

FOR LEASE: 19,285 SF - 55,575 SF

BRICK & TIMBER BUILDING IN PROMINENT HIGH VISIBILITY LOCATION

4056 HUBBARD STREET | EMERYVILLE, CALIFORNIA



PROPERTY HIGHLIGHTS

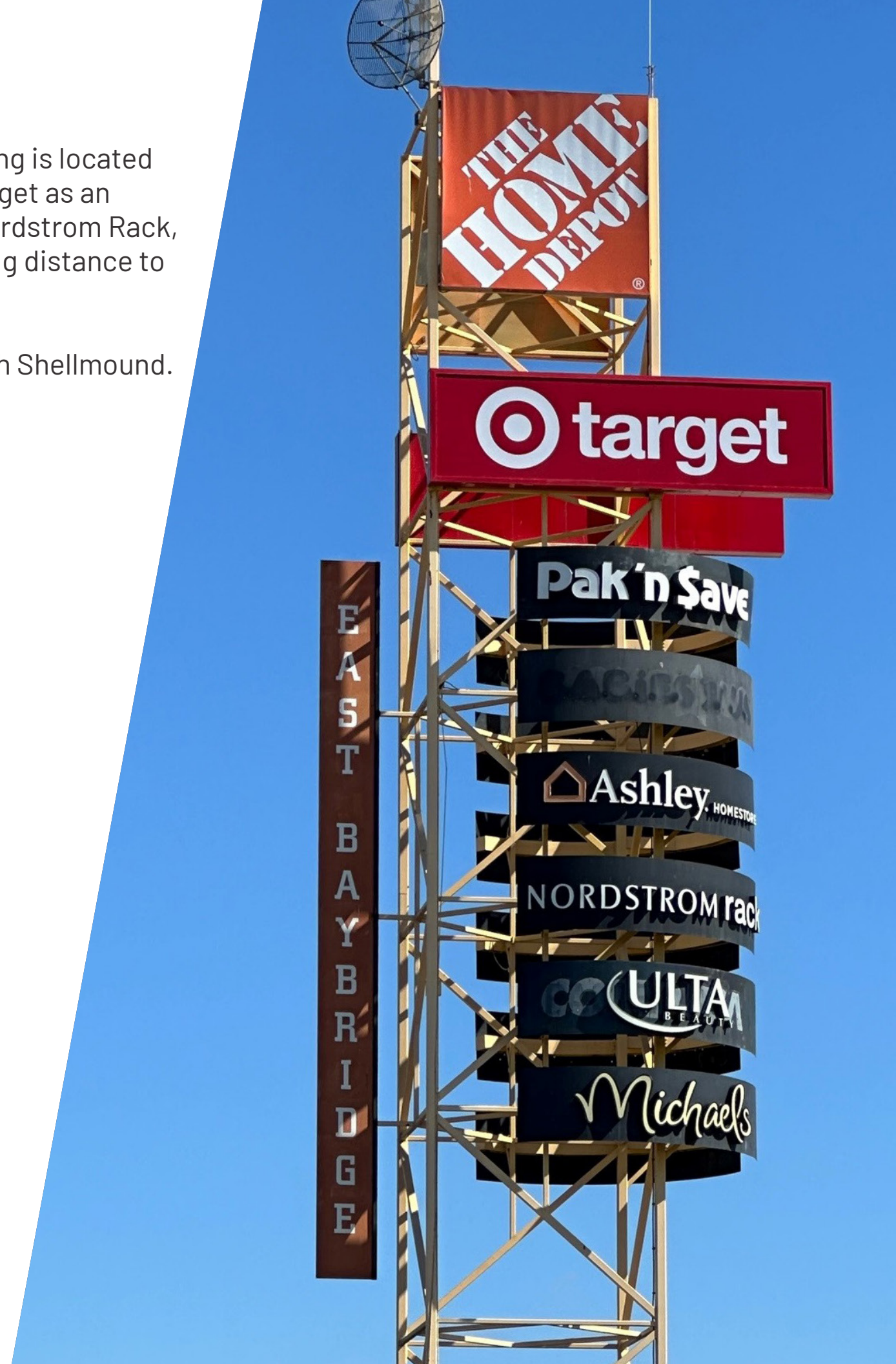
Prominent Corner Location! This Iconic Freestanding Building with Seismic Bracing is located directly across the street from the East Bay Bridge Shopping Center featuring Target as an anchor tenant and other large, big box retailers such as Best Buy, Home Depot, Nordstrom Rack, Ashley Furniture, Office Depot, Ulta and Pack 'n Save Foods. It is also within walking distance to Ikea, Bay Street Plaza and Powell Street Plaza.

