



FOR SALE

*Turn-key Restaurant
Opportunity on busy
corner location in the
Heart of Berkeley*

FOR SALE | ASKING \$425,000 | ALL FURNITURE FIXTURES & EQUIPMENT

2175 ALLSTON WAY

Berkeley, CA 94704



STARBOARD CRE

LOCAL · INDEPENDENT · ENTREPRENEURIAL

2175 ALLSTON WAY

Asking Price	\$ 425,000
Square Ft.	± 3,500 SF

HIGHLIGHTS

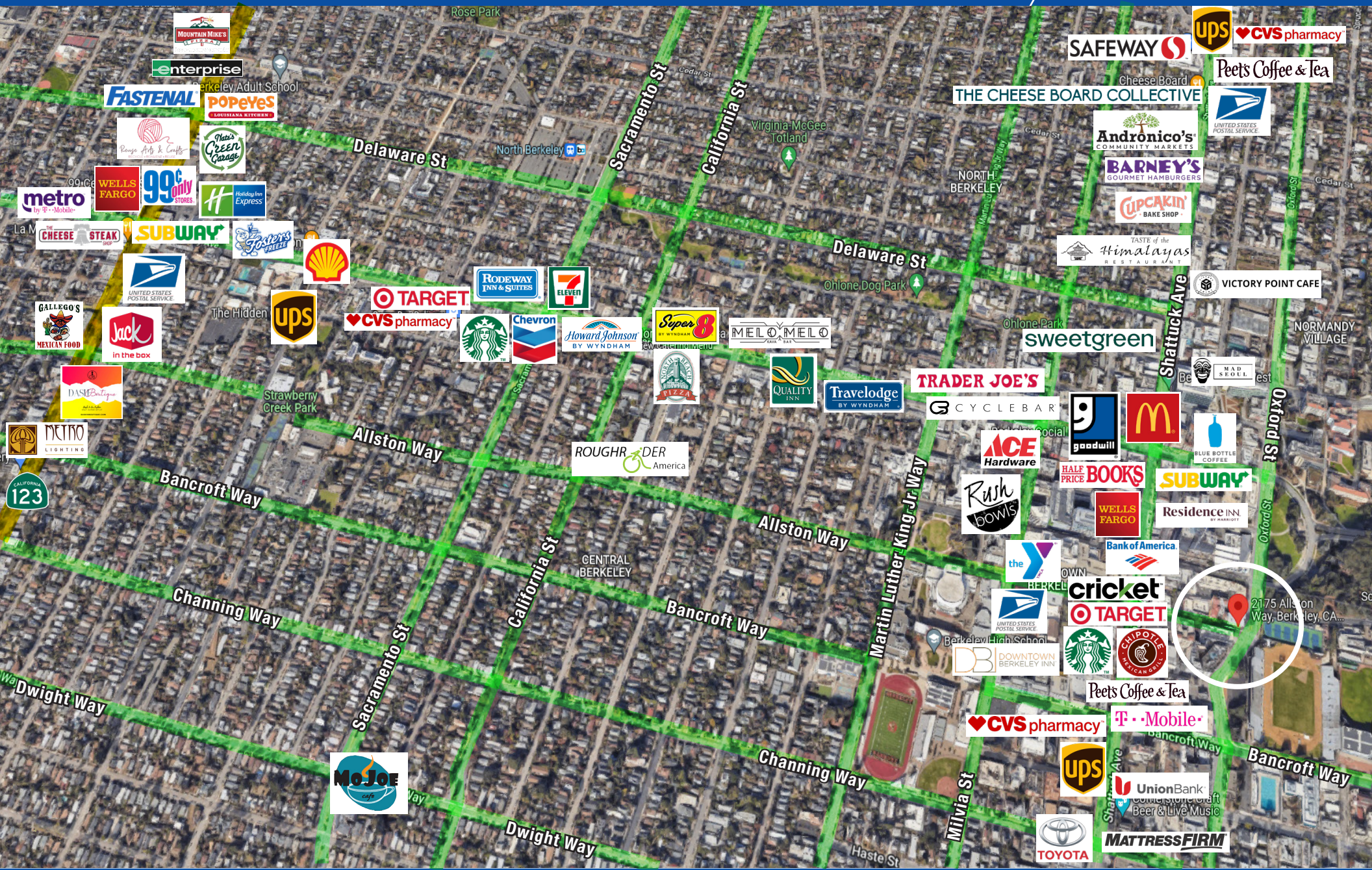
- ✓ Highly visible corner location nestled between Shattuck and UC Berkeley with an attractive window-line
- ✓ A+ corner location steps from Edwards Stadium
- ✓ Fully built-out kitchen and appliances
- ✓ Full Type 1 Hood
- ✓ Seating for approx. 100
- ✓ Beer and Wine License
- ✓ All furniture fixtures and equipment
- ✓ Walk-in refrigerator
- ✓ Close proximity to UC Berkeley, Shattuck Ave, BART, and other dining and shopping locales
- ✓ Favorable lease terms

Please contact agents for additional information and tours.

