

RARE OPPORTUNITY – NORTHSIDE CAFÉ SPACE FOR LEASE

:: TREMENDOUS DAILY FOOT TRAFFIC AT UC BERKELEY'S NORTH GATE ::



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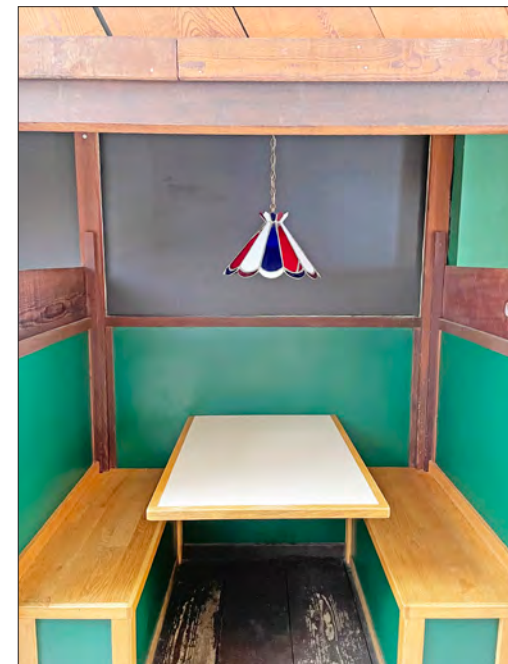
POTENTIAL FOR CATERING OPPORTUNITY TO SERVE UC BERKELEY, CO-OP HOUSING, AND LAWRENCE BERKELEY NATIONAL LAB

