

GORDON

COMMERCIAL REAL ESTATE SERVICES

CAFÉ OPPORTUNITY FOR SALE :: 11100 SAN PABLO AVENUE, EL CERRITO, CA
FRIENDLY NEIGHBORHOOD CAFÉ IN PLAZA ANCHORED BY BANK OF THE WEST



CONTACT: LORI ROSENTHAL

510 524-2344 • lori@gordoncommercial.com • CalBRE# 01946676

Warm and welcoming local café with excellent food, strong coffee, and friendly service. Well-maintained space with charming presence. Currently open Tuesday-Saturday. Situated on El Cerrito's main corridor, in plaza anchored by Bank of the West. Other co-tenants include: Kumon Math & Reading Center, FitWise Pilates, San FranSkinny, Genesis Real Estate, and several offices.

CAFÉ FEATURES

- Compact and efficient café setup with separate drink prep, food prep, and washing areas
- High ceiling, slate tile floor, beautiful plank wood walls and counter details
- Large programmable menu board
- Display shelving for to-go items
- Indoor counter seating
- Outdoor seating area directly in front
- Excellent signage opportunity
- Abundant patron parking
- Walk to Del Norte BART station
- Across from El Cerrito Post Office
- Easy access to I-80/I-580 freeways

SIZE

± 546 rsf

RENT DETAILS

- \$1,229/month
- Monthly CAM fees: \$320
- 3% annual rent increases
- Lease expiration: 2/28/2023

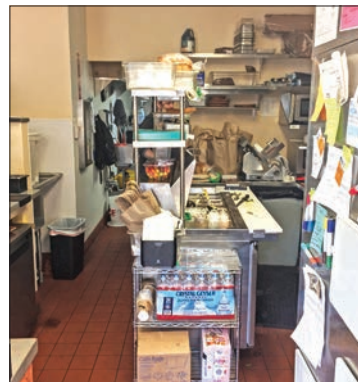
SALE PRICE: \$120,000 includes FF&E – see following page for list



FURNITURE, FIXTURES AND EQUIPMENT LIST

- 70" 4K menu display
- 42" HD menu display
- 2 door upright Victory refrigerator with 4' metro rack
- 1 door Delfield undercounter fridge
- Choice undercounter rolling ice bin
- Avantco 5' mega top sandwich line with 2 tier over shelf
- Elmeco granita machine 2x 3.2 gallon
- La Spaziale 2 group espresso machine
- Mazzer espresso grinder
- Curtis d1000gt dual airport brewer
- Fetco gr-2.2 dual 5 lb coffee grinder
- 2x 10 gallon Brewwists cold brew systems
- Hobart edge meat slicer
- Waring Tostato Supremo 14" flat panini press
- Avanto 1/2 size countertop convection oven
- Solwave microwave
- 4-slot toaster
- Hamilton beach blender with 3x blender jars
- Waring 750w immersion blender
- Square POS system with Cash drawer and printer
- Epson et-2650 ecotank printer
- Stainless 2 door worktop cabinet
- 2 tier acrylic pastry display, and 3 tier basket display rack
- 5 shelf 4' x 6' metro rack with basket shelving
- 5 shelf 3' x 6' metro rack
- 4 shelf 3' x 4' metro rack
- Mini metro racks (3)
- 3' x 3' rolling metro rack cart
- 5' x 6' foot stainless wall shelves
- 2' x 4' foot stainless wall shelves
- 30" stainless work table
- 3' stainless work table
- 3' x 4' stainless work table
- Garde manual vegetable dicer
- 3 compartment sink with left and right drain shelf
- Prep sink with right-hand drain shelf
- Handwash sink with splash guards
- Full selection of food pans and other small ware (sufficient to operate)
- Seating
 - 6 folding tables
 - Wood counter
 - 12 folding chairs
 - 4 metal stools

DO NOT DISTURB TENANT!
PLEASE CONTACT BROKER FOR TOURS.



