

**GORDON**  
COMMERCIAL REAL ESTATE SERVICES

**RESTAURANT OPPORTUNITY IN DOWNTOWN BERKELEY**

∴ HIGH FOOT TRAFFIC CORNER – NEAR UC BERKELEY CAMPUS ∴

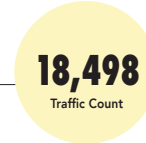
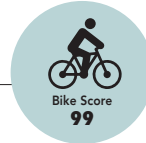
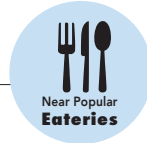
2237 SHATTUCK AVENUE  
BERKELEY, CALIFORNIA



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



**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

**KEY MONEY: \$ 150,000**

**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)**



## FURNITURE, FIXTURES AND EQUIPMENT LIST

- 16' Type 1 Hood with Anslu 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.



## 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 Pannise, Cheeseboard, Poulet, César, and Crepevine



## 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



## NEARBY AMENITIES

### RESTAURANTS, BARS AND CAFÉS

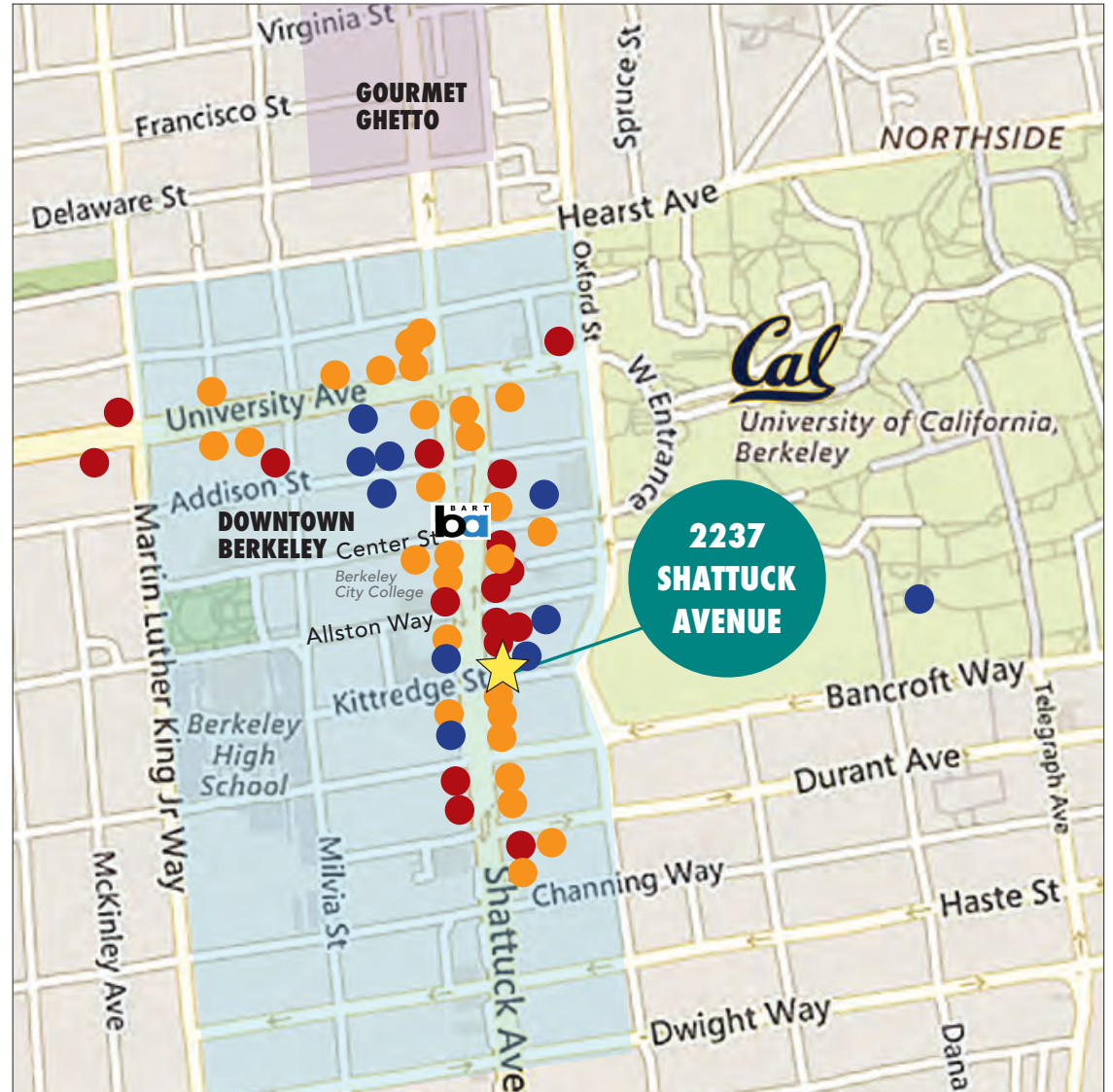
Comal Restaurant	Ippudo
Lucia's Italian Restaurant	Blue Bottle Coffee
Tender Greens	Spats Berkeley
Milkbomb Ice Cream	Starbucks
The Butcher's Son	Ben & Jerry's
Pedro's Brazil Cafe	Draw Billiards Club
Peet's Coffee & Tea	Tupper & Reed Cocktail Bar
Sliver Pizzeria	
Ike's Sandwiches	

### ENTERTAINMENT

Eureka!	UC Theatre
Jupiter Pizza & Beer	Landmark Shattuck Theatre
Veggie Grill	UA Berkeley 7 Theatre
Angeline's Louisiana Kitchen	Landmark California Theatre
Poki Poke	Berkeley Repertory Theatre
El Burro Picante	Aurora Theatre Company
Revival Bar + Kitchen	Freight & Salvage
Namaste Madras Cuisine	The Marsh Arts Center
Venus Café	Cal Performances/Zellerbach
La Note Restaurant	BAMPFA

### RETAIL

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



## 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.

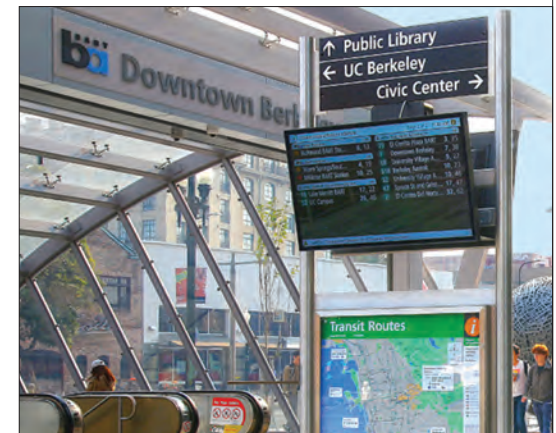
- High foot traffic every day; working population is 72,000. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley campus has over 56,000 daily population – projected to be 65,000 by 2022
- Berkeley City College has ± 7,000 students each semester; Berkeley High School has ± 3,500 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

### DEMOGRAPHICS

WITHIN 3 MILES

Population	<b>217,151</b>
Average household income	<b>\$98,937</b>
Daytime Employees	<b>148,736</b>

Source: CoStar



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.