Excellent street frontage with High Visibility along 40th Street that converges with Shellmound. Walking distance to three (3) Lifestyle Shopping Centers.

PROPERTY SUMMARY

ADDRESS	4056 Hubbard Street, Emeryville
APN	49-619-10
BUILDING	19,285 SF Rare Freestanding Building (or up to 55,575 SF with Adjacent Contiguous Space)
LOT	23,275 SF
LOADING	1 Grade Level, 1 Dock High
PARKING	Six (6) On-Site Spaces + Free Street Parking
SEISMIC BRACING	Yes
SPRINKLERS	Yes
LIGHTING	Good Natural Lighting & Skylights
POWER	400 Amps @ 120/240 Volts
WAREHOUSE	Clear Span
ZONING	M-U, Mixed Use Allows Retail, Office, Life Science and Industrial

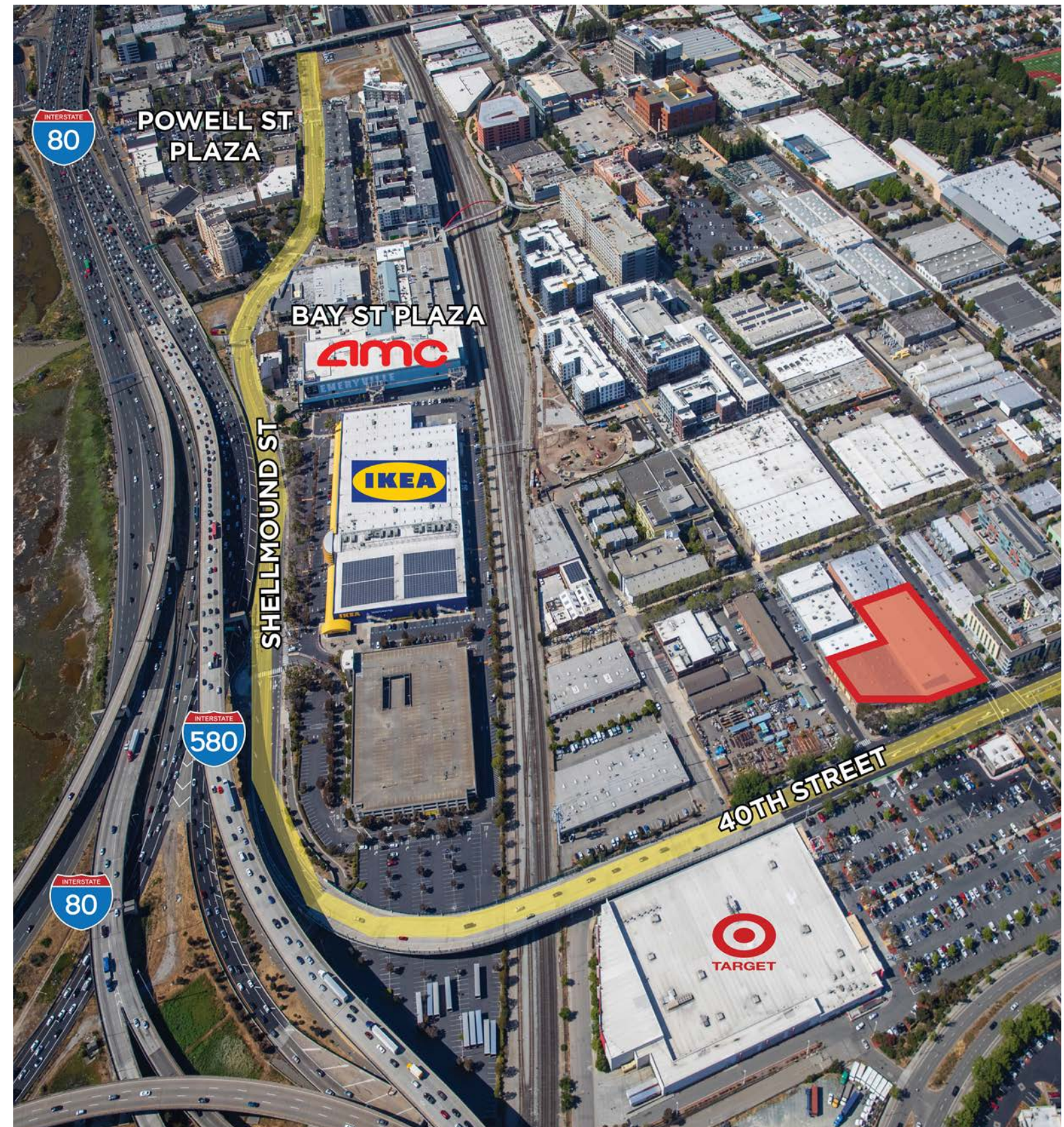
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RETAIL DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2023 Total Population	26,257	235,786	475,004
Owner Occupied Housing Units	4,055	32,230	74,302
Renter Occupied Housing Units	7,247	75,852	121,831
HOUSEHOLD SUMMARY	1 Mile	3 Miles	15 Miles
2023 Households	11,302	108,082	196,133
2023 Average Household Size	2.12	2.05	2.25
2023 Families	4,439	40,754	98,816
2023 Average Family Size	3.08	3.27	3.29
MEDIAN HOUSEHOLD INCOME	1 Mile	3 Miles	15 Miles
2023	\$110,346	\$98,455	\$102,477
AVERAGE HOUSEHOLD INCOME	1 Mile	3 Miles	15 Miles
2023	\$156,933	\$148,752	\$159,641
MEDIAN AGE	1 Mile	3 Miles	15 Miles
2023	38.5	38.9	38.4
TRAFFIC COUNTS	ADT		
40th Street/Hubbard	14,762 ADT		

Desirable mixed-use area surrounded by retail, residential housing, office, life science and industrial companies. Enjoy easy access into San Francisco and all major freeways (I-80, I-880, and I-580), including mass transit for commuters, making it a desirable destination location.



