



POPULAR BAR OPPORTUNITY in Rockridge commercial district. Excellent signage opportunity on busy College Avenue. Long, custom-built wood bar. Exquisite brick fireplace. Performance stage. High ceilings, cabin-style interior and inviting atmosphere.

OVERVIEW

- Size: ± 3,450 rsf includes office and adjacent retail space
- Type 48 ABC License
- Cabaret License
- Zoned CN-1

FEATURES

- ± 3,000 rsf bar with separate ± 200 rsf office space
- Adjacent ± 250 rsf retail space included in lease is currently leased to a record shop
- Large wooden bar with 11 seats
- Rated for 68 seats
- Two open seating areas:
 - Main room has mix of high-top and low-top table seating with performance stage and fireplace
 - Game room with large-screen TV, cocktail arcade table, shuffleboard, board games – mix of table and sofa seating
- A-frame ceiling with exposed wood beams
- 2 skylights and 3 ceiling fans
- New wood floor
- Excellent sound system
- Plentiful storage space
- 2 restrooms
- Outdoor garbage storage

KEY MONEY: \$275,000 includes FF&E



RENT DETAILS

Current Rent: \$10,094/month
Estimated Taxes \$ 200/month

Lease expires 12/31/21
Option: 7 years; 3% annual rent increases

Current rent from adjacent tenant (m-t-m lease): \$800

FURNITURE, FIXTURES AND EQUIPMENT LIST

- 6 tap beer tower
- 2 door undercounter refrigeration
- 3 compartment sink
- Assorted undercounter sinks and mop sink
- Walk in Refrigerator
- Ice machine
- Auto Chlor
- 4 TV screens
- Viewsonic projection device with 100+ inch screen
- HVAC system
- POS
- High quality sound system
- Assorted tables, chairs, sofas, barstools
- Glassware, cutlery

PLEASE DO NOT DISTURB TENANT! CONTACT BROKER FOR TOURS.



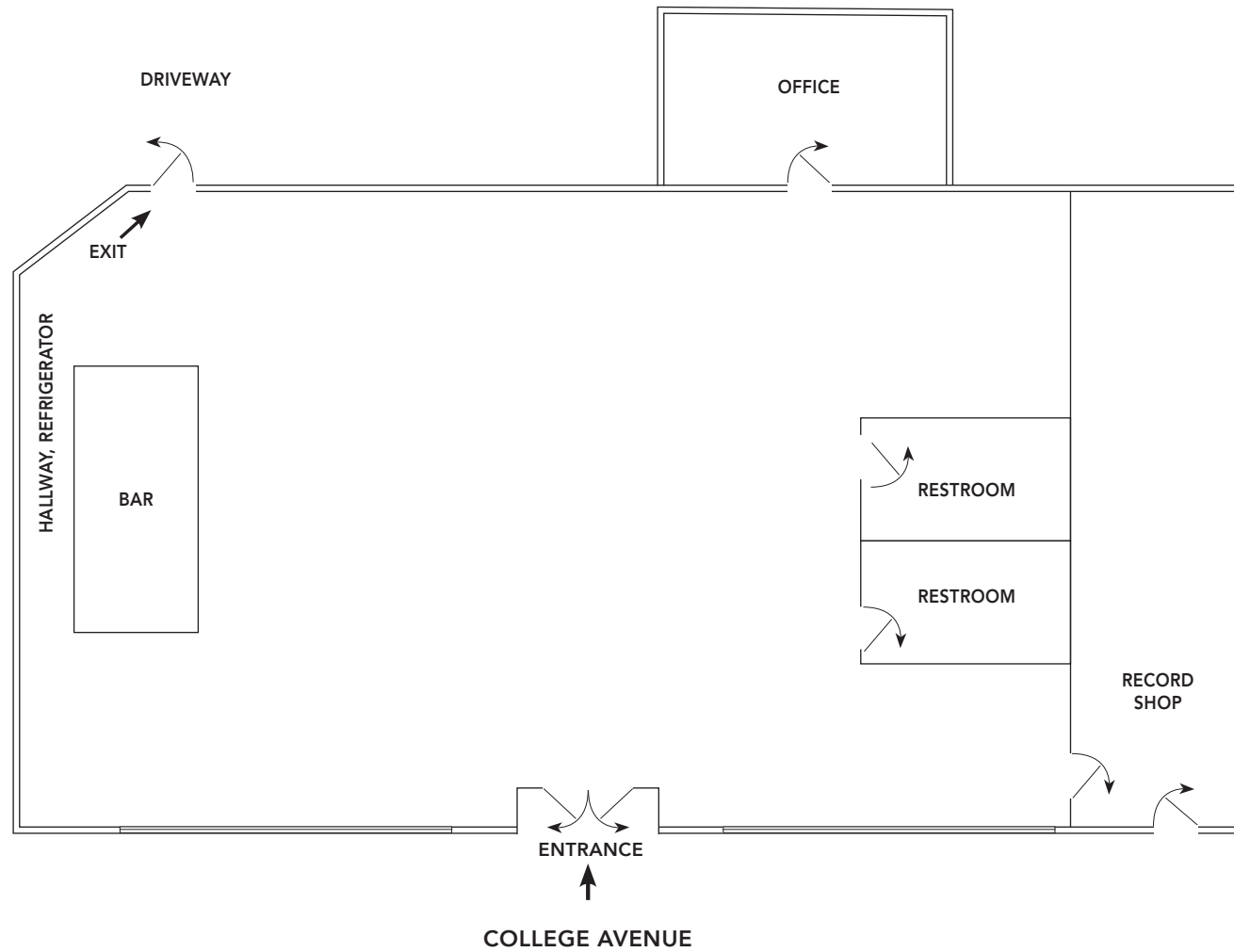
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5515 COLLEGE AVENUE, OAKLAND, CA



