

GORDON

COMMERCIAL REAL ESTATE SERVICES



Fully Equipped Restaurant/ Bar Opportunity for Sale



2050 University Avenue, Berkeley

**Join Downtown Berkeley's Growing
Arts and Entertainment Mecca**

Premises	<ul style="list-style-type: none">• Approximately 3,700 sq. ft. restaurant space on the ground floor of a six story building in downtown Berkeley• Includes a prep kitchen in the rear, upstairs office, and potential to use the rear yard area for outdoor seating
Monthly Rent	<ul style="list-style-type: none">• \$ 10,503/month NNN with a fixed 3% increase effective 6/1 annually for the duration of the lease
Term	<ul style="list-style-type: none">• Eight (8) years (through 5/2018) with one (1) ten (10) year option at market rate with annual cost of living adjustments
Key Money	<ul style="list-style-type: none">• \$400,000

For more information contact:

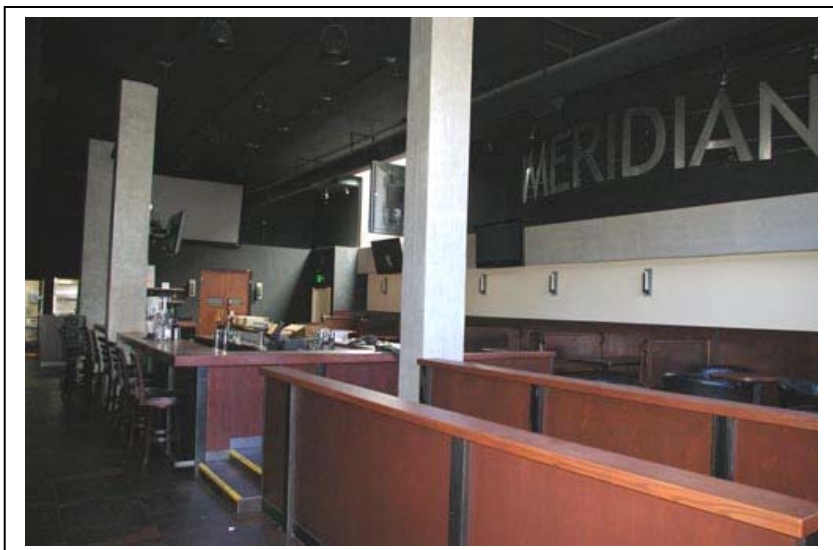
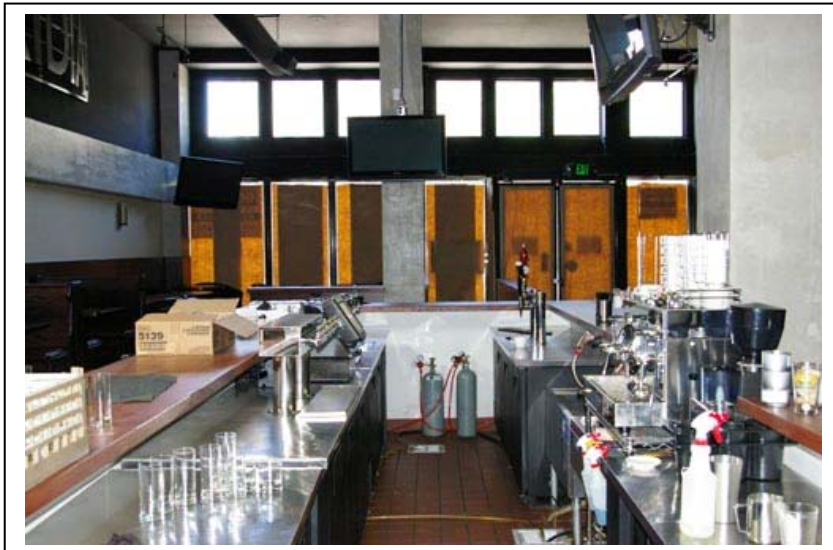
John Gordon
(510) 704-1800
john@gordoncommercial.com

Ito Ripsteen
(510) 524-4410
ito@gordoncommercial.com

GORDON COMMERCIAL REAL ESTATE SERVICES

2091 Rose Street Berkeley, CA 94709 ~ (510) 704-1800 phone ~ (510) 704-1830 fax ~ License #: 00789365
www.gordoncommercial.com

Restaurant and Bar Area



Offering Includes:

- Well designed +/- 3,700 sq. ft. interior with large central bar, booths, tables, chairs. Built out in 2008. Ceilings over 15 feet high. Two sky lights.
- Integrated track lighting.
- Seating for 115 patrons.
- Fully equipped kitchen with cooking items, plates, glassware and serving ware.
- Newly purchased kitchen equipment, leased dishwasher, grease interceptor, and large walk-in cold storage, taps and fridge units for up to 24 kegs (various sizes), espresso machine and all associated equipment.
- Additional +/- 650 sq. ft. storage space in rear of building. Large walk-in cold storage is located here.
- Four restrooms; two ADA compliant.
- Type 41 A.B.C. License (wine and beer) in place.
- Six (6) flat panel screen TVs and projector with large mounted screen. Satellite wired. Full sound system.
- Custom alarm and video surveillance in place.
- Additional +/- 650 sq. ft. office/storage room above restaurant.
- Approved Use Permits for outdoor patio seating for 80, sidewalk seating, and live music.
- Terrific signage opportunity.