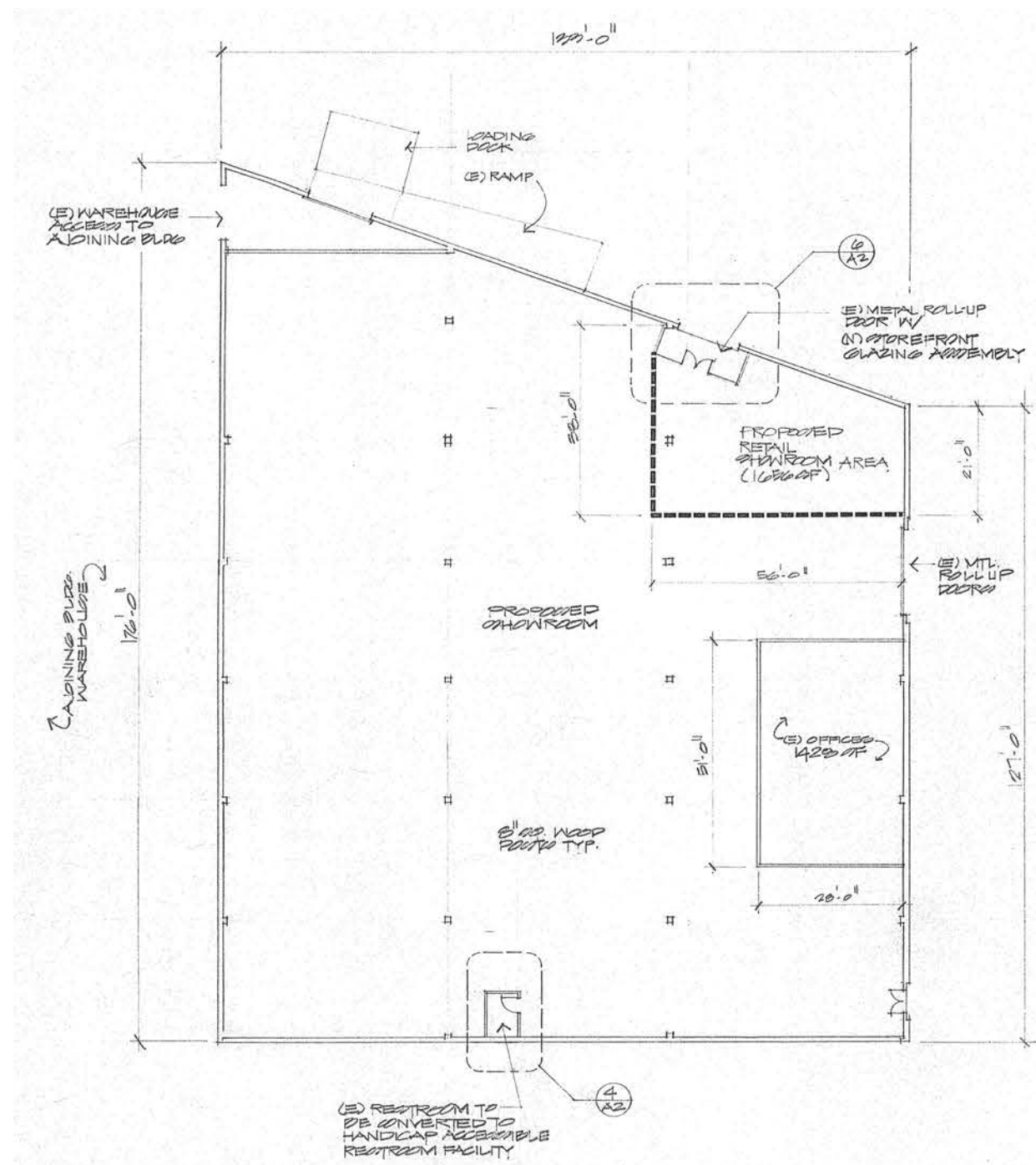
PROPERTY PHOTOS

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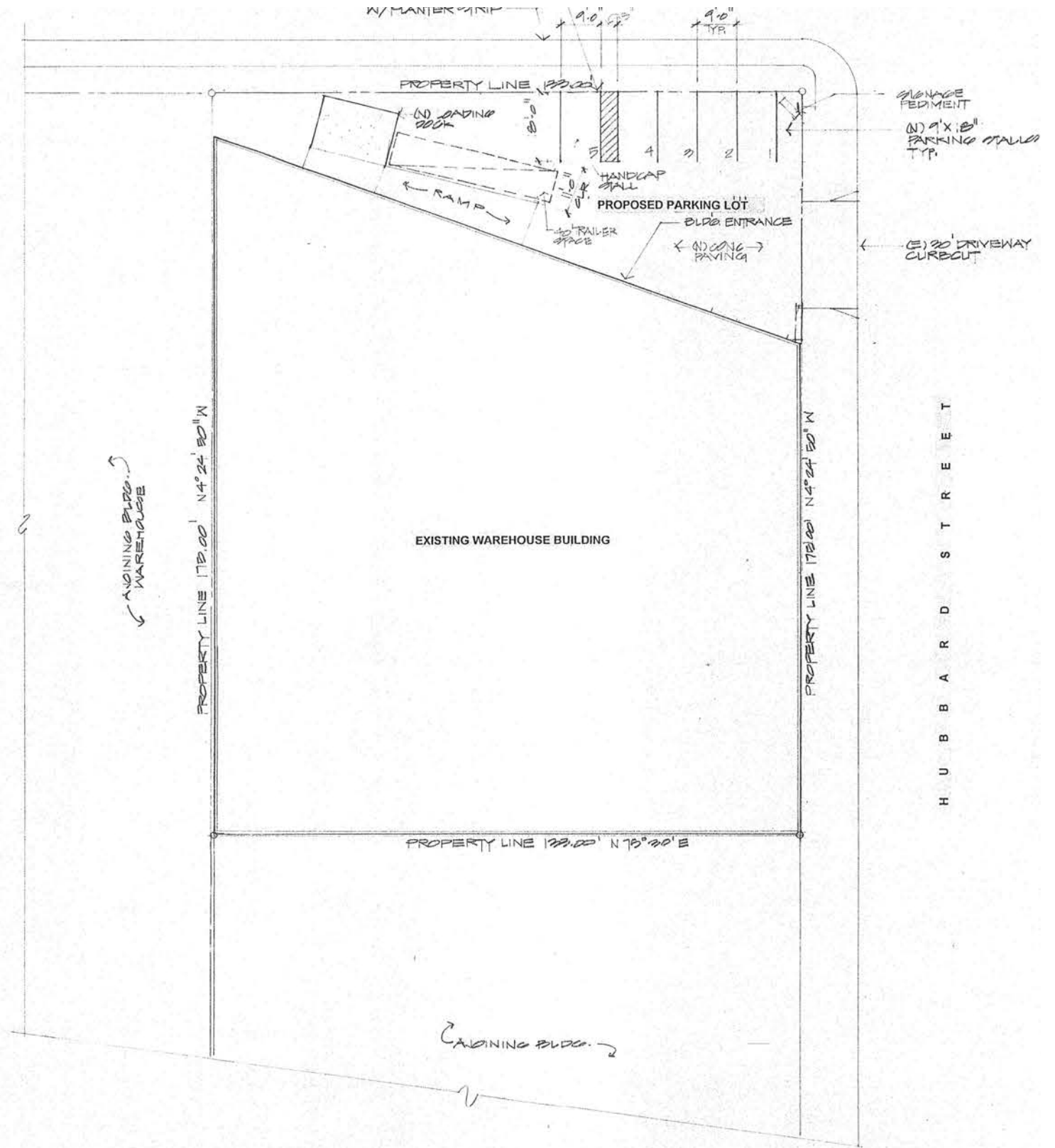


FLOOR PLAN

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G.P. FOOTAGE	
LOT SIZE	29,409 SQ FT
(E) BUILDING	29,141 SQ FT
PROPOSED BLDG USE	
WAREHOUSE	17,018 SQ FT
RETAIL SHOWROOM	1,026 SQ FT
(E) OFFICE	1,428 SQ FT
PARKING:	
INCL.	5 STALLS 9'X13'
	1 H.C. STALL 16'X13'



