

LEASE

ICONIC BERKELEY RESTAURANT

±5,474-SF TURNKEY WITH ALL FF&E INCLUDED
TOTAL GROUND-UP UPGRADE OF BLDG & FACILITY
ZERO KEY MONEY AND AT BELOW-MARKET RENTS



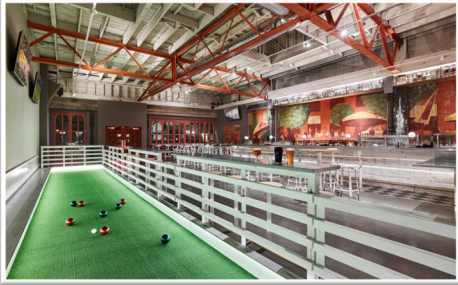
2420 SHATTUCK AVE NEAR CHANNING WAY, BERKELEY CA 94704



At the core of downtown, a *can't miss* opportunity for the right operator and visionary: Gio's Restaurant, for more than five decades home to the famous Giovanni Restaurant. Spectacular interior and exterior renovation, full liquor license, ±5,474 SF, seats 192, including the private dining room, which is ideal for special event marketing.



This is a truly rare opportunity for the right operator to step in and take over a turnkey operation with all new FF&E with no upfront purchase money at a below-market rate. Seeking the well-heeled and experienced with significant resume.



Qualified restaurateurs take note:

- Super-low NNN, about \$0.38 PSF
- Discounted 1-year startup phase
- Percentage rent negotiable.



BY APPOINTMENT ONLY
CONTACT LISTING BROKERS

VICINITY MAP PAGE 2

FLOOR PLANS PAGE 3

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[DEMOGRAPHICS](#)

[STREET VIEW](#)

[SATELLITE](#)

[MAP](#)

[AREA BUSINESS](#)

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\$3.00 PSF / NNN

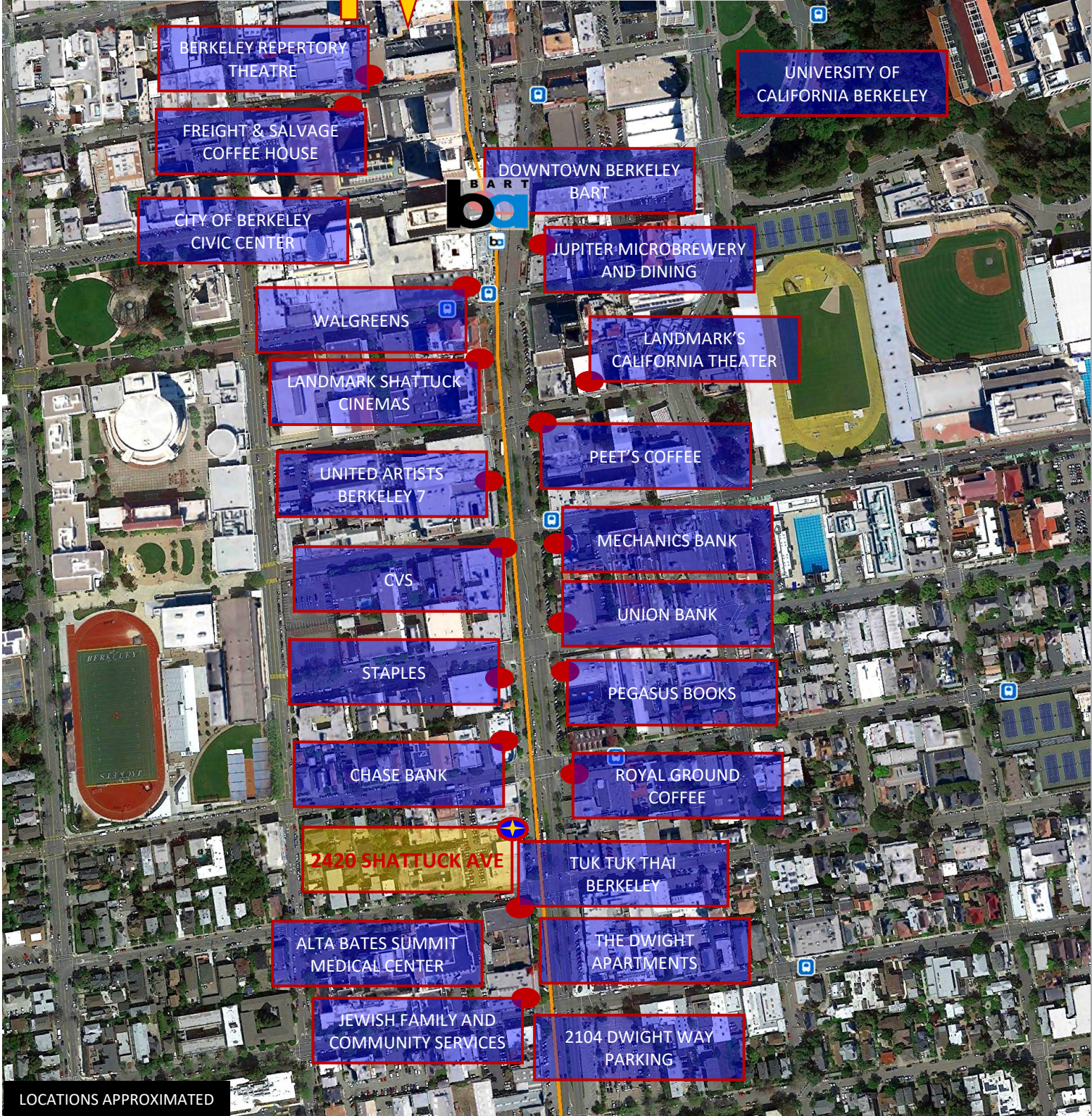
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ABOUT 'SOUTHSIDE'



