

GORDON

COMMERCIAL REAL ESTATE SERVICES

DOWNTOWN BERKELEY FOOD OPPORTUNITY FOR SALE

∴ 1922 MARTIN LUTHER KING JR WAY, BERKELEY, CA ∴



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Stylish gelato shop just one block off busy University Avenue. Vibrant Downtown Berkeley location with tremendous foot traffic – Trader Joe’s is across street. Bright, open space with large window frontage at signalized intersection. Short walk to BART, and 4 blocks to UC Berkeley. Adjacent to Eclipse Hair Salon, Park Place Design, Saxcraft/Saxology, and Baiano Pizzeria.

SIZE

± 620 rsf

ZONING

- Zoned C-N (Neighborhood Commercial District)

PROPERTY HIGHLIGHTS

- Plug & Play gelato shop with production area
- Retail space in front
- Production space with clean room in the rear
- Track lighting, pendant lighting
- 1 restroom
- Handicapped accessible

RETAIL SPACE

- Counter seating with 5 stools
- Hardwood floors
- Igloo undercounter refrigerator
- Beautiful gelato display case, with shiplap surround
- POS system

PRODUCTION SPACE

- Concrete floors with drainage
- FRP panel throughout
- Separate storage area

RENT SPECIFICS

- Monthly Rent: \$1,745 IG
- Annual CAM charges: \$460 (includes EBMUD and refuse)
- Annual Rent Increases: 3%
- Lease End Date: December 14, 2021
- One 5-year option