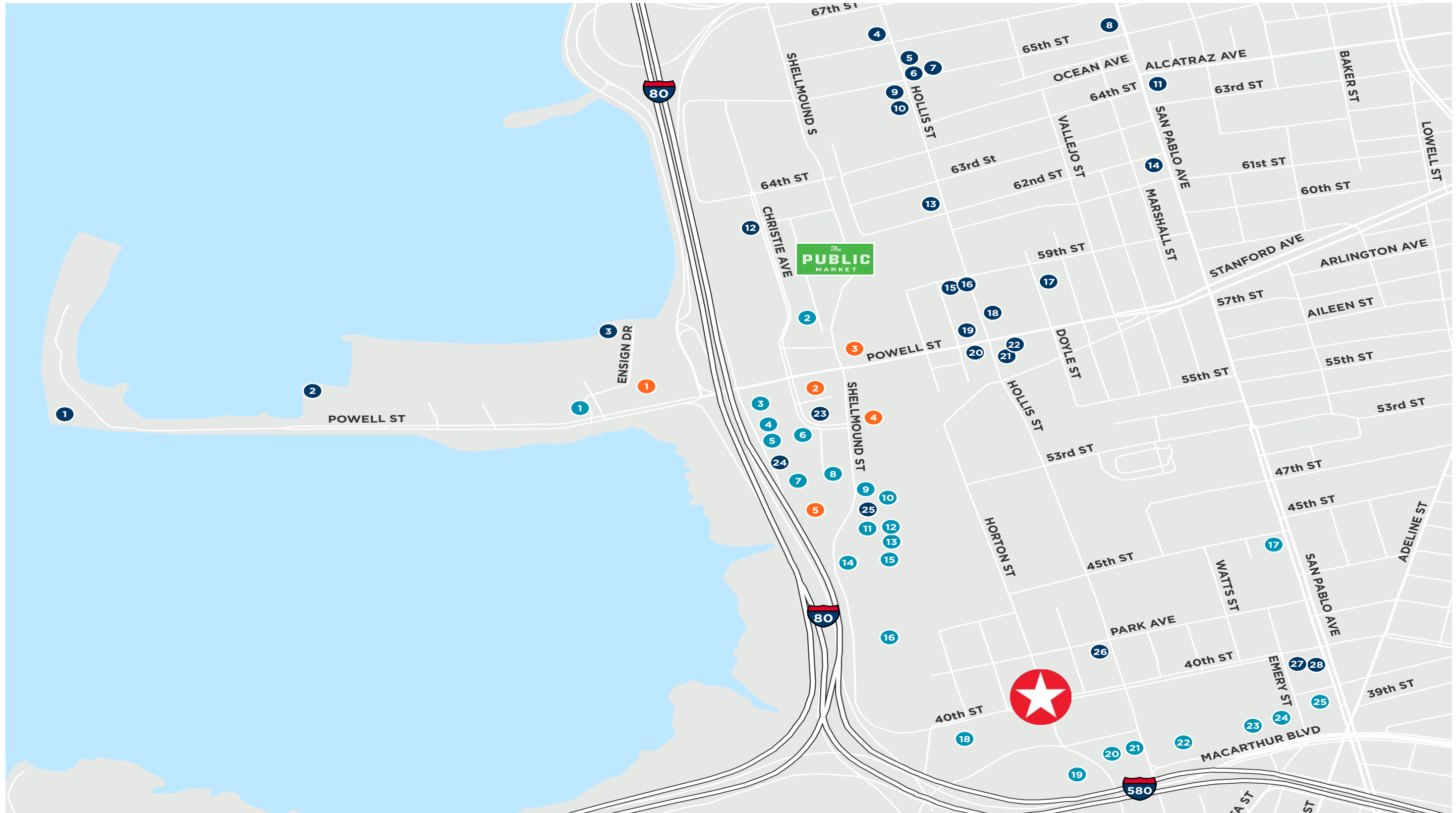
H U B B A R D S T R E E T

AERIAL MAP



EMERYVILLE AMENITIES MAP

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EMERYVILLE AMENITIES MAP

The
PUBLIC MARKET

Unmatched On-Site Amenities
Immediate access to The Public Market offers convenience at it's best. Enjoy artisan food, shop the look of the season, take a fitness class, or schedule a haircut. It's all available right next door.