[CLICK TO STREET VIEW](#)



BERKELEY REPERTORY THEATRE

FREIGHT & SALVAGE COFFEE HOUSE

CITY OF BERKELEY CIVIC CENTER

WALGREENS

LANDMARK SHATTUCK CINEMAS

UNITED ARTISTS BERKELEY 7

CVS

STAPLES

CHASE BANK

2420 SHATTUCK AVE

ALTA BATES SUMMIT MEDICAL CENTER

JEWISH FAMILY AND COMMUNITY SERVICES

DOWNTOWN BERKELEY BART

JUPITER MICROBREWERY AND DINING

LANDMARK'S CALIFORNIA THEATER

PEET'S COFFEE

MECHANICS BANK

UNION BANK

PEGASUS BOOKS

ROYAL GROUND COFFEE

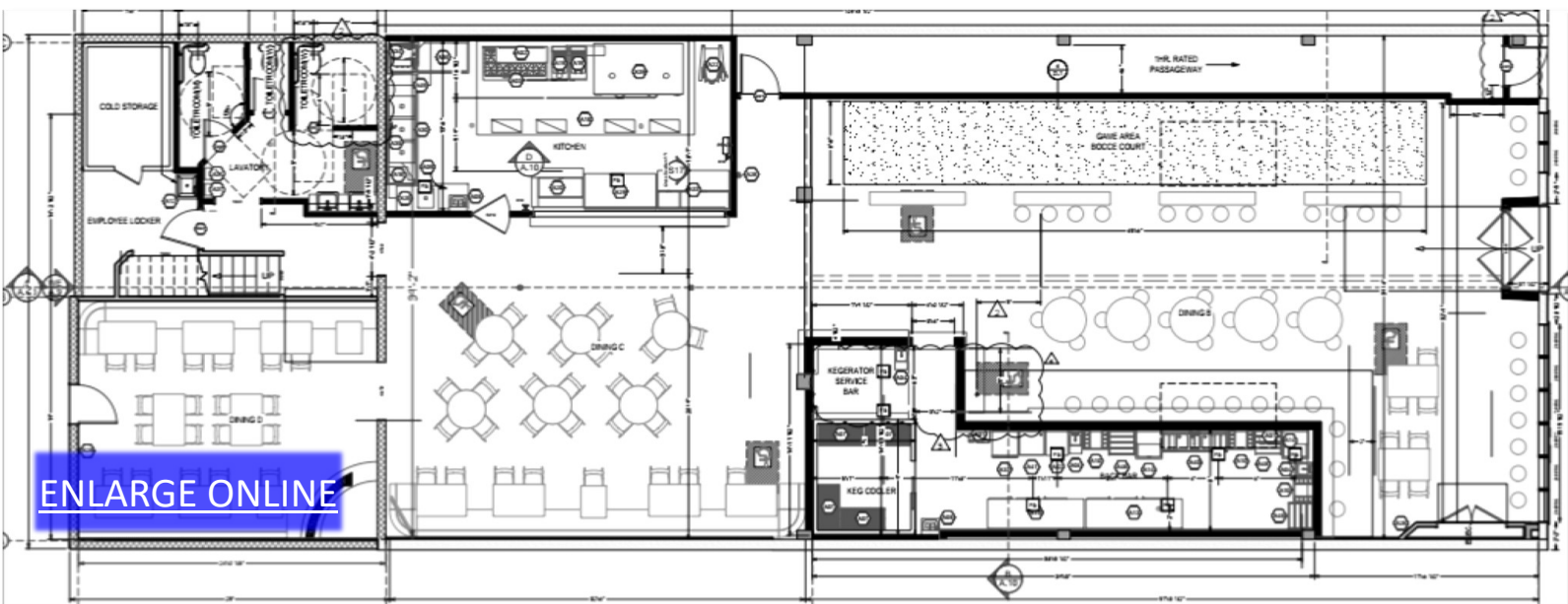
TUK TUK THAI BERKELEY

THE DWIGHT APARTMENTS

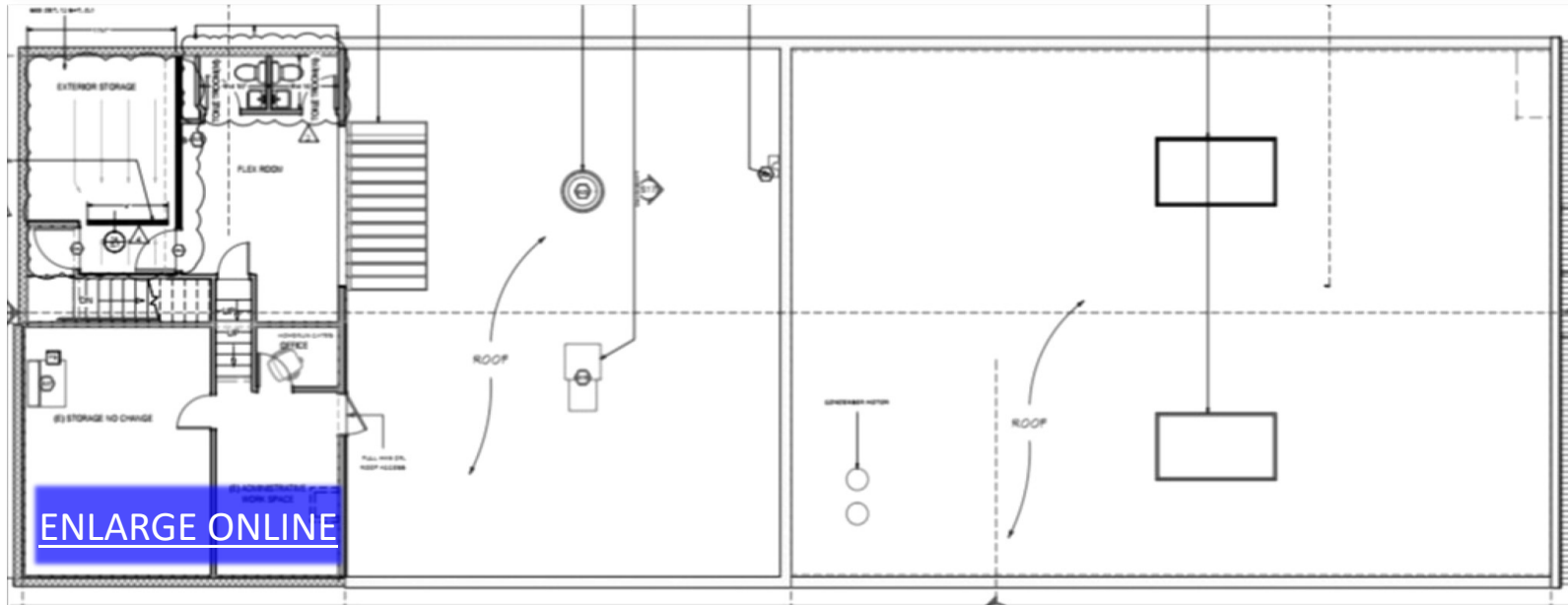
2104 DWIGHT WAY PARKING

UNIVERSITY OF CALIFORNIA BERKELEY

LOCATIONS APPROXIMATED



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