

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

:: 3219 ADELINE STREET, BERKELEY, CA ::
CAFÉ OPPORTUNITY FOR SALE: Two Blocks from Ashby BART



CONTACT: LORI ROSENTHAL

510 524-2344

• lori@gordoncommercial.com

• DRE# 01946676

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3219 ADELINE STREET, BERKELEY, CA PROPERTY OVERVIEW

SIZE: ± 650 rsf

MONTHLY RENT: \$2,186

**MONTHLY TOTAL WITH
CAM FEE:** \$2,661

Annual Rent Increases: 3%

Lease Expires: 8/31/2029

ZONING: C-SA (Commercial
South Area)

- Cute modern café space
- Nice windows to the street
- Table seating for 20 patrons
- Window seating for 5 patrons
- Ordering counter with automated ordering system
- Large Menu Board
- Pendant lighting with ceiling fan
- HVAC, track lighting, restroom
- Easy street parking in front of cafe
- In vicinity of many shops, services, 2 theatres, community organizations, thriving art and antiques cluster
- Steps to the South Berkeley Farmers market every Tuesday
- The weekend Berkeley Flea Market is held nearby, at Ashby BART Station
- Easy street parking
- The Lorin District has a growing food scene with many new restaurants and bars

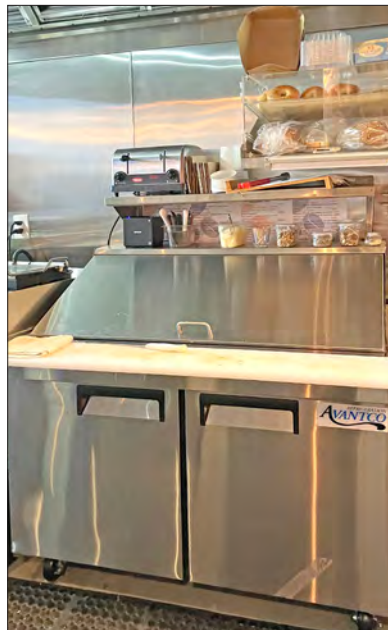


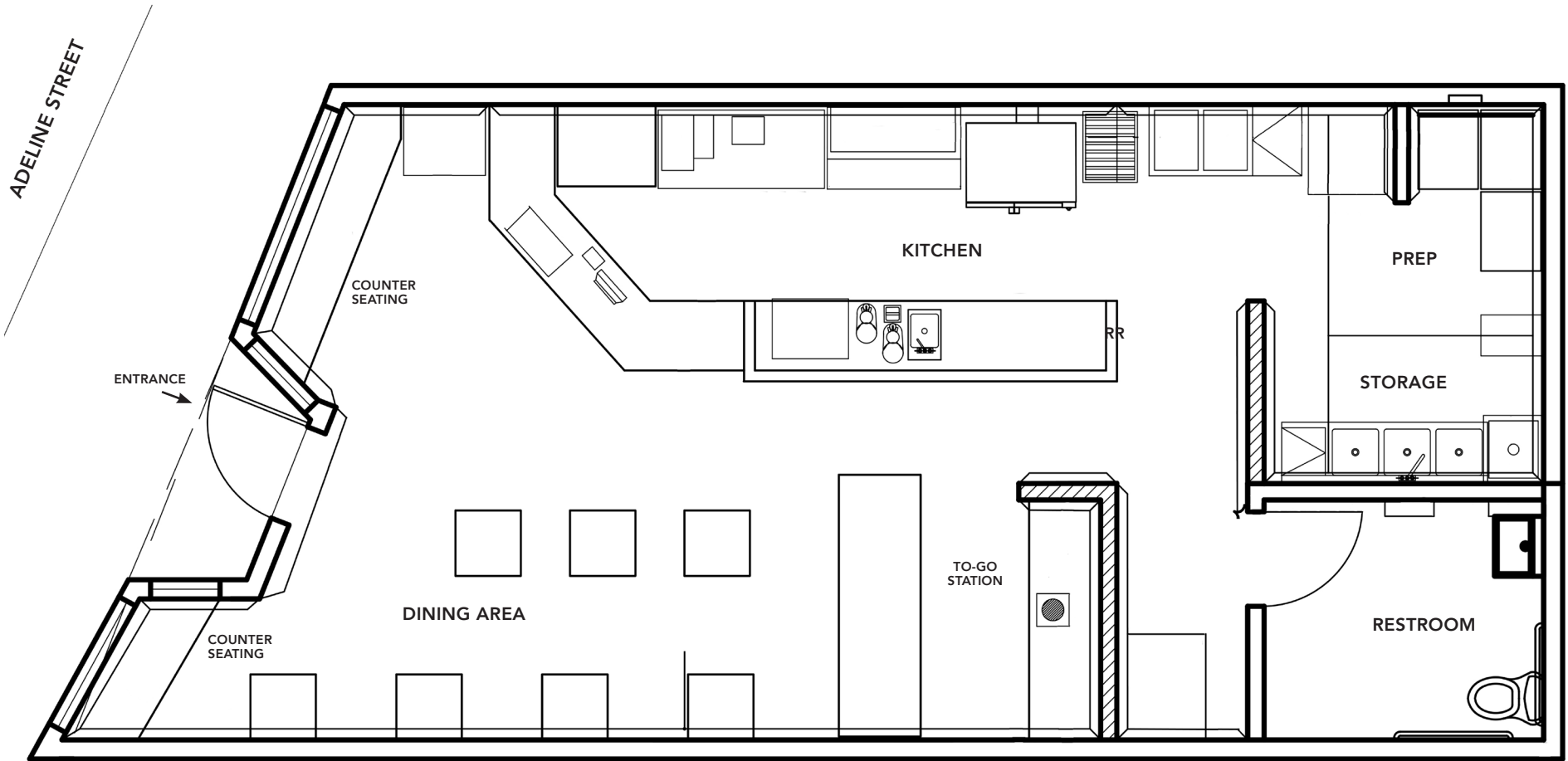
KEY MONEY: \$79,000 • INCLUDES FF&E – SEE LIST ON NEXT PAGE