Food

- | | |
|-----------------------|----------------------------|
| 1 Hong Kong East | 15 Branch Line Pub |
| 2 Trader Vic's | 16 Summer Summer Thai |
| 3 Chevy's | 17 Townhouse |
| 4 Rotten City Pizza | 18 The Bureau 510 |
| 5 Jasmine Blossom | 19 Best Coast Burritos |
| 6 Los Moles | 20 Honor Kitchen |
| 7 Espresso Roma | 21 Ike's Love & Sandwiches |
| 8 Mujiri | 22 Gobi Mongolian Grill |
| 9 Starbucks | 23 Black Bear Diner |
| 10 KYU2 Sushi | 24 Togo's Sandwiches |
| 11 Paradise Park Café | 25 PF Chang's |
| 12 Black Diamond Café | 26 Rudy's Can't Fail |
| 13 Ruby's Café | 27 Ramen 101 |
| 14 Donut Farm | 28 Panda Express |

Retail

- | | |
|---------------------------|-------------------|
| 1 The UPS Store | 14 West Elm |
| 2 FedEx Office | 15 Uniqlo |
| 3 Marshall's | 16 IKEA |
| 4 Banana Republic Factory | 17 CVS Pharmacy |
| 5 Old Navy | 18 Target |
| 6 Trader Joe's | 19 Best Buy |
| 7 Ross | 20 Office Depot |
| 8 BevMo | 21 Pet Club |
| 9 Vans | 22 The Home Depot |
| 10 Apple Store | 23 Ulta Beauty |
| 11 Bay Street Emeryville | 24 Nordstrom Rack |
| 12 H&M | 25 Safeway |
| 13 Sephora | |