Key Money: \$95,000 Includes FF&E



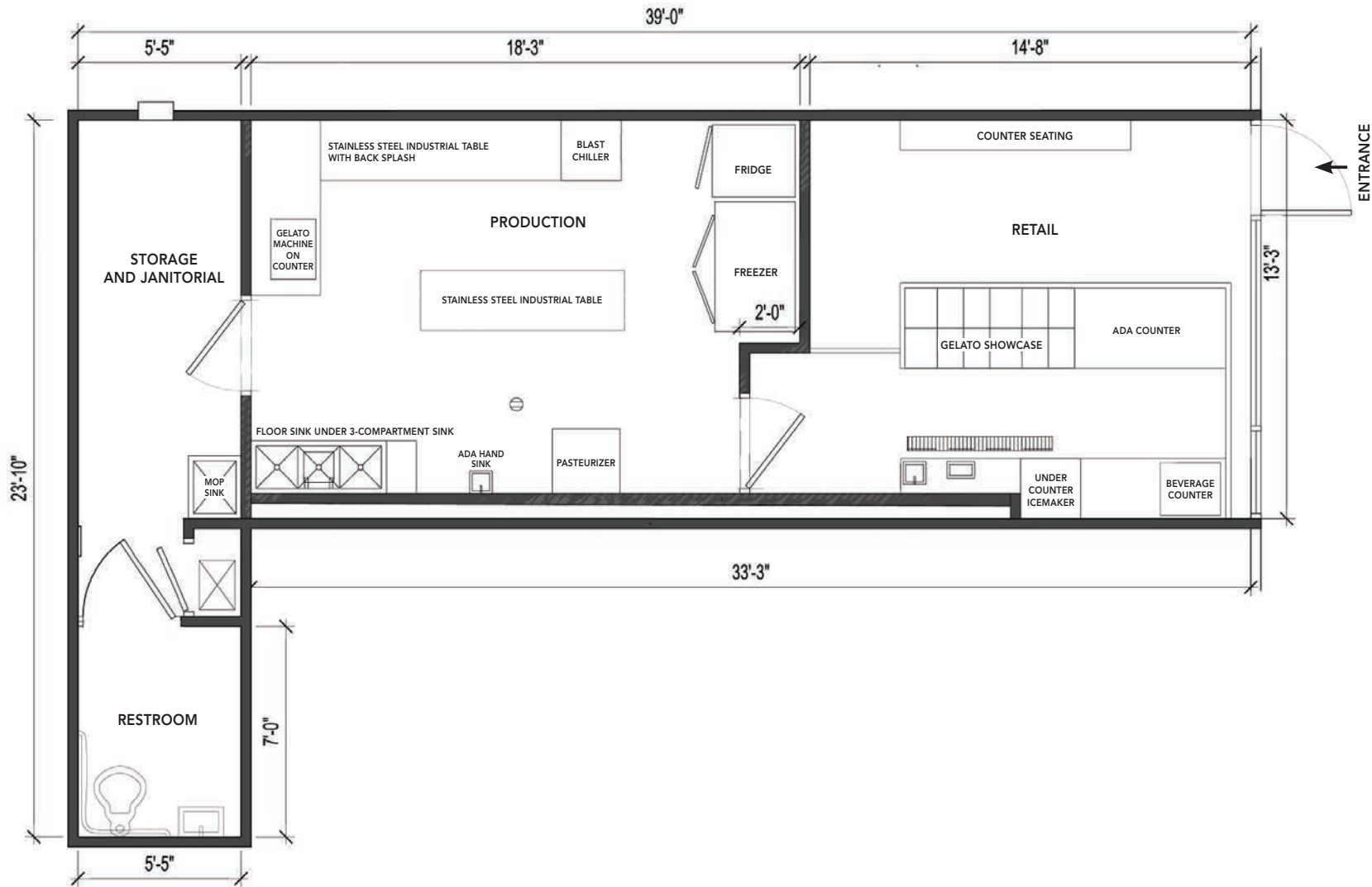
FURNITURE, FIXTURES AND EQUIPMENT LIST

- Baroque Slimline Gelato Showcase Display Case Model# SLM-8G
- Avantco freezer ~ 29" x 82"
- Refrigerated display case ~ 2' x 6.5'
- Magic Chef freezer chest
- Emerson microwave #MW8119SBM
- KWS 10-cup commercial stainless steel coffee urn
- Emery Thompson 3-quart batch freezer
- 6' stainless steel industrial table with undershelf
- Portable electronic Igloo silver compact ice maker Model# ICE108
- Waffle maker
- Assorted utensils, cutlery, measuring containers and storage containers
- 3-compartment sink
- Mop sink
- Hand sink
- Assorted shelving
- 6' shelving units (2)

DO NOT DISTURB TENANT. PLEASE CONTACT BROKER FOR TOURS.



FLOOR PLAN



MARTIN LUTHER KING JR WAY

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.

PHOTOS



NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

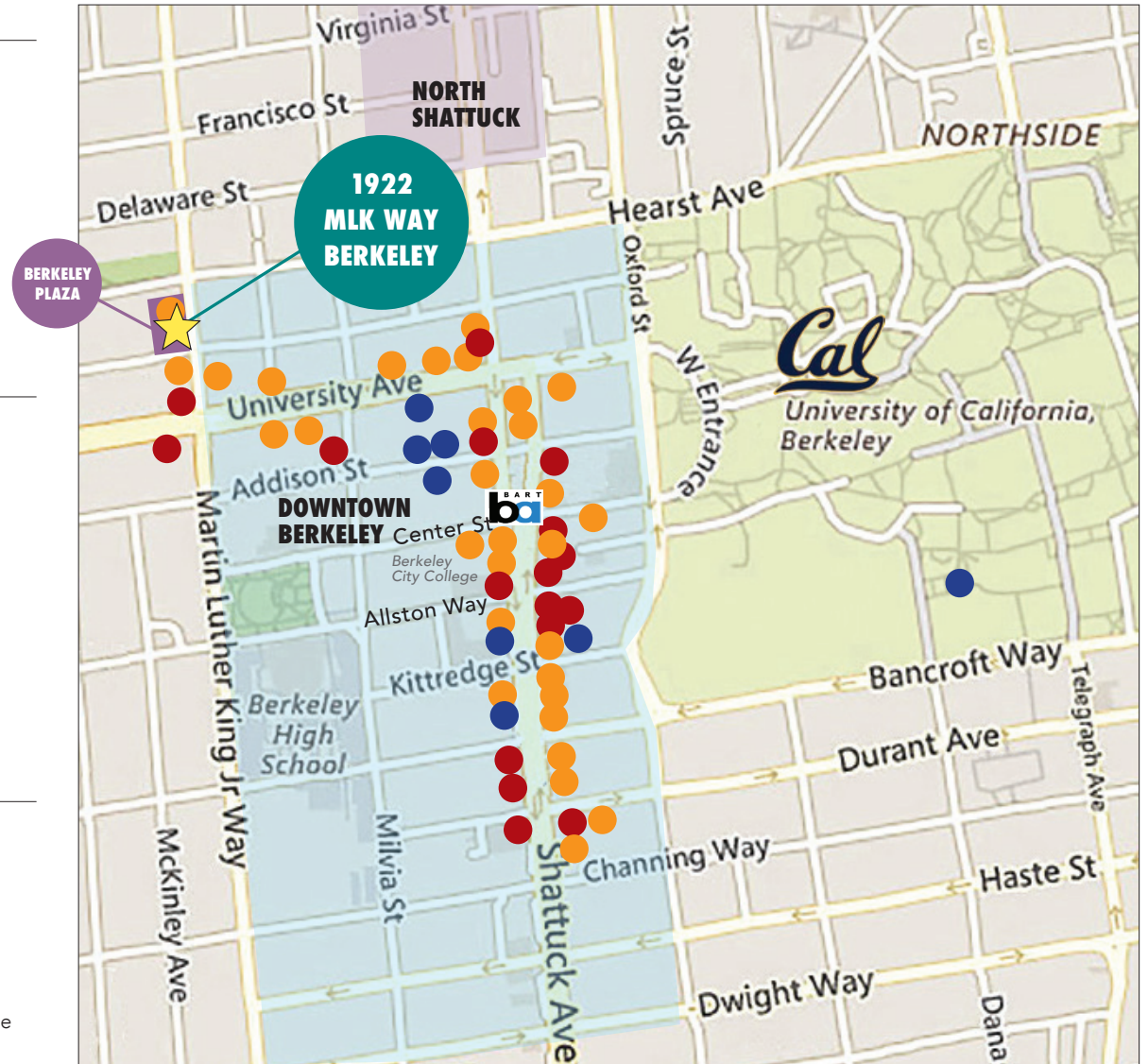
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|------------------------------|----------------------------|
| Café Nostros | Ippudo |
| Baiano Pizzeria | Blue Bottle Coffee |
| Gold Leaf Cafe | Tupper & Reed Cocktail Bar |
| Comal Restaurant | Draw Billiards Club |
| Lucia's Italian Restaurant | Spats Berkeley |
| Tender Greens | La Note Restaurant |
| Milkbomb Ice Cream | Starbucks |
| The Butcher's Son | Ben & Jerry's |
| Pedro's Brazil Cafe | |
| Peet's Coffee & Tea | |
| Sliver Pizzeria | |
| Ike's Sandwiches | |
| Eureka! | |
| Jupiter Pizza & Beer | |
| Veggie Grill | |
| Angeline's Louisiana Kitchen | |
| Poki Poke | |
| El Burro Picante | |
| Revival Bar + Kitchen | |
| Namaste Madras Cuisine | |
| Venus Café | |