SIZE:
± 1,936 rsf

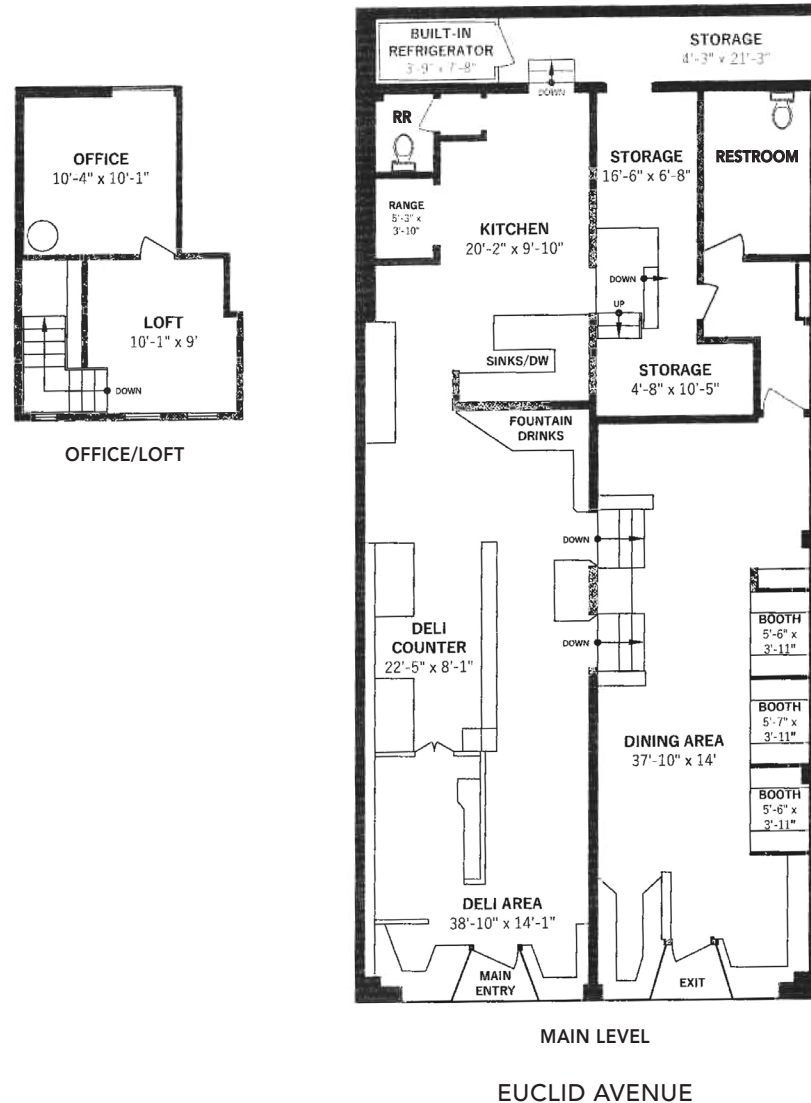
ASKING RENT:
\$3.50 psf/month NNN

**STEPS TO UC BERKELEY'S
NORTH GATE!**

- Seating for approximately 50
- Attractive tile exterior
- Service counter with lots of prep space
- Stand-alone drink station
- Large dining area with 3 built-in booths, lots of tables and chairs
- 100 Amp, single phase power
- Skylights/fans
- ADA restroom
- Bonus office space upstairs (±233 sf)
- **Kitchen includes:**
 - Type 2 hood (approximately 4')
 - Dishwasher, shelving, refrigeration
 - Above ground, grease removal device
 - Existing equipment; not all of it is currently operational
 - Storage space
- Huge potential for indoor dining, to-go service, and UC focused catering opportunities
- Tremendous daily foot traffic
- Metered street parking; near 2 large parking garages
- Part of an outdoor mall-like setting of eateries and shops including Abe's Café, La Val's Pizza, Menchie's Frozen Yogurt, My-O-My Shawarma, Bongo Burger, La Crêpe à Moi, El Talpense Mexican Restaurant, Cabañas Cafe, La Burrita, Hearst Food Court, and Delah Coffee (coming soon)
- Close to UC Berkeley Co-op Housing
- 3 blocks to The Greek Theatre, with 8,500 capacity, and events every 1-2 weeks







**UNIVERSITY
OF CALIFORNIA, →
BERKELEY**
STEPS AWAY

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.

LOCATION, LOCATION, LOCATION

Steps from UC Berkeley's North Gate – on the beautiful and bustling north side of campus. Busy neighborhood commercial district with several shops and cafes, proximity of the campus, student housing and parking. Walking and biking distance of everything that UC and Downtown Berkeley can offer.

- Close to student housing, and Co-op Housing
- On the edge of Holy Hill District – The Graduate Theological Union is located one block west of Euclid Avenue with several more colleges
- Transit heavy with excellent visibility to students, faculty, UC staff and locals
- 2 blocks to Downtown Berkeley with BART and AC transit hub
- 3 blocks from The Greek Theatre with 8,500 capacity
- Near Cal Memorial, Edwards Stadium and Haas Pavillion – with total of 96,877 seats
- Near Lawrence Berkeley National Lab
- In the vicinity of 14 live theater and music venues – total of 20,015 seats