The Public Market

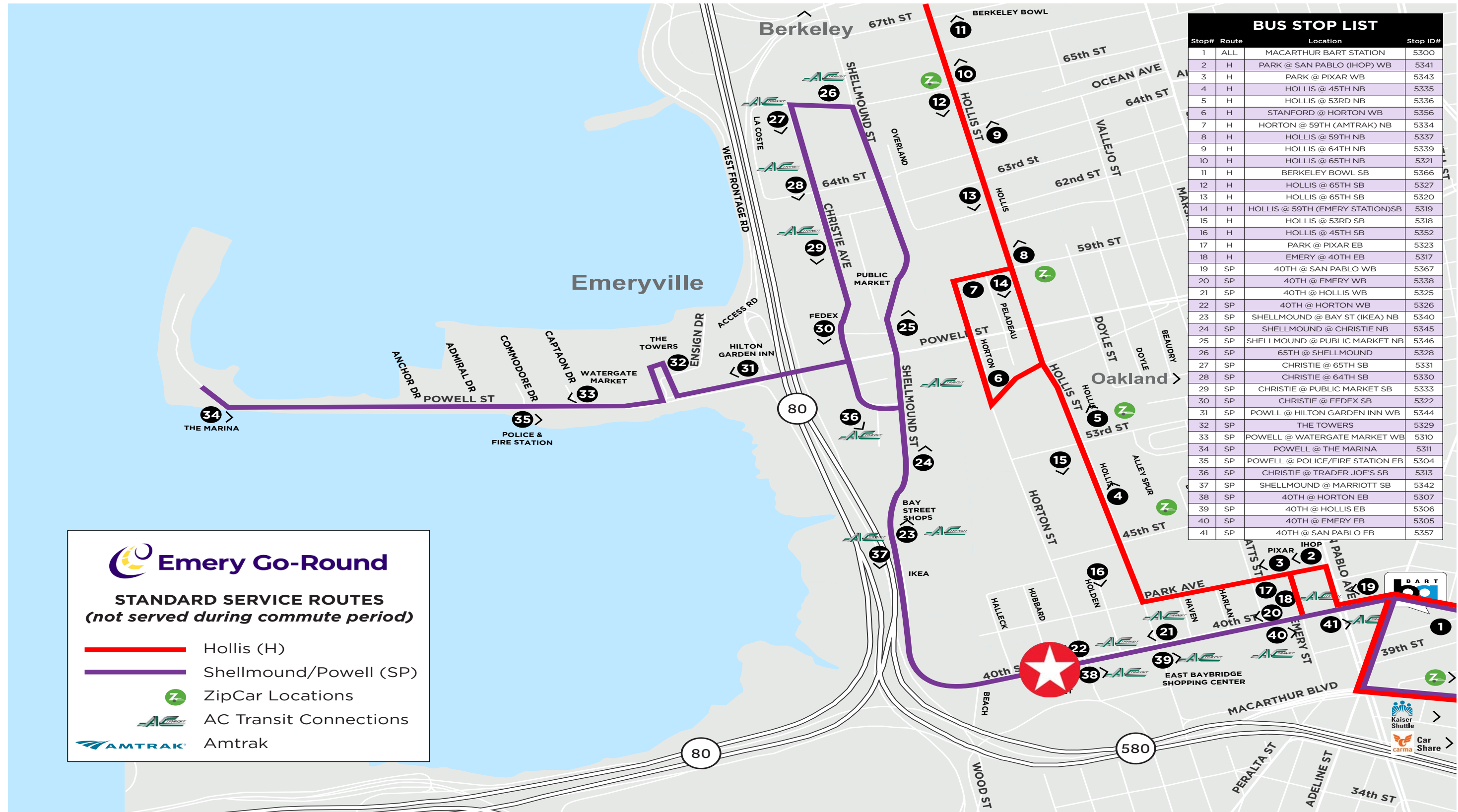
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|--|-----------------------------|
| Guitar Center | Konarq |
| Urban Outfitters | Minnie Bell's Soul Movement |
| OrangeTheory Fitness | Mr. Dewie's Cashew Creamery |
| Bruce's Barbershop | NabiQ |
| Emeryville Dental Care | Naru Sushi |
| Emeryville Occupational Medical Center | Paradita Eatery |
| The Lounge Nail Spa | Peet's Coffee and Tea |
| A Girl Named Pinky | Pig in a Pickle |
| Baby Cafe | Pizzeria Mercato |
| C CASA | Public Bar by Blush |
| Calypso Rose - Coming Soon | Shiba Ramen |
| Jayna Gyro | Super Duper Burgers |
| Koja Kitchen | The Periodic Table |

Hotels

- | | |
|---------------------------|-----------------|
