



# STATE-OF-THE-ART COMMERCIAL KITCHEN FACILITY — WEST BERKELEY



**BUILDING SIZE: ±3,450 SF**  
**PARCEL SIZE: ±6,500 SF**  
**(PER PUBLIC RECORD)**  
**\$1,950,000**

**1621 5th Street Berkeley CA 94710**

**Francis Griffin**

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LIC# 02016713

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## Property Features:

- Property fully rebuilt & remodeled in 2019 except for all 4 base walls
- Currently leased to Third Culture Bakery (call broker for lease info)
- Front counter/reception area, loading area with roll-up door, large food production area, employee breakroom & changing area, kitchenette, rear offices, and a spacious outdoor patio/garden
- Two (2) ADA restrooms
- Four (4) off-street parking spaces (including one ADA) in front
- Located two (2) blocks from the Fourth Street Shopping District
- Zoned MUR

All information herein is offered in good faith and deemed accurate but not guaranteed.

**Do not disturb tenant. Showing by appointment only.**



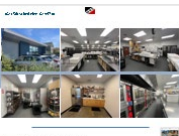
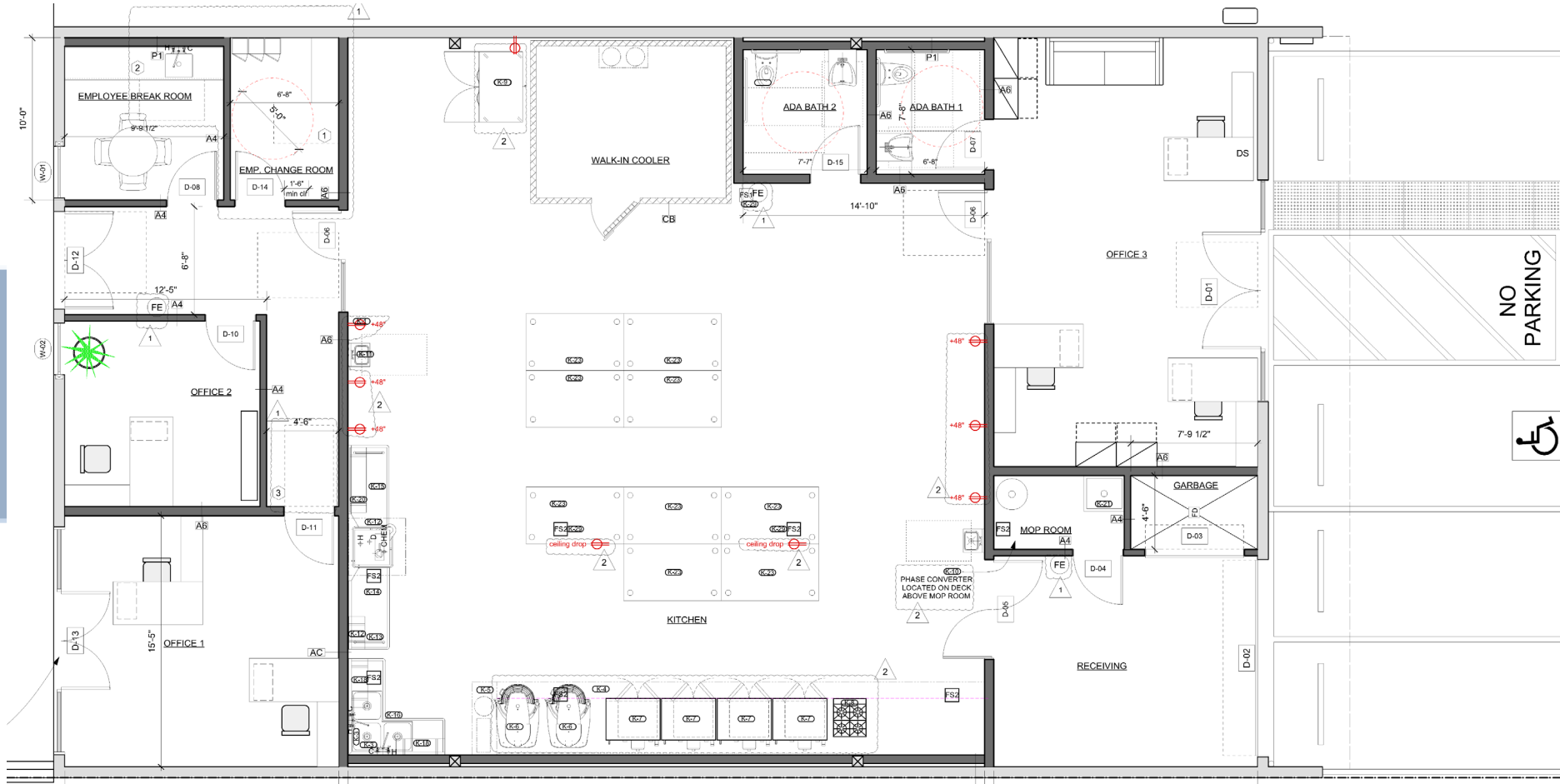


### Kitchen Features:

- 30' Type 1 hood system - split into two (2) 15' sections
- 10' x 12' walk-in refrigerator with 8' ceiling
- Dishwashing line and hood
- FRP wall coverings
- Two (2) inline sinks/drains for worktables
- Eco-Grip flooring
- 2 (200amp) electrical service (buyer to independently verify)
- 2.5" commercial gas line
- ±1,500-SF outdoor patio with irrigated garden — perfect for onsite growing of herbs, vegetables and fruit

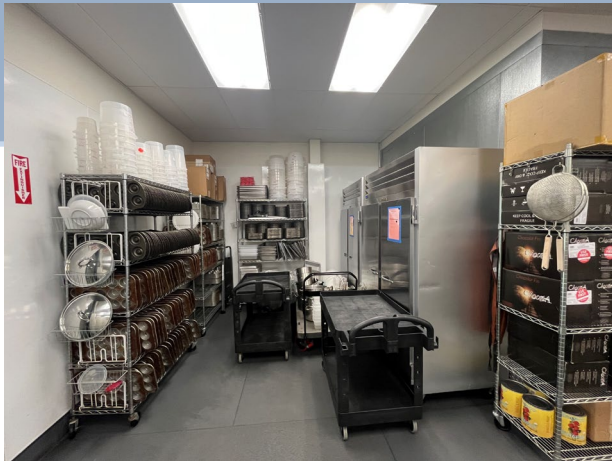


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PLOT DELINEATION APPROXIMATED





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