FLOOR PLAN



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.

PROXIMITY AND AMENITIES

Easily accessible from the SF Bay Area via BART – 5515 College Avenue is ideally located just 1 block from the Rockridge station. College Avenue connects to UC Berkeley. It's an ideal place to spend a day eating, drinking and shopping. The community is vibrant throughout the surrounding 1-mile commercial strip.

RESTAURANTS, CAFÉS AND BARS

Pucquio	Ramen Shop
Rockridge Café	Barney's Hamburgers
The Burrito Shop	Filippo's
Crepevine	Millennium
La Boulangerie	Dreyer's Grand Ice Cream
Peet's Coffee	Marica Seafood
Cactus Taqueria	Wood Tavern
Starbucks	Belotti Ristorante E Bottega
Zachary's Chicago Pizza	George & Walt's
Smitten Ice Cream	Bica Coffeehouse
Soi 4 Bangkok Eatery	Ike's Love and Sandwiches
Enoteca Molinari	Philz Coffee
Rikyu Japanese Restaurant	À Côté Restaurant
Noodle Theory	La Boulangerie
Jules Thin Crust	Cream Oakland
Highwire Coffee Roasters	Khana Peena
Oliveto	Southie

RETAIL

Cole Hardware	Trader Joe's
Phoenix Optical Co	Safeway
GoldenBug Children's Shoes	East Bay Booksellers
Tootsies Rockridge	Pave Fine Jewelry
Pegasus Books Oakland	Taro's Origami Studio
Lesley Evers Women's Clothing	See Jane Run
Nathan & Co	Funky Furniture
Rockridge Furniture & Design	Blick Art Materials
Maison D'Etire	
Crossroads Trading Co	
TRANSPORTS	
Hank & Frank Bicycles	
Zoonie's Candy Shop	
Next Eyewear	
I Do! Bridal Boutique	
Atomic Garden	

FITNESS

Sweat Strength + Cycling
 Rockridge Wellness Center
 Namaste Yoga + Wellness
 Rockridge



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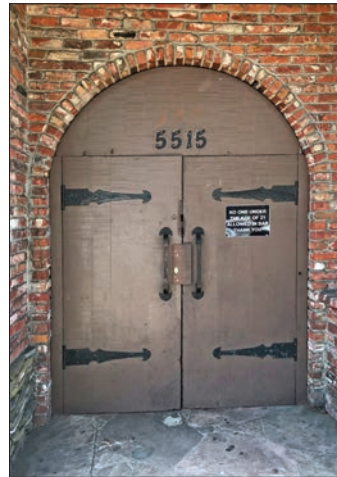
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CO-TENANTS

Next to Cole Hardware, Phoenix Optical, Tootsies, and Lesley Evers Women's Clothing. Across from Pegasus Books, La Boulangerie, Crepevine and Cactus Taqueria. Just down the block from Market Hall and Oliveto Restaurant; 2 blocks to Trader Joe's. College Avenue is filled with over 80 cafés, restaurants and shops.

Rockridge District is considered to be a jewel of the East Bay and is often mentioned in tourist guidebooks. The New York Times listed Oakland in the top five of 45 places to visit in 2012.

ROCKRIDGE DISTRICT WALK SCORE: 99



DEMOGRAPHICS

Population of Rockridge	± 36,747
Average Household Income	\$119,278
Median Age	37
College Degree	84%

(Source: Rockridge City-Data.com)

DAILY TRAFFIC AND BART COUNTS

Highway 24 at College Avenue Average Traffic Counts Per Day	128,000
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BART Station Weekday Average Exits

• Ashby, Berkeley	5,699
• Rockridge	6,184
• Lake Merritt, Oakland	7,393
• 19th, Oakland	13,112

