

**GORDON**

COMMERCIAL REAL ESTATE SERVICES

**CAFÉ OPPORTUNITY FOR SALE IN POINT RICHMOND**

**:: INCLUDES ABC TYPE 41 BEER AND WINE LICENSE ::**

**401 SOUTH GARRARD BLVD  
POINT RICHMOND, CA**



**OFFERED EXCLUSIVELY BY: LORI ROSENTHAL**

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Cute sunny café with Type 41 Beer and Wine License – in the small-town, waterfront area of Point Richmond. Friendly, pedestrian-oriented urban village filled with independently-owned shops, galleries, cafés, restaurants, a public library, a community playhouse, and the newly restored “Richmond Plunge” year-round indoor pool and event space. Less than 1/2 mile to Keller Beach and Miller/Knox Regional Shoreline park. Marin County is just a few minutes away. Easy highway access to entire SF Bay Area.

## OVERVIEW

- Size: ± 1,131 rsf  
± 200 sf outdoor space
- Lease Term:  
Through 11/31/2023
- Zoned CN-1

## FEATURES

- High ceilings and nice lighting
- Table and bar seating
- Large TV screen
- Espresso/Coffee station
- 16 Beer Taps
- Combined food prep and storage area
- Separate washing area with 75 lb grease trap
- HVAC system, 200 Amp electrical service
- ADA restroom
- Front patio seating
- Current operating hours: 7am to 9pm
- Tenant pays own electric/gas service and internet
- Lease rate includes garbage and water

## RENT

\$3,754/month  
3% annual increases

## LEASE TERM

One 5 year option  
at a 3% increase

**Key Money: \$88,000 includes Type 41 Beer and Wine License and FF&E**



**Small business startups and some of the nation's largest companies are in Richmond**

## FURNITURE, FIXTURES AND EQUIPMENT LIST

- (1) 2-door undercounter *True* fridge
- (1) 1-door *Atosa* freezer
- (1) 2-glass door reach-in *True* fridge
- (1) 2-glass door reach-in *True* fridge
- (1) 2-door reach-in *True* fridge
- (1) 3-door undercounter *True* fridge
- (1) 3-door, 8-tap beer cooler *Micro Matic* fridge
  - 4 – 1/6 bbbs
  - 4 – 1/2 bbbs
- (1) 1-door, 1-tap beer cooler *True* fridge
- (1) 2-door *True* deli case

### Assorted:

- (1) Microwave
- (1) Ice Machine
- (1) Glass dishwasher (EcoLab Lease)
- (1) *La Marzocco* 3 pull *Linea* Espresso Machine
- (1) *Mahlkonig* k30 Espresso Grinder
- (1) *Mahlkonig* Guatemala Grinder
- (1) *Fetco* CBS-51 Coffee Brewer
- (1) POS System using *Square*

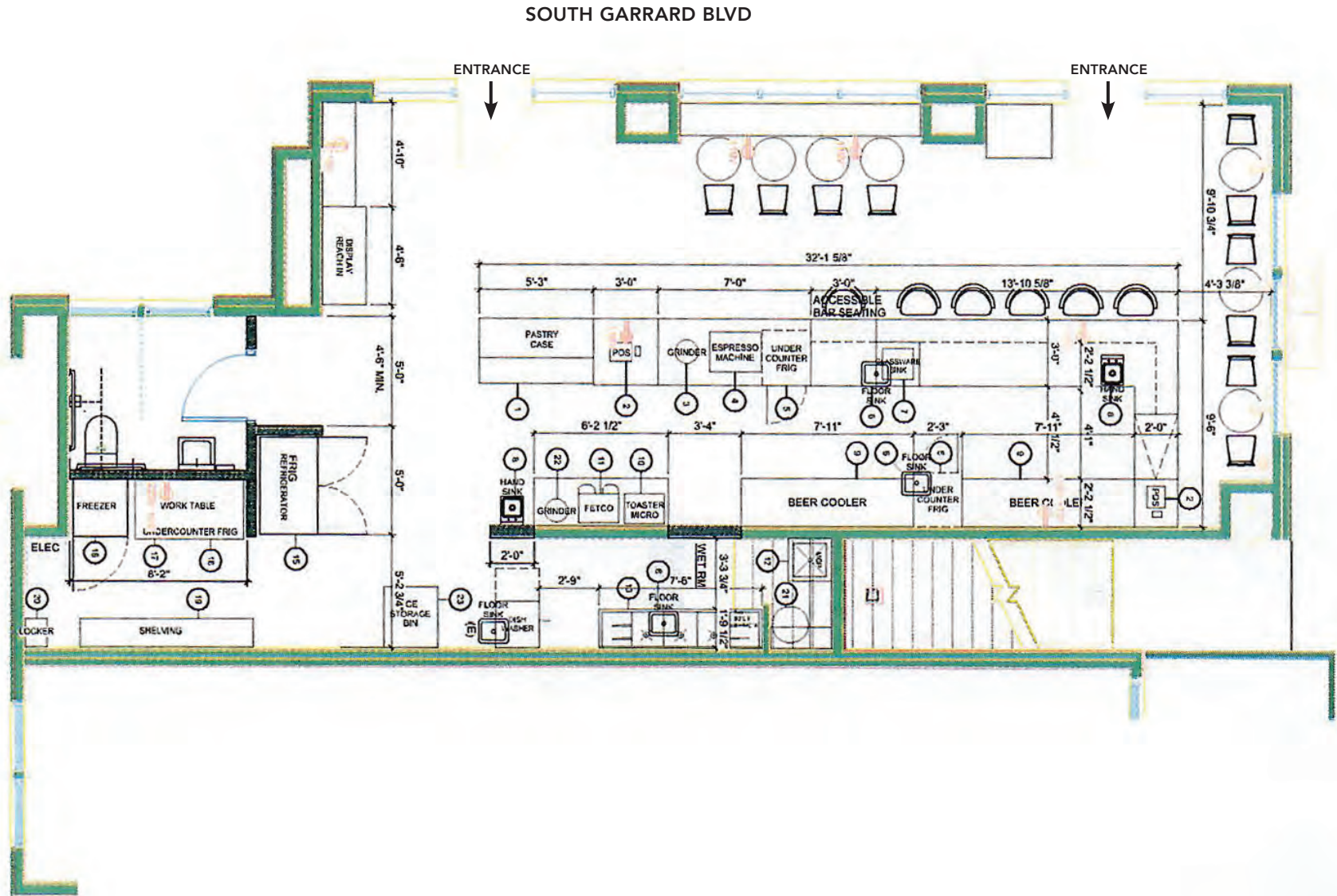
### Furniture:

