:** C-N (Neighborhood Commercial)

### PROPERTY FEATURES

- Clean, well maintained building
- Lovely dining room on two levels
- Recently operated as acclaimed restaurant, Lalime's, 30+ years at the location
- Culinary icon known for its locally sourced, seasonal California/Mediterranean cuisine
- Large kitchen and bar
- 13' Type 1 Hood with Ansul system
- Grease Trap
- Main Dining room seats 70 (Buyer to confirm)
- Private Dining for 12
- Bar Seating for 8
- High ceiling and nice light
- Side deck with seating potential
- Office/wine storage areas
- Rear yard with storage sheds and open area
- HVAC System, operable windows
- 200 Amp electrical
- 38' of street frontage along high-traffic Gilman Street

### LOCATION HIGHLIGHTS

- Inviting Westbrae neighborhood with character, cultural diversity, and residential charm
- Directly across from Berkeley Natural Food Company, a destination natural food grocer
- 2 blocks from Westbrae Nursery, Westbrae Biergarten, Kiku Sushi, Coffee Conscious, and Berkeley Bagels
- Close to Monterey Market, Magnani Poultry, Gioia Pizzeria, and other Hopkins Street shops
- Near Ohlone Greenway walking/bike path – and UC Berkeley is a 20 minute bike ride away
- .5 mile to Whole Foods, Philz Coffee, REI, Gilman Brewing Company, Tokyo Fish Market, and more
- Westbrae is ranked #1 in Niche.com's 2020 "Best Neighborhoods to Raise a Family in Berkeley"



### DEMOGRAPHICS

	1-MILE	3-MILE
Population	39,415	192,529
Average Household Income	\$139,117	\$132,687
Daytime Employees	15,365	109,526

**TRAFFIC** (Gilman @ 10th Street) 22,047



Potential to purchase ABC combined Type 47 / Type 58 Liquor License as a separate transaction

## EQUIPMENT LIST

- Montague Double Convection Oven
- American Range Fryer
- Wolf Grill
- Montague Flat Top
- Montague Six Burner Stove
- Imperial Salamander
- Large 9' x 9' Walk-in Fridge
- Kratos 2-door undercounter reach-in/work station (2 years old)
- Beverage Air 2-door reach-in / work station
- Beverage Air 1-door undercounter refrigerator
- 2 compartment sink
- Multiple hand sinks
- Multiple floor drains
- True 3-door hot line reach-in refrigerator/work station
- True 2-door refrigerated bar fridge with 2 tap tower
- Faema 2 group Espresso maker
- 2 coffee grinders
- International Wine Accessories coolers
- Undercounter bar sink with ice bin
- Toast POS system with 3 terminals and 2 handhelds (1 year old)
- Assorted plates, cutlery, glassware, cookware





### FOOD AND DRINKS

Westbrae Biergarten	Starbucks
Gioia Pizzeria	Fieldwork Brewing Company
Espresso Roma Café	Broc Cellars
Berkeley Bagels	Lusu Cellars
Kiku Sushi	Blue Ox Wine Company
Donut Farm Berkeley	Donkey & Goat Winery & Tasting Room
Coffee Conscious	Lama Beans Mediterranean Restaurant
Berkeley Horticultural Nursery	The Habit Burger Grill
Rivoli Restaurant	Pâtisserie Rotha
Fonda Restaurant	Potala Organic Café
Flowerland Nursery	Acme Bread
Philz Coffee	Bartavelle Coffee & Wine Bar
Chipotle Mexican Grill	Yo Sushi
Gilman Brewing Company	Mountain Mike's Pizza
Funky Elephant Thai Restaurant	Café Leila
KC's Barbecue Restaurant	Casa Latina Bakery
Stella Nonna Restaurant	Albatross Pub
Picante Mexican Restaurant	Everett & Jones Barbeque

