

# TURNKEY BAR – CAN BE BUILT OUT RESTAURANT READY



**415 S Cherokee St: 1,069 SF**

Rental Rate: As-Is \$27/SF

Restaurant-Ready: \$37/SF

NNNs estimated at \$10-11/SF

\*Transferrable Hotel and  
Restaurant Liquor License



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Turnkey bar with transferrable liquor license available now. Ideal for bar, café, restaurant, or coffee use. Beautiful buildout with patio right at the Alameda light rail station. Built-in clientele with 275 units above this retail location and hundreds newer residential units within walking distance.

Landlord will install restaurant infrastructure for the right tenant and term. Possibility for a new direct lease with Landlord. Pricing is dependent on Tenant's need for restaurant infrastructure: current rate as-is ~\$27/SF; with restaurant infrastructure ~\$37/SF. FF&E available for purchase.

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