RESTAURANTS, CAFÉS AND BARS

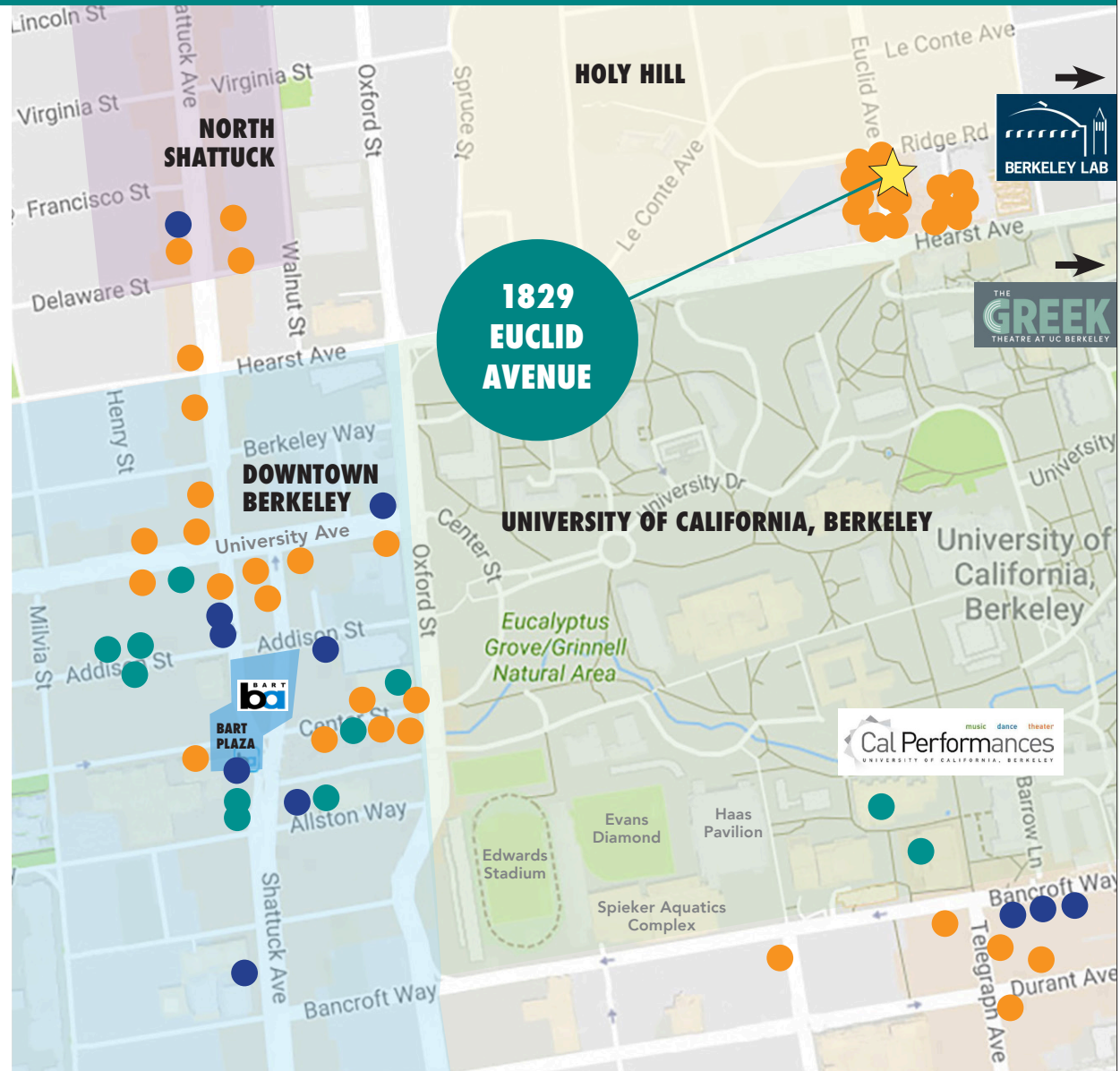
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|-------------------------------|----------------------------|
| Menchie's Frozen Yogurt | Via del Corso |
| My-O-My Shawarma | Sweetgreen |
| La Crêpe à Moi | Triple Rock Brewery |
| La Val's Pizza | Jamba Juice |
| La Burrita | Tacos Sinaloa |
| Abe's Café | Super Duper Burgers |
| Delah Coffee | Ben & Jerry's |
| Zach's | Spats |
| Bongo Burger | Starbucks |
| MoMo Masalas | Arinell Pizza |
| Seoul Hotdog | Oasis Grill |
| Subway | Eureka! |
| Camille Vietnamese Restaurant | Gypsy's Trattoria Italiana |
| Aki's Japanese Restaurant | Tender Greens |
| TC Garden Restaurant | Lucia's Berkeley |
| The Noodle | Comal |
| Blue Bottle Coffee | Ippudo |

RETAIL

Games of Berkeley
Bancroft Clothing Co
Bear Basics
Shop College Wear
Target
FedEx
Walgreens
CVS
Half Price Books
Crossroads Trading
Lhasa Karnak Herb Company

ENTERTAINMENT

Zellerbach
Cal Performances
UC Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
Freight & Salvage
The Marsh Arts Center
The Greek Theatre
Berkeley Art Museum and
Pacific Film Archive (BAMPFA)



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1829 EUCLID AVENUE, BERKELEY, CA
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 leasing.