ENTERTAINMENT

- | |
|-----------------------------|
| UC Theatre |
| Landmark Shattuck Theatre |
| UA Berkeley 7 Theatre |
| California Theatre |
| Berkeley Repertory Theatre |
| Aurora Theatre Company |
| Freight & Salvage |
| The Marsh Arts Center |
| Cal Performances/Zellerbach |
| BAMPFA |

RETAIL

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



OVERVIEW OF DOWNTOWN BERKELEY

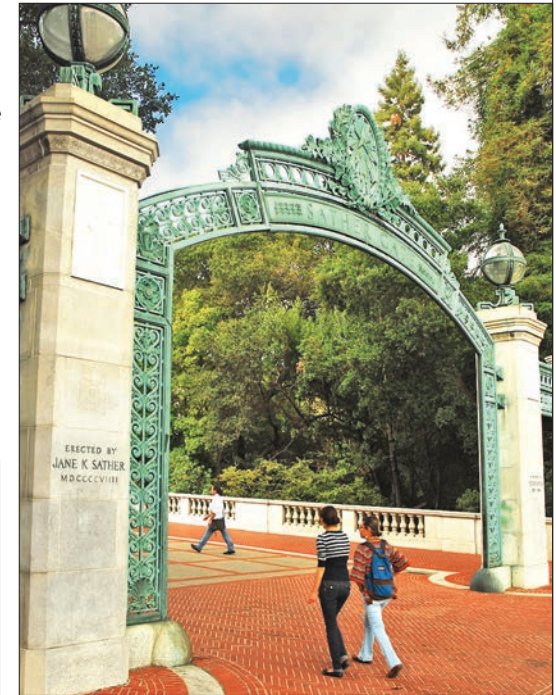
Berkeley is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown, with a third of their household annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate 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 by 2022 to be 65,000
- 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
- \$4.04 billion in total spending power

DEMOGRAPHICS

WITHIN 3 MILES

Population	213,353
Average household income	\$89,531
Daytime Employees	148,736
Source: CoStar	



NEIGHBORHOOD

- Walk to UC Berkeley and BART
- Across from Trader Joe's
- 1 block to busy University Avenue
- 2 blocks to Shattuck Avenue
- 2 blocks to Berkeley's Downtown Arts District
- 2 blocks to UC Berkeley Extension
- 3 blocks to Berkeley High School, and Berkeley City College
- Near live music, performing arts, museums, galleries, and sporting events
- In vicinity of several coworking spaces: WeWork, Sandbox Suites, Berkeley Skydeck NextSpace, The Office Berkeley, and Regus California
- Near fitness/gyms including CycleBar, Pure Barre, Berkeley YMCA, CorePower, and Yoga to the People
- Close to several new and proposed student housing developments
- Easy freeway access



Walk Score
96



Near Popular
Eateries



Bike Score
97

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.