



FORMER JAPANESE TAKE OUT CAFÉ, SUITABLE FOR A VARIETY OF USES

In the heart of Downtown Berkeley. Ground floor retail space at the base of the upscale Berkeley Central development, and across from Berkeley City College. Steps to BART Plaza, Berkeley high School, and UC Berkeley campus! 1 block from Berkeley's Downtown Arts District. Surrounded by many new mixed-use housing developments. Strong pedestrian foot traffic every day. High visibility on busy Center Street. 1 block from Berkeley High School with ~3,500 students.

CAFÉ OVERVIEW

- Square feet: ±561 rsf
- Landlord to write new lease with qualified buyer
- Estimated Rent + CAMs: ±\$3,500/month
- Zoned: C-DMU (Downtown Mixed Use)

CAFÉ FEATURES

- Attractive storefront, large display windows, high ceilings, excellent visibility.
- Food infrastructure in place
 - Display counter and ordering station
 - Fully operational kitchen and prep space
 - Ideal for take-out or to-go food
 - No venting

Welcome
to
*Downtown
Berkeley*

SALE PRICE / KEY MONEY: \$79,000 includes FF&E



98



99



Near Popular
Eateries

- Solid Door Reach-In Refrigerator – *California Cooking*
- Two-Section Reach In Freezer, 2 Solid Doors - *California Cooking*
- 2-Door Refrigerated Sandwich Prep Table - *California Cooking*
- Display Case with Refrigeration - *Turbo Air*
- Ice Maker – *Manitowoc*
- Rice Cookers (4)
- Microwaves (2) – *Toshiba*
- Soup Kettle Warmers (2)
- Shaved Ice Maker – *Hatsuyuki*
- Assorted Prep Tables
- Shelving Units (5 qty, 5-shelf units)
- 3-Compartment Sink, Mop Sink, Hand Sink, assorted other sinks
- Cash register
- Tables and Chairs

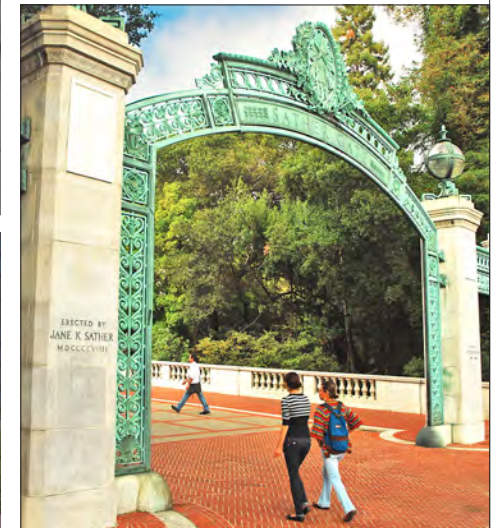
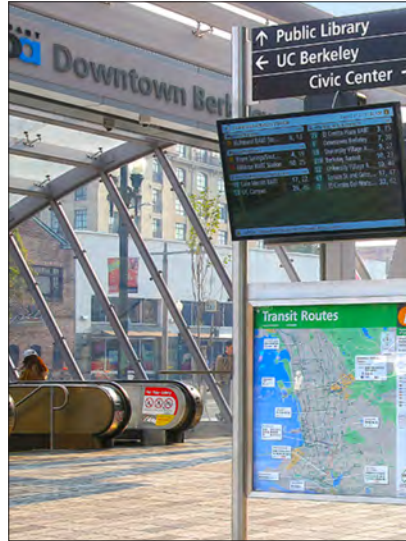


COMMERCIAL REAL ESTATE BROKERAGE

LOCATION OVERVIEW

- In same building as Pure Barre; adjacent to Center Street Parking Garage/Bike Valet
- Across from Berkeley City College and Berkeley Skydeck Business Center
- Near fitness/gyms including Pure Barre, CycleBar, CorePower Yoga, and Berkeley YMCA
- 1 block from Berkeley's Downtown Arts District with Aurora and Berkeley Rep Theatres, and California Jazz Conservatory
- 1 block from Berkeley High School with ~3,500 students
- 2 blocks to UC Berkeley campus with over 62,000 daily population
- 3 blocks to Trader Joe's
- Amid popular eateries including Eureka!, Comal, Ippudo, Sliver Pizzeria, Jupiter, Tender Greens, Stand Up Burgers, Chipotle, and Blue Bottle Coffee
- Walking distance to over 119,166 live theater, music, and sports venue seats
- Surrounded by many new mixed-use housing developments





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.