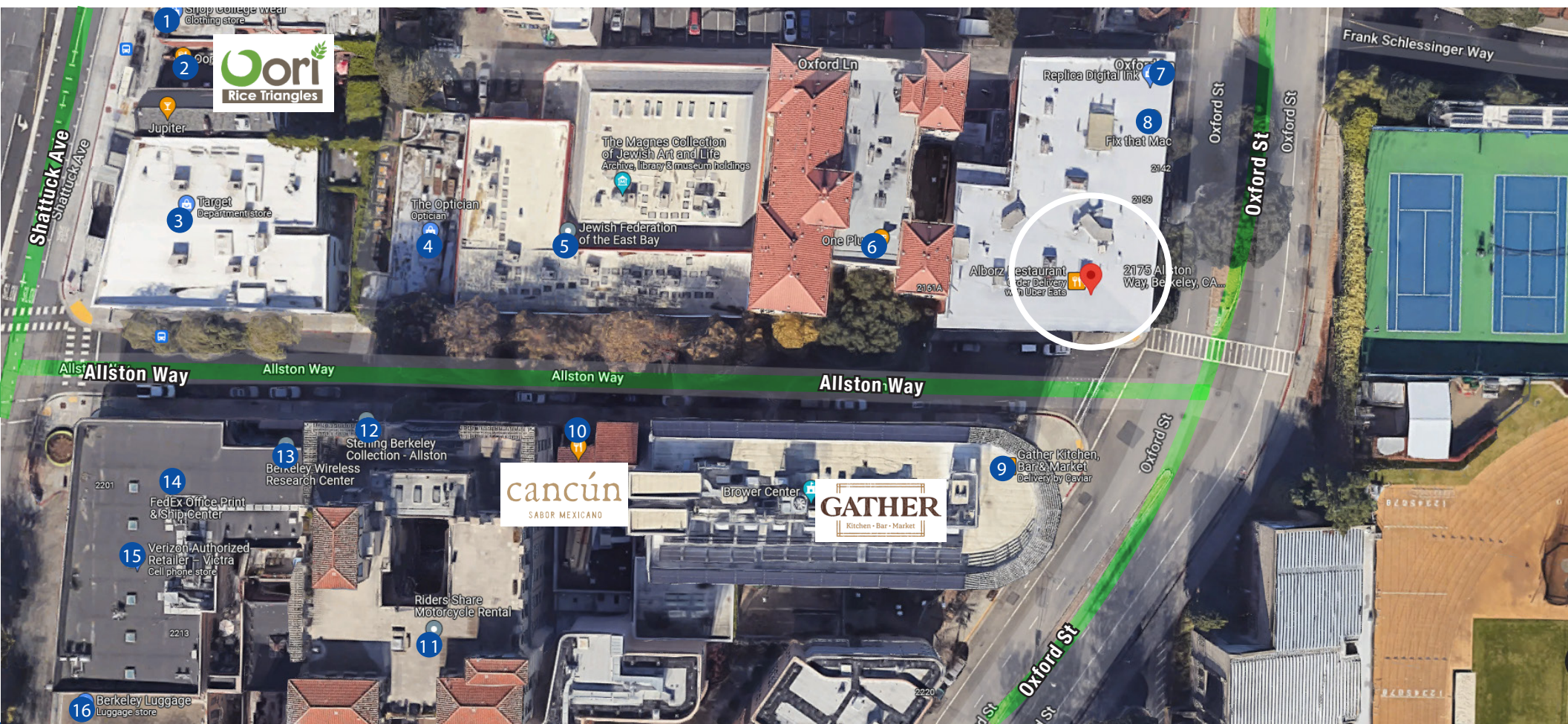








- 1 SHOP COLLEGE WEAR
- 2 OORI RICE TRIANGLES
- 3 TARGET
- 4 THE OPTICIAN
- 5 JEWISH FEDERATION OF THE EAST BAYMOVERS
- 6 ONE PLUS
- 7 REPLICA DIGITAL INK
- 8 FIX THAT MAC
- 9 GATHER KITCHEN, BAR & MARKET
- 10 CANCUN SABOR MEXICANO
- 11 RIDERS SHARE MOTORCYCLE RENTAL
- 12 STERLING BERKELEY COLLECTION - ALLSTON
- 13 BERKELEY WIRELESS RESEARCH CENTER
- 14 FEDEX OFFICE PRINT & SHIP CENTER
- 15 VERIZON AUTHORIZED RETAILER
- 16 BERKELEY LUGGAGE



Confidential Offering Memorandum & Disclaimer This Confidential Offering Memorandum (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Starboard Commercial Real Estate (“Starboard”) as part of Starboard’s efforts to market for sale the real property located at 2175 Allston Way Berkeley, CA 94704 (the “Property”). Starboard is the exclusive agent and broker for the owner(s) of the Property (the “Owner”). Starboard is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Starboard also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Starboard, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient’s use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Starboard.

Starboard, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Starboard and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or noncompliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Starboard may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, Starboard will provide the Recipient with copies of all referenced contracts and other documents. Starboard assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property.

More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Starboard and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. Starboard reserves the right to require the return of this Memorandum and the material in it any other material provided by Starboard to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

*The largest,
independently
-owned commercial
real estate firm in
San Francisco.*



Unique Vision
We see what others miss

Local Market Leader
No one knows Northern
California like we do

Full Service Firm
We do it all

NATHAN NIEBERGALL
Senior Leasing & Sales
CALL 415-250-4599
Nathan@starboardcre.com
CA BRE #01967005

JANE WOOLLEY
Director, Leasing & Sales
CALL 925-366-4190
Jane@starboardcre.com
CA BRE# 01832781

As the largest independently-owned commercial real estate firm in San Francisco, Starboard CRE provides boutique, full-service, client-oriented expertise while offering global reach through national and international partner offices. Established in 1991, Starboard CRE has organically developed significant relationships with owners, investors, tenants, developers, architects, and attorneys throughout the San Francisco Bay Area with access to a network of professionals throughout multiple markets in the U.S. Locally based, technology forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

TCN
WORLDWIDE
REAL ESTATE SERVICES

AREA
ASSOCIATED REALTY OF THE AMERICAS