GORDON

COMMERCIAL REAL ESTATE SERVICES

11100 SAN PABLO AVENUE, EL CERRITO, CA #105

LOCAL AMENITIES

- Surrounded by many national, regional, and local retailers, eateries, and markets
- Less than 1 block to Ohlone Greenway – a popular biking and walking path from Berkeley to Richmond
- 4 blocks to Del Norte BART
- Near DMV and El Cerrito city offices
- Heavy traffic area with car counts of 25,000 for plaza, over 210,000 on nearby 1-80, and 19,634 on San Pablo Avenue (CA State Route 123)
- Centrally located 6.4 miles to Richmond-San Rafael Bridge, and 14.7 miles to SF Bay Bridge



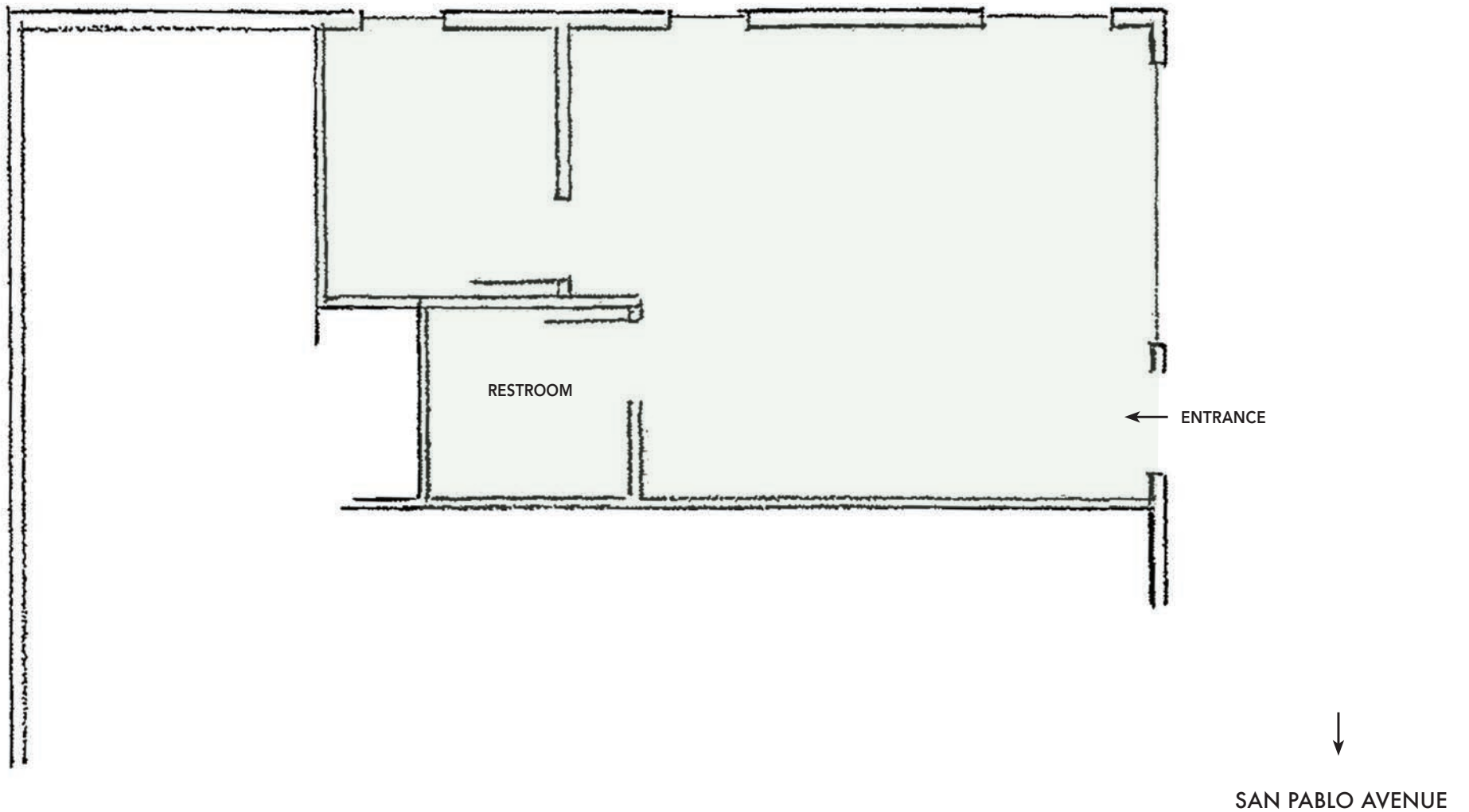
DEMOGRAPHICS	1 MILE	3 MILE
Population	26,920	160,986
Total Consumer Spending	\$279.03M	\$1.5B
Median HH Income:	\$99,406	\$117,179

TRAFFIC COUNTS			
COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
I- 80	Macdonald Ave	215,436	0.10 mi
San Pablo Ave	Barrett Ave	19,634	0.31 mi
I- 80	Barrett Ave	214,427	0.33 mi

Source: CoStar/Loopnet



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.

PHOTO TOUR



PHOTO TOUR



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.