



PROPERTY
& BUSINESS
FOR SALE

10753



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

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

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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

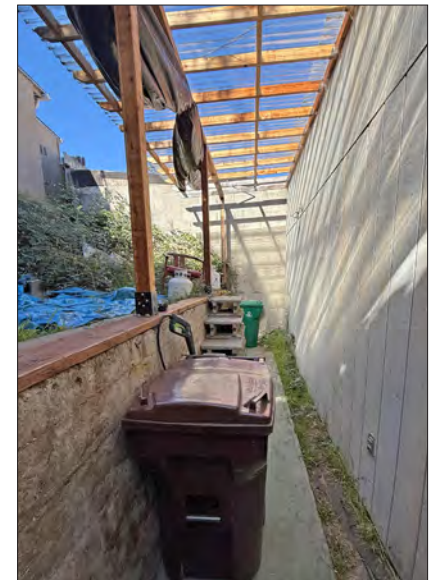
- Stylish retro/vintage vibe
- Wrap-around bar with 22 seats
- 3 large booths, and additional seating areas
- DJ table, photo booth, juke box
- Rear area with raised stage and tables/chairs for live music
- Utility room with dry storage shelving
- Office/liquor storage area
- 200 AMP electrical
- A/C in front area; ceiling fan in rear
- Other storage areas
- 2 Restrooms
- Small outdoor space in rear for garbage and recycling



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PHOTO TOUR



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)

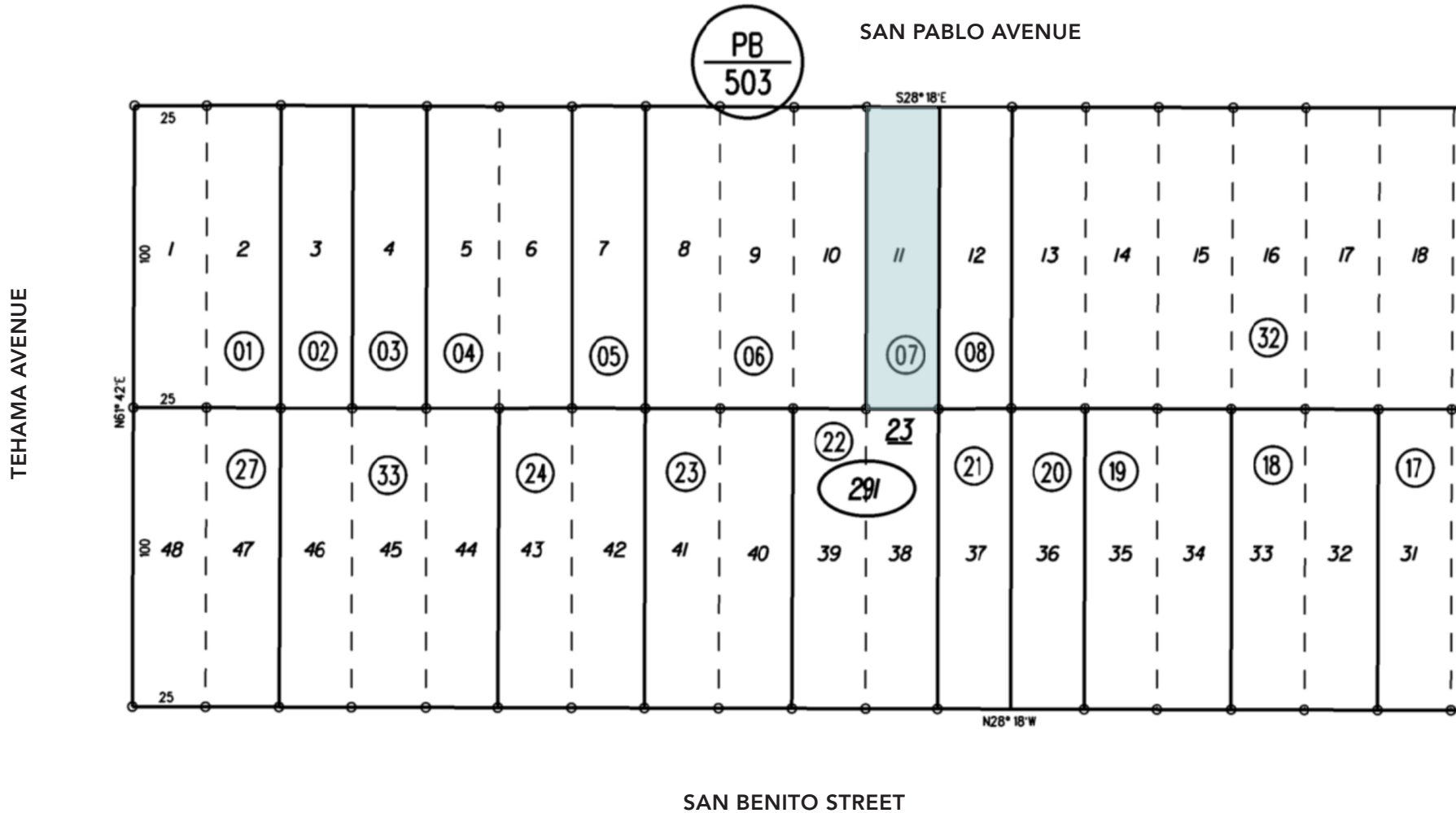
FRONT ROOM

- 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)





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



Walk Score
87



Near Popular
Eateries



20,967
Traffic Count

- 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

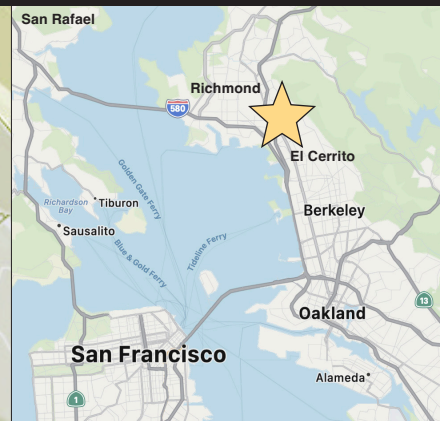
DEMOGRAPHICS

	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	Moeser Lane	20,967	0.1 mi
I- 80	Cutting Blvd	214,427	1.0 mi

Source: CoStar/Loopnet



EL CERRITO PLAZA