- (4) 30" x 30" wood top tables/cast-iron base
- (1) 30" x 50" wood top table/cast-iron base
- (9) Wood bar stools
- (8) Metal bar stools to mate up with outdoor bar counter
- (2) 48" x 48" Metal outdoor tables with chairs
- (1) Built-in wood bench seating

DO NOT DISTURB TENANT!  
PLEASE CONTACT BROKER FOR TOURS.



## FLOOR PLAN



### PROXIMITY AND AMENITIES

Close to Hotel Mac, Masquers Playhouse, and the Richmond Plunge. Only 9 miles to Berkeley, 10 miles to San Rafael, 13 miles to Oakland, and 18 miles to San Francisco

### RESTAURANTS, CAFÉS AND BARS

Starbucks

Up & Under Pub and Grill

Kaleidoscope Coffee

Brezo California Cuisine

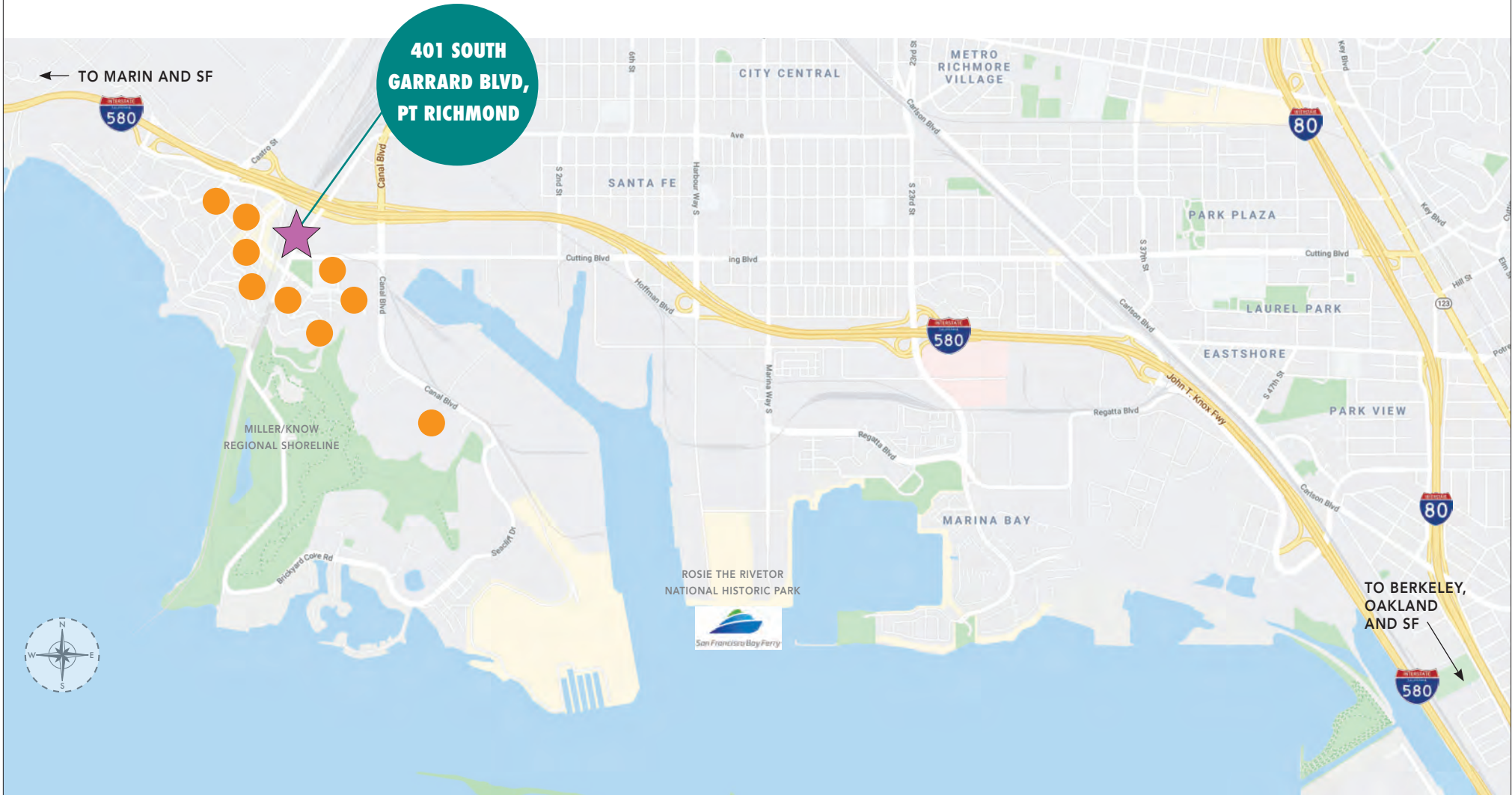
Little Louie's Café & Catering

Great American Hamburger

Pikanhas Brazilian Steakhouse

East Brother Beer Company

Four2Nine Wine Bar



## Richmond By The Numbers

- 106,469** population
- 79,200** daily traffic on the Richmond-San Rafael Bridge (2015)
- 70,000** square feet of retail business space
- 29,040** feet: length of the Richmond-San Rafael Bridge
- 10,000** square feet of space recently developed into a co-working business incubator, coffee shop and another food-related business
- 5,000** square feet of gallery space in the Richmond Art Center
- 4,287** acres of parkland
- 635** average daily commuters using 35-minute ferry service between Richmond and San Francisco
- 400** new housing units are planned for Downtown Richmond. This housing-retail project is expected to be completed by 2020
- 262** sunny days per year | **56** square miles | **32** miles of shoreline

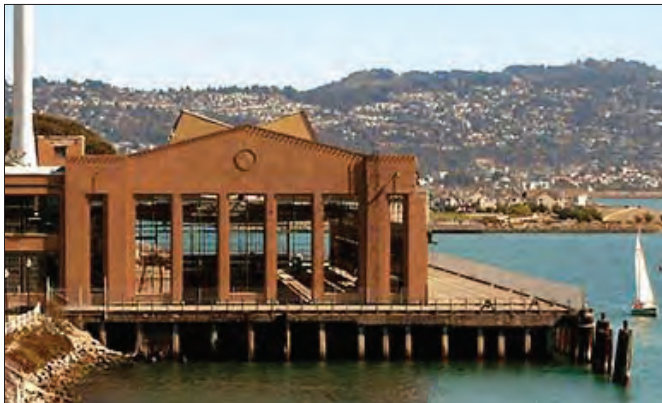
## Top 10 Richmond Employers

- 3,456** Chevron Refinery
- 1,689** WCCUSD
- 1,259** Social Security Administration
- 1,200** Blue Apron
