



FOR LEASE

TURNKEY RESTAURANT COCKTAIL BAR TEMESCAL

LOCATION

308 41st St
Oakland

SIZE

±1,088 sq. ft.

PROPERTY HIGHLIGHTS

- Turnkey Cocktail Bar / Restaurant with 47 license
- Patio and parklet offer outdoor dining for 35 guests. Indoor capacity 49
- Well-loved neighborhood cocktail bar featuring playful and fresh California menu
- Known for craft cocktails, local and seasonal food menu, hub for emerging food creatives
- FFE including hand crafted tables, modern dining chairs from West Elm and DWR, light fixtures from Barn Light Electric
- Great window line and natural light with skylight over mezzanine
- Great co-tenancy with Bay Bridge Fitness Crossfit, True Burger
- Classic brick building with Spanish tile roof and period detail

OFFERED AT

\$3,400/month plus NNN of \$354/month
Key Money \$100K

**NORHEIM
& YOST**

732 Addison Street
Suite "C"
Berkeley, CA 94710

Catherine Macken

BRE# 02136323

cm@noryost.com

510-527-3400 x 15

Steve Smith

BRE# 01330154

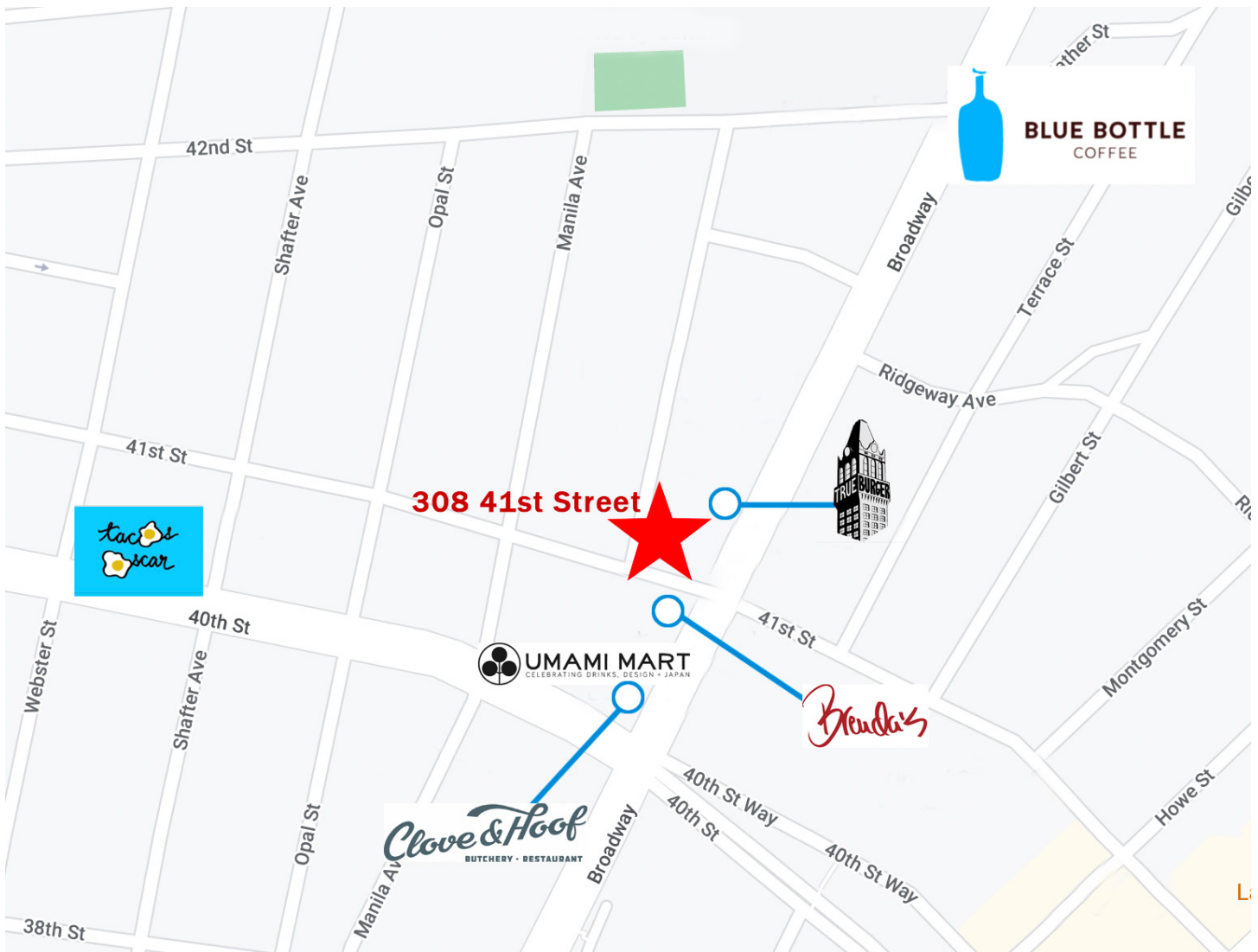
ss@noryost.com

510-527-3400 x12



All information furnished herein was provided by sources deemed reliable, but no representation is made or implied as to the accuracy thereof.

PROPERTY HIGHLIGHTS



Furniture, Fixtures & Equipment

MOFE22M3 Convection Oven Half Size 110V

Waring Tostado Supremo Grill

SADSCFU386VK Vodka Glass Froster Countertop

HOSIM-200BAC Ice Maker 40" 150lb UC

SUN8 Sunkist #8 Citrus Juicer 115v

Misc. kitchen Supplies

One-of-a-kind handmade tables by artist Jim Cauley

Black Design Within Reach chairs

Black West Elm chairs

Outdoor Tables, Chairs, Stools

Outdoor plants and planters

Propane heaters

Toast Flex for Guest (Direct Attach) w/ MSR

Toast Tap (On Counter)

Toast Printer, Cash Drawer

Toast Go 2 Pay at Table (Black)

Epson TMT-U220B Kitchen Printer

Meraki Z3 Router