

**VACANCY
RATES**
4.8%

DWG CAPITAL GROUP | JUDD DUNNING | 310.261.8428 / 972.738.8586 | RYAN BILLINGS | 310.351.7347

The subject approx. **2,765 SF single tenant NNN retail property** is located in the **Berkeley central business district** at San Pablo Avenue and Ashby Avenue, surrounded by both excellent boutique and national brands, as well as many hip local tenants. The area heralds scores of customers perfect for its use, only 1.5 miles from UC Berkeley and 0.8 miles from the water, and is supported by a **WALKSCORE OF 97% and BIKESCORE OF 99%**. The property is in an exceptional neighborhood, with low historical transactional volume and high demand.



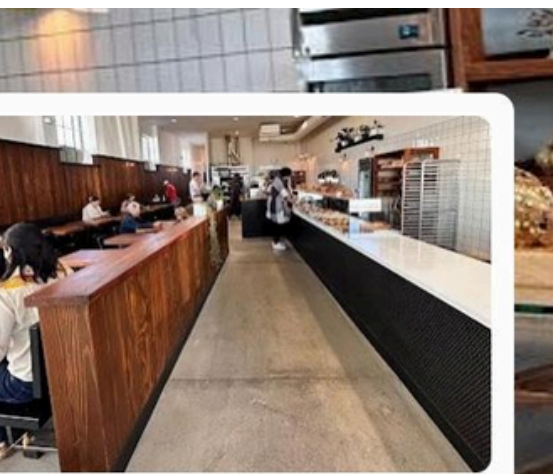
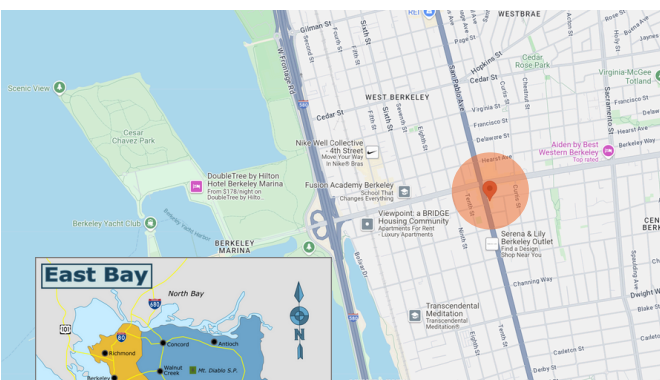
ORIGINALLY BUILT IN 1927, PRIOR OWNERSHIP FULLY REDESIGNED, UPGRADED AND FULLY RENOVATED THE SITE INTO TURN KEY CONDITION IN 2021 WITH FURTHER, ADDITIONAL RENOVATIONS IN 2023.

This legacy Class A market investment, **JUST LISTED** for sale at **\$3,238,000 with an attractive 5.25% cap rate**, was originally secured by a 15-year absolute NNN lease and now has 12 years remaining after a total upgrade and renovation. Located in an area dense with numerous national, regional brands, and flooded daily by locals, students and tourist customers, **"Lavender Bakery & Cafe"** is well positioned to be an area leader. Base rent is attractively yielding **\$5.12 +/- PSF or \$14,166/mo.** The lease has attractive **2% annual rent increases, with two 10-year options.** With 2 locations in the Bay Area the investment offers further strong growth potential and credit enhancement.

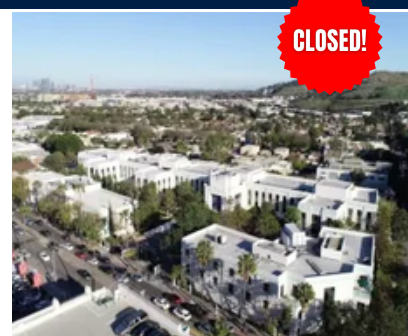
Located in a heavily trafficked Berkeley corridor with 21,000 VPD and situated within a half-block of University Avenue, the asset is a high exposure property and heralds both ease of access and direct street visibility to two main downtown thoroughfares. Adjacent to the SR1 highway and surrounded by heavy foot traffic, bike traffic, and car traffic it is bustling with **COLLEGE STUDENT ENHANCED CUSTOMER BASE ALREADY IN PLACE**.

The subject sale has **NO LANDLORD RESPONSIBILITIES** and is absolute **NNN. PERFECT FOR 1031 INVESTORS** offering ease of purchase.

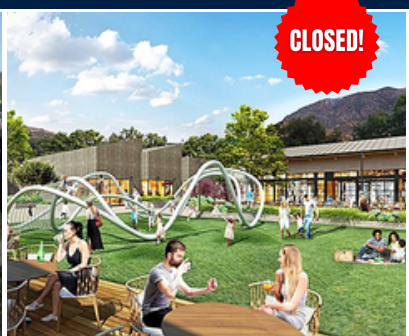
THE PROPERTY	
ADDRESS	2101 San Pablo Ave.
CITY,STATE, ZIP	Berkeley, CA 94702
YEAR BUILT	1927 (Fully Renovated: 2020 & 2023)
PROPERTY TYPE	Retail NNN QSR
BUILDING SIZE	±2,765 SF
LOT AREA	±0.06 AC
INCOME	<ul style="list-style-type: none">• \$14,166.24 NNN/Mo.• \$169,994.88/Yr.• \$5.12 PSF QSR NNN Rent
OCCUPANCY	100%
LEASE TERM	12 Yrs Remain (Of 15-Yr NNN)
LEASE TYPE	Absolute Net
ZONING	C-1
PARKING	4 Spaces (1.45 Spaces Per 1,000 Leased)



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SONY ANIMATION
STUDIOS
LA OFFICE/FLEX INDUSTRIAL
\$160M



**MALIBU CROSSROADS
AREA JV
CLASS A RETAIL
\$130M**



WALGREENS
15-YR
NNN RETAIL
\$5.6M



\$3B
TENANT
NEW INDUSTRIAL LEASE
165K SF

RETAIL | INDUSTRIAL | MULTIFAMILY | OFFICE | DEVELOPMENT | JOINT VENTURE | DEBT | EQUITY

OVER 15K+ UNITS SOLD | \$1B CLOSED PAST 24 MONTHS | IAB.I CRE GOLD AWARD WINNER | COSTAR POWER BROKER



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