Kitchen and Storage Areas



**Upstairs Office and
Rear Yard**



Location Highlights

- Two blocks to UC Berkeley campus with 50,000 daily population
- Adjacent to the Downtown Arts District
- Easy walking distance to more than 23,000 live theater, music, movie theater and sports venue seats (see page 5)
- Two blocks to BART
- Close to all downtown destinations and amenities



Downtown Demographic Information

<i>Population Attribute</i>	<i>Reported #</i>	<i>% of Total</i>
Population	88,269 Total	
Age 25+ by Educational Attainment	57,729 Total	
Bachelor's Degree	18,469	31.99
Some college through Bachelor's Degree	28,649	49.63
Graduate Degree	22,701	39.32
Household Income	39,338 Total	
\$75,000 - \$100,000	2,034	13.13
> \$100,000	11,162	28.37
Housing Values	16,745 Total	
Home Value \$500K+	10,990	65.63
Class of Worker	49,759 Total	
White Collar	42,265	84.94
Blue Collar	3,280	6.59
Service and Farm	4,214	8.47
Downtown Berkeley Daytime Population	72,195 Total	



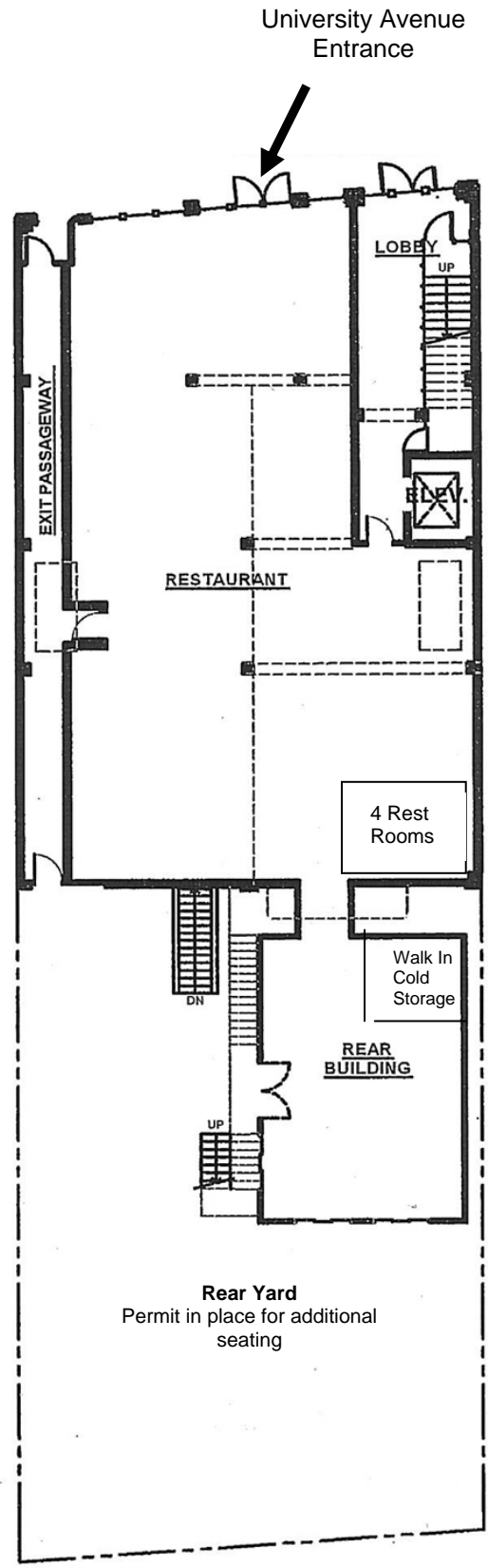
Downtown Berkeley Entertainment Venues

Live Theater and Music Venues	Number of Seats
Berkeley Rep	
Roda	600
Thrust	400
New Berkeley Rep Space	200
Jazz School	150
Aurora	150
Freight and Salvage	
Listening Room	440
Performance Space	60
Marsh Theater	
Theater Space	120
Cabaret	70
Slim's at UC Theater	1,440
Zellerbach	
Zellerbach Hall	2,015
Zellerbach Playhouse	547
Berkeley Community Theater	3,400
TOTAL - Live Theater and Music Venues	9,592
Movie Theaters	Number of Seats
Shattuck (10 screens)	924
United Artists (7 screens)	700
California (3 screens)	450
New Pacific Film Archive	200
TOTAL - Movie Theaters	2,274
Sports Venues	
Haas Pavilion	11,877
TOTAL - Sports Venues	11,877
GRAND TOTAL	23,743



COMMERCIAL REAL ESTATE SERVICES

Floor Plan



GORDON COMMERCIAL REAL ESTATE SERVICES

2091 Rose Street Berkeley, CA 94709 ~ (510) 704-1800 phone ~ (510) 704-1830 fax ~ License #: 00789365

www.gordoncommercial.com