- 1,047** US Postal Service
- 844** Contra Costa County
- 842** City of Richmond
- 732** The Permanente Medical Group
- 506** Kaiser Foundation Hospitals
- 405** Costco Wholesale



## RICHMOND AT A GLANCE

The city of Richmond is a central transportation hub in the Bay Area, with two Interstate freeways (Interstates 80 + 580), two railroads (Santa Fe + Southern Pacific), a deepwater shipping port, several AC Transit local bus lines, and Bay Area wide rapid transit and USA-wide passenger rail service from the combined BART/AMTRAK station located in the heart of it's downtown. Richmond is a growing maritime, industrial and residential community with a thriving and changing economy, a dynamic business environment, diverse cultural scene, and strong potential for further growth. New ferry service from Point Richmond to San Francisco began in January 2019, The Ferry Terminal is located next to the Rosie the Riveter museum. The WWII Home Front National Historical Park is located on the Richmond waterfront, adjacent to the historic Ford Assembly plant.



## DEMOGRAPHICS

Population within 3 miles	<b>168,985</b>
Average Household Income	<b>\$ 84,741</b>
Daytime Employees	<b>45,426</b>
Traffic Count (San Pablo/McBryde)	<b>22,028</b>

(Source: CoStar)

## COMPANIES BASED IN RICHMOND

- SunPower
- Chevron
- Blue Apron
- Catahoula Coffee Company
- Galaxy Desserts
- Nutiva
- Mountain Hardware
- Thomas Swan Sign
- Kohana Coffee
- Annie's Annuals & Perennials
- American Soil & Stone
- The Urban Farmer Store
- Maggeriora Baking Company
- Hello Fresh
- East Brother Beer
- Lotus Foods, Inc.
- Grace Baking
- Rubicon Bakers
- Laner Electric Supply
- Hobbs' Applewoods Smoke Meats
- Riggers Loft Wine
- R&B Cellars

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.