### RETAIL

Berkeley Natural Grocery	Target
Westbrae Nursery	California Ski Company
Monterey Market	Brushstrokes Studio Inc
Magnani Poultry	Pet Food Express
Blue Heron Bikes	Sprouts Farmers Market
Whole Foods Market	Fenton MacLaren Home Furnishings
The North Face Outlet	Kermit Lynch Wine Merchant
REI-Coop	Berkeley Cycle Works
Office Depot	Animal Farm Pet Foods
Soccer Pro	Berkeley Lighting Co
Road Runner Sports	Paper Plus
Blick Art Materials	The Spanish Table
Walgreens	Safeway

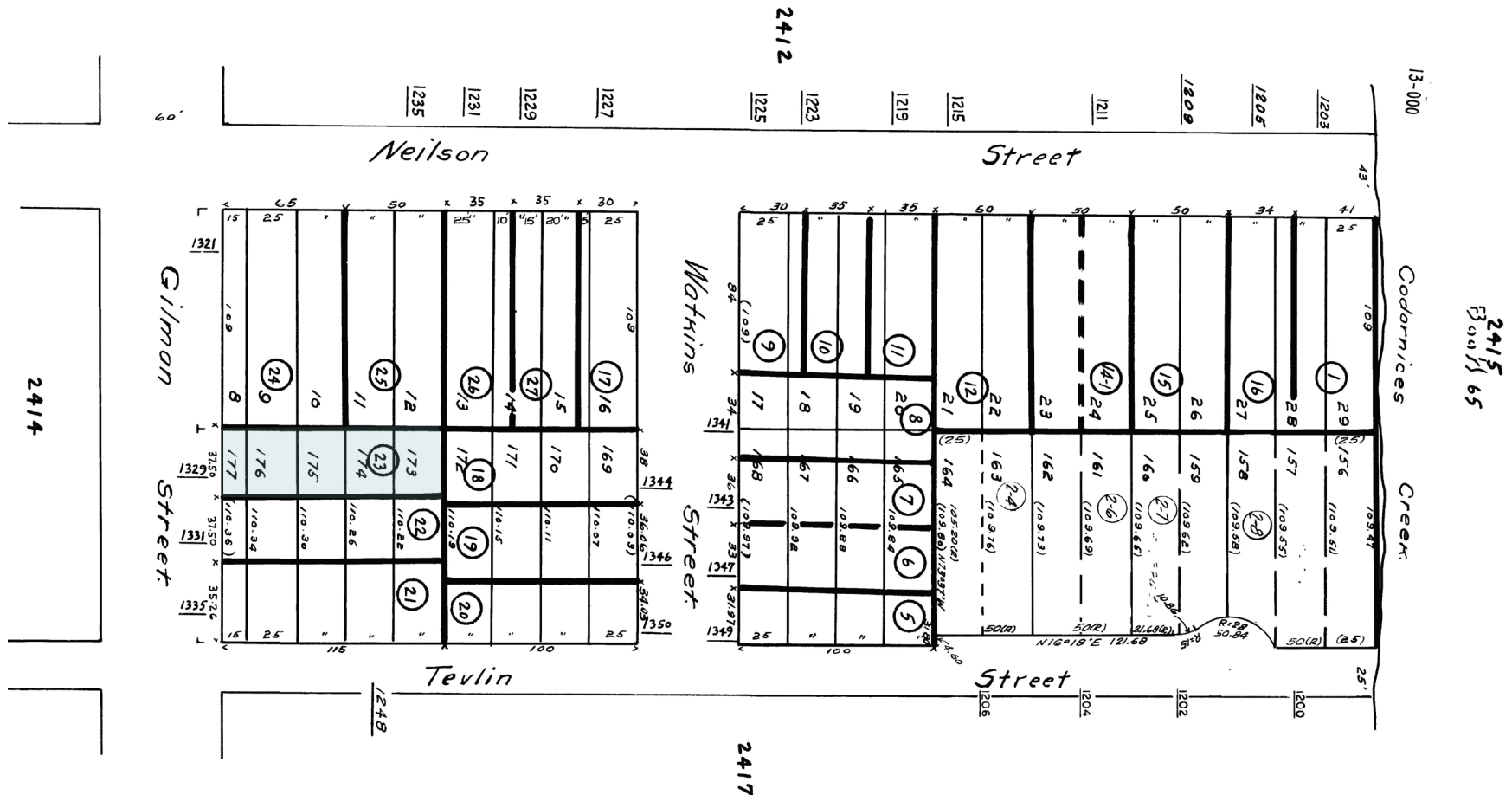


PLAT MAP

## ASSESSOR'S MAP 60

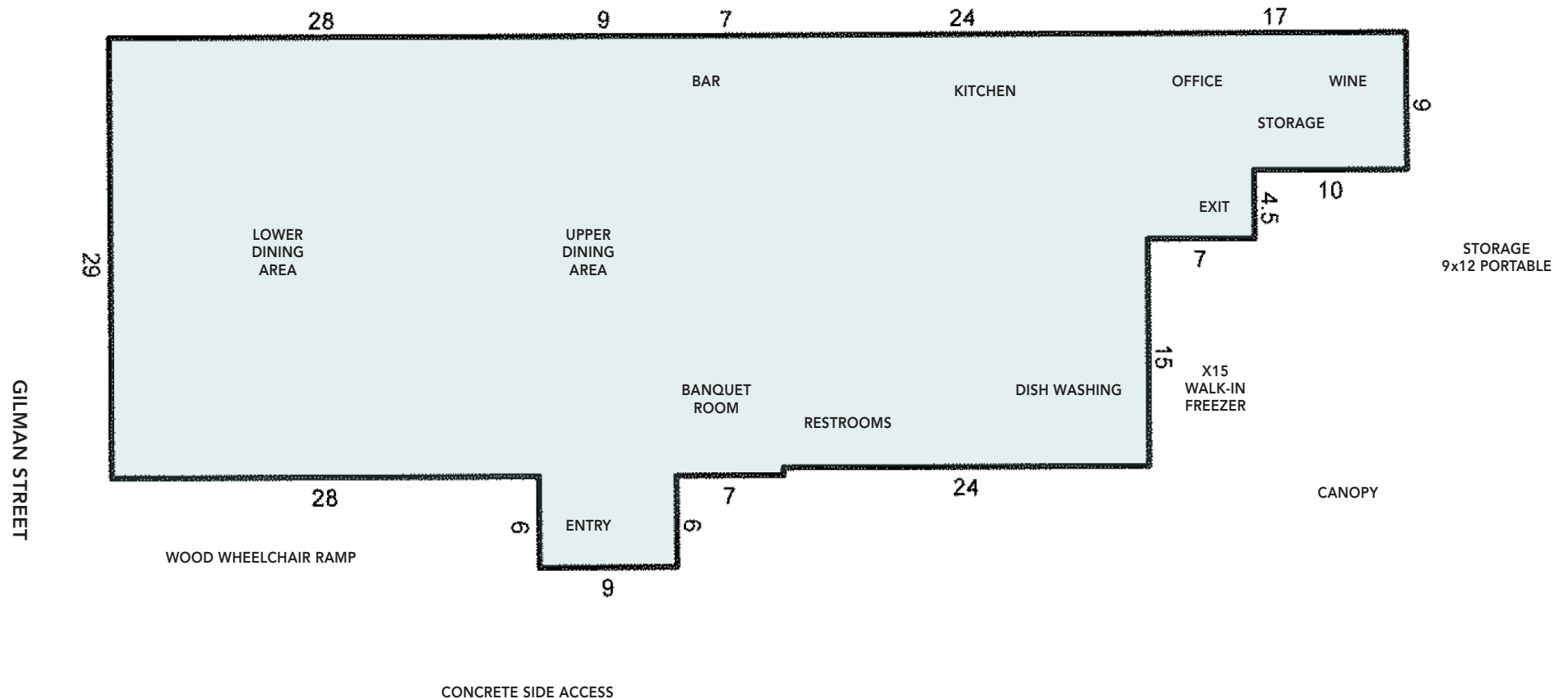
Code Area No.13-000

Map of North Terrace. (BK 20-Pg. 80)  
Scale: 1" = 50'



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.

## FLOOR PLAN



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## PHOTO TOUR





## NEIGHBORHOOD



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 sale.