



PROPERTY
& BUSINESS
FOR SALE

10753



BELOVED NEIGHBORHOOD BAR + TYPE 48 ABC LICENSE + BUILDING FOR SALE
10753 SAN PABLO AVENUE, EL CERRITO, CA

BELOVED NEIGHBORHOOD BAR WITH RARE TYPE 48 ABC LICENSE, CURRENTLY OPERATING AS LITTLE HILLS LOUNGE
LOCATED ON BUSY SAN PABLO AVENUE NEAR THE EL CERRITO/RICHMOND BORDER

BUILDING SIZE: ±2,075 SF

LOT SIZE: ±2,500 SF
(25' frontage on San Pablo Avenue
x 100' deep)

APN: 508-291-007-5

YEAR BUILT: 1947

SALE PRICE: \$1,100,000*

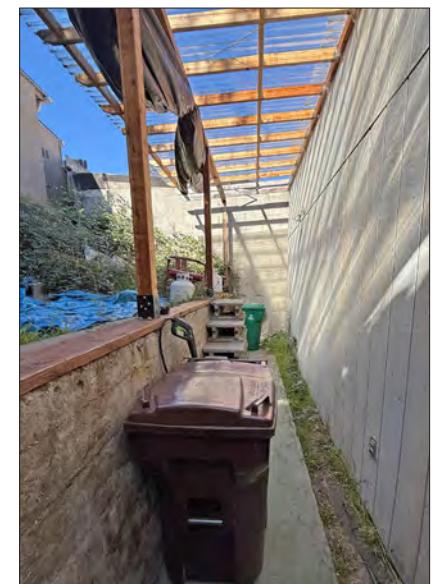
* Including value for business asset

BUILDING AND BUSINESS FOR SALE

- Stylish retro/vintage vibe
- Wrap-around bar with 22 seats
- 3 large booths, and additional seating areas
- DJ table, photo booth, juke box
- Rear area with raised stage and tables/chairs for live music
- Utility room with dry storage shelving

- Office/liquor storage area
- 200 AMP electrical
- A/C in front area; ceiling fan in rear
- Other storage areas
- 2 Restrooms
- Small outdoor space in rear for garbage and recycling





BELOVED NEIGHBORHOOD BAR WITH RARE TYPE 48 ABC LICENSE

BAR AREA

- True under counter refrigeration (2 door)
- BevAir under counter refrigeration (2 door)
- Undercounter mini fridge
- Undercounter refrigeration (holds 3 reserve kegs)
- Beer Tap: 3 door undercounter refrigeration; holds 5 kegs and 2-3 pony kegs. 2 towers on top with 3 taps each
- Undercounter back bar (4 tiers)
- Multiple bar sinks. 2 floor drains
- Sunkist juicer
- Smart Tab POS system
- Auto Chlor – single tray glassware (rented)

