

# 2507 Broadway

Uptown Oakland | California

## BUSINESS FOR SALE

- ±3,800 SF – Ground/ Mezzanine
- Type 1 Hood (10 feet)
- Keymoney \$370,000
- Type 47 license included

## CONTACT



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Accelerating success.



# 2507 BROADWAY | BAR & RESTAURANT FOR SALE

Great opportunity for a new concept to join the burgeoning Uptown/ Valdez neighborhood! With the new West Elm Hotel a ½ block away and 6 new residential developments under construction within 3 blocks in any direction, this is a fantastic opportunity to take over an existing restaurant on vibrant Broadway!

Nearby businesses include MUA, and The Hive with Drakes Dealership, Calavera, and Firebrand Bakery, as well as new restaurants Brown Sugar Kitchen and MIXT Greens. Within walking distance is Athletic Club Oakland, Farley's East, Era Bar & Lounge, Torpedo Sushi, Halaal Guys and Ike's.

## 2507 BROADWAY | BAR & RESTAURANT FOR SALE

### 2507 BROADWAY

- Constructed in 1925
- New retail business opening within the building
- Hi-traffic pedestrian / vehicle area
- Very visible location

### BAR & RESTAURANT

- 3,800SF –Ground/ Mezzanine
- Type 1 Hood (10 feet)
- Grease Trap
- 2 restrooms / 1 is ADA
- Separate Trash Area
- Rear egress for access / deliveries
- Type 47 license included
- Seat capacity: 54
- Standing capacity: 116

### EQUIPMENT

- Sinks / Prep Counters
- Grill
- Dishwasher
- 4ft Freezer / 6ft Refrigerator
- Misc full kitchen items
- Lease thru May 2022 + 5-Yr Option
- Current Rent is Below-Market Rate
- Key Money: \$370K

### UPTOWN

- Lively, energetic neighborhood
- Many restaurants, bars and entertainment
- Art Murmur/First Friday community events
- Surrounded by 10.7M SF of office and 6,000 residential units (with 1,500 more in planning) within walking distance.
- Daytime population within 10 Min Drive: 168,407
- 2017 est. population within 10 Min Drive: 262,927



ANNUAL VISITORS: **540K**  
*Fox & Paramount theaters*



WALK SCORE: **100**  
*Walker's Paradise*



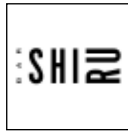
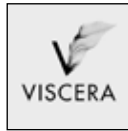
BIKE SCORE: **93**  
*Very Bikeable*



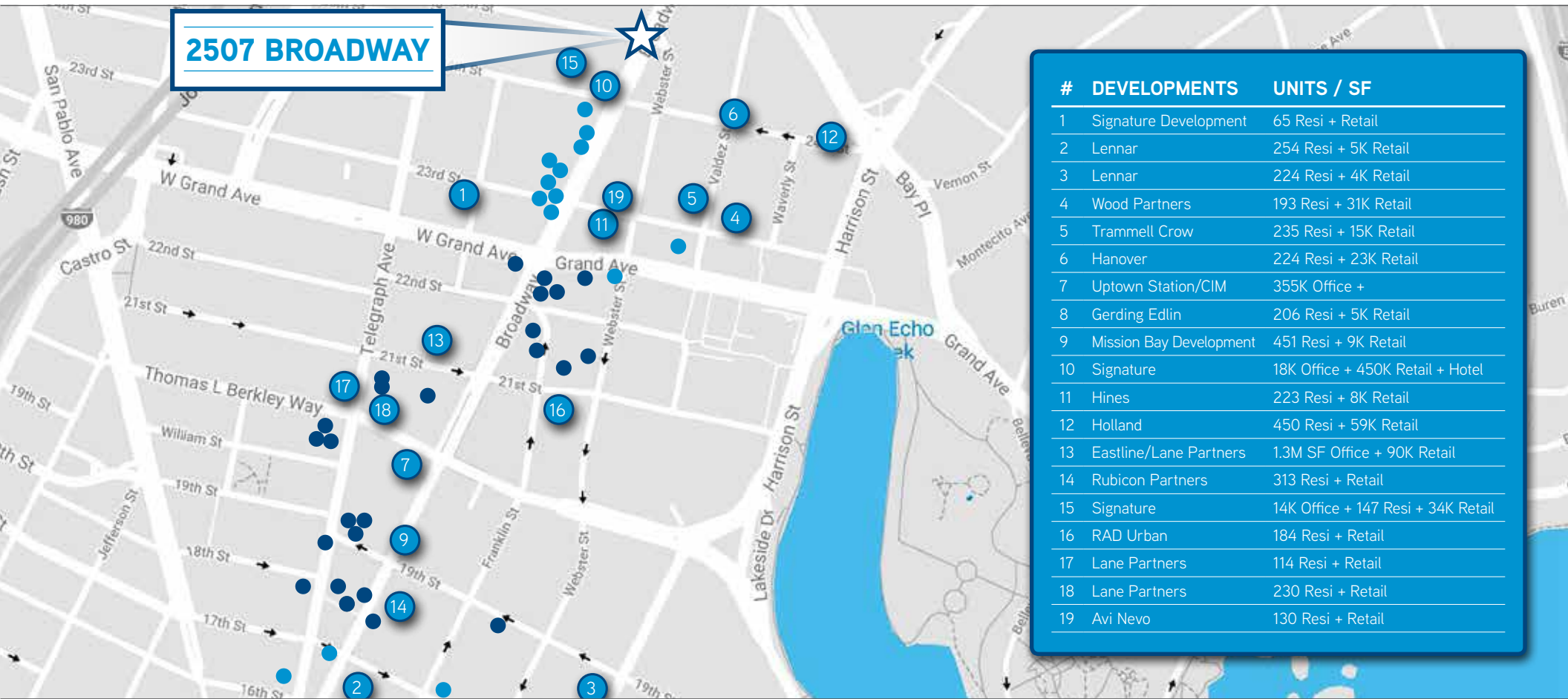
TRANSIT SCORE: **86**  
*Excellent Transit*



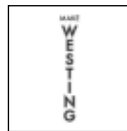




2507 BROADWAY



#	DEVELOPMENTS	UNITS / SF
1	Signature Development	65 Resi + Retail
2	Lennar	254 Resi + 5K Retail
3	Lennar	224 Resi + 4K Retail
4	Wood Partners	193 Resi + 31K Retail
5	Trammell Crow	235 Resi + 15K Retail
6	Hanover	224 Resi + 23K Retail
7	Uptown Station/CIM	355K Office +
8	Gerding Edlin	206 Resi + 5K Retail
9	Mission Bay Development	451 Resi + 9K Retail
10	Signature	18K Office + 450K Retail + Hotel
11	Hines	223 Resi + 8K Retail
12	Holland	450 Resi + 59K Retail
13	Eastline/Lane Partners	1.3M SF Office + 90K Retail
14	Rubicon Partners	313 Resi + Retail
15	Signature	14K Office + 147 Resi + 34K Retail
16	RAD Urban	184 Resi + Retail
17	Lane Partners	114 Resi + Retail
18	Lane Partners	230 Resi + Retail
19	Avi Nevo	130 Resi + Retail







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