EQUIPMENT INCLUDED IN THE SALE:

- Type 2 hood
- Espresso machine, dual coffee maker, and coffee grinder
- Ice machine
- Small panini grill, microwave
- Soup warmer
- 2 undercounter refrigerators 4ft and 6ft
- 1 prep table refrigerators 4ft
- 1 beverage refrigerator
- 3 stainless steel prep tables (various sizes)
- 1 1-compartment sink prep
- 1 3-compartment sink
- Utensils to operate

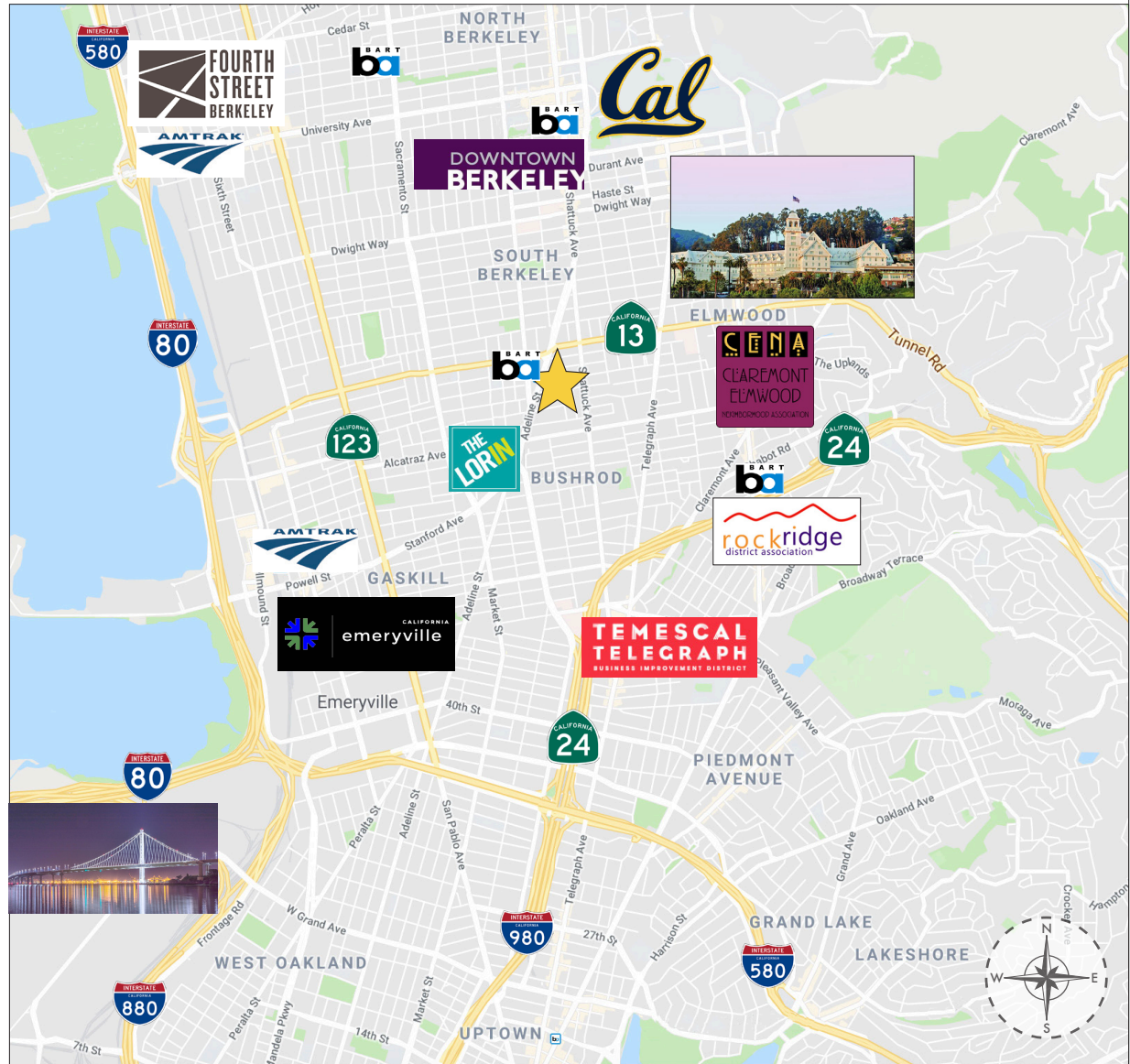




This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

BERKELEY'S LORIN DISTRICT IS ONE OF THE MOST DIVERSE, ARTISTIC & TRANSIT-ACCESSIBLE COMMERCIAL DISTRICTS IN THE CITY

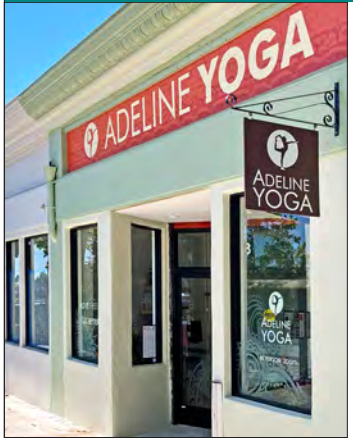
- Easy 2 block walk to Ashby BART
- In a block with mixed residential and commercial use
- Tuesday Farmer's Market held weekly in the neighborhood
- Berkeley Flea Market is every weekend at Ashby BART
- Short walk to Berkeley Bowl, Sports Basement, Ashby Stage, Black Repertory Group, Berkeley Design Center, and The Starry Plough Pub
- Close to Downtown and UC Berkeley Campus
- Other nearby restaurants and cafes include The Fat Fish (fish and chips), Lemat Ethiopian Restaurant, Roses on Adeline (a California Bar + Restaurant), The Vault Café, Zing Cafe, Sweet Adeline Bakeshop, Yeti Sports Bar and Restaurant, Domino's Pizza, and Hoi Polloi Brewing Taproom
- 1.5 miles to Berkeley's Fourth Street Shopping District
- 1.5 miles to Emeryville Public Market
- 2 miles to Powell Street Plaza and Shops
- Easy freeway accessibility and SF Bay Bridge access
- Near several major cities via an extensive transportation system



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3219 ADELINE STREET, BERKELEY, CA
NEIGHBORHOOD



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.