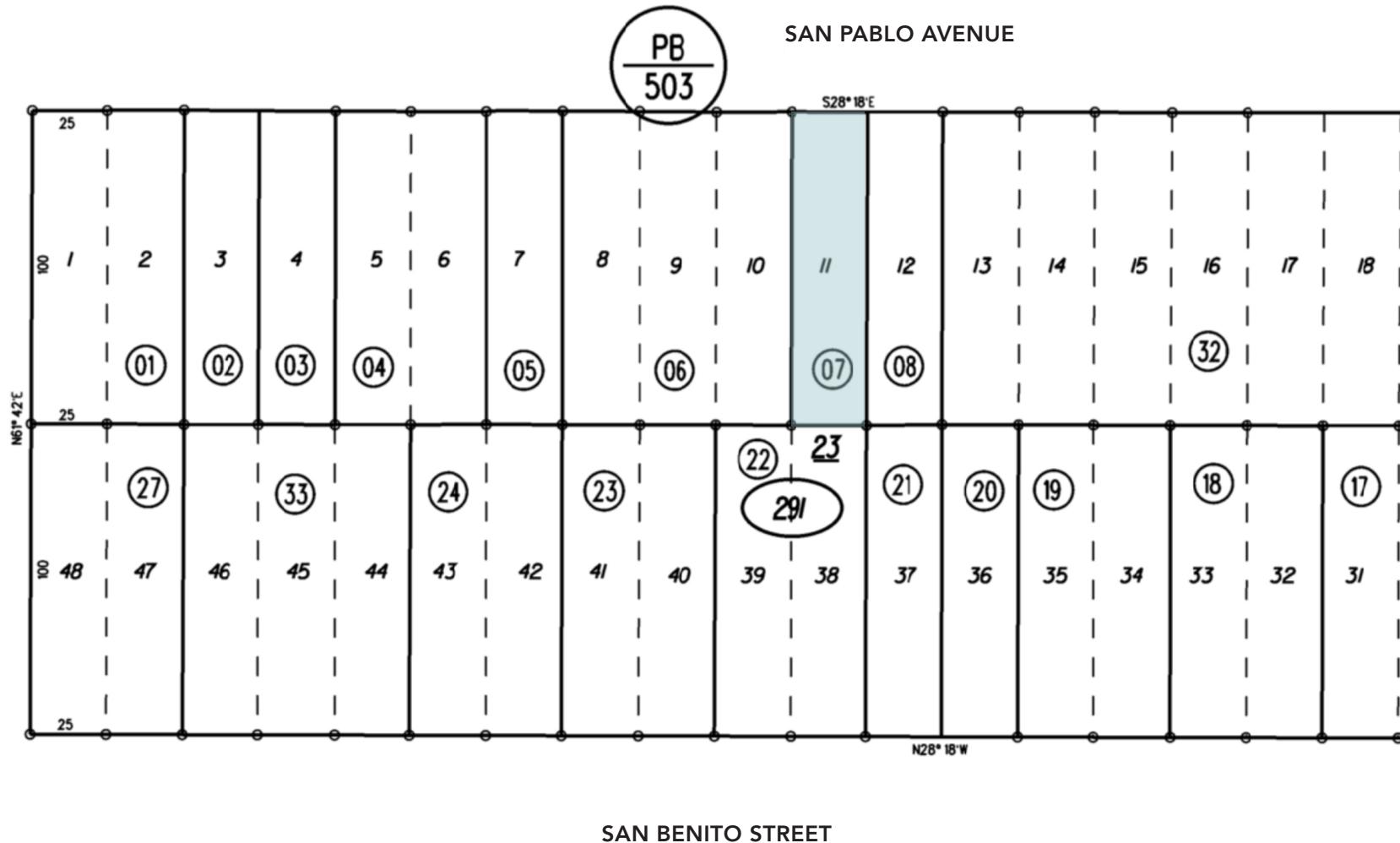
FRONT ROOM

- DJ booth (two turntables)
- Juke box (needs to be repaired)
- Photo booth (Contract with no monthly fee)

KITCHEN/STORAGE AREA AND OFFICE

- Hoshizaki ice flaker machine
- Hoshizaki ice cube machine (rented)
- True display fridge
- Mop sink
- Lots of shelving
- 28 gallon hot water heater (gas powered)







- On busy San Pablo Avenue
- Close to a myriad of national, regional, and local eateries, retailers, and markets
- Easy access from El Cerrito, Richmond, Kensington, Berkeley, and Richmond Annex
- Population within 1 mile > 25,000; within 3 miles > 135,000
- Conveniently located between El Cerrito and Del Norte BART
- Easily accessible to 2 major freeways (I-80 and I-580)
- Easy street parking available

DEMOGRAPHICS

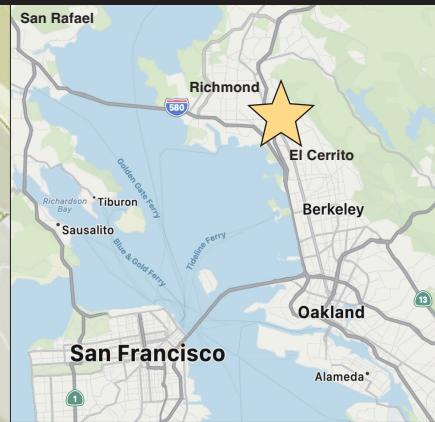
	1 MILE	5 MILE
Population	>25,283	>337,006
Total Retail Expenditures	\$528.29 M	\$6.37 B
Average HH Income:	\$155,179	\$154,680

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
San Pablo Ave	Moiser Lane	20,967	0.1 mi
I- 80	Cutting Blvd	214,427	1.0 mi

Source: CoStar/Loopnet

10753 SAN PABLO AVENUE, EL CERRITO, CA AREA MAP AND LOCAL AMENITIES



EL CERRITO PLAZA