| 1 Hilton Garden Inn | 4 Hyatt Place |
| 2 Four Points by Sheraton | 5 Royal Sonesta |
| 3 Hyatt House | |



EMERYVILLE TRANSPORTATION MAP



BUS STOP LIST			
Stop#	Route	Location	Stop ID#
1	ALL	MACARTHUR BART STATION	5300
2	H	PARK @ SAN PABLO (IHOP) WB	5341
3	H	PARK @ PIXAR WB	5343
4	H	HOLLIS @ 45TH NB	5335
5	H	HOLLIS @ 53RD NB	5336
6	H	STANFORD @ HORTON WB	5356
7	H	HORTON @ 59TH (AMTRAK) NB	5334
8	H	HOLLIS @ 59TH NB	5337
9	H	HOLLIS @ 64TH NB	5339
10	H	HOLLIS @ 65TH NB	5321
11	H	BERKELEY BOWL SB	5366
12	H	HOLLIS @ 65TH SB	5327
13	H	HOLLIS @ 65TH SB	5320
14	H	HOLLIS @ 59TH (EMERY STATION) SB	5319
15	H	HOLLIS @ 53RD SB	5318
16	H	HOLLIS @ 45TH SB	5352
17	H	PARK @ PIXAR EB	5323
18	H	EMERY @ 40TH EB	5317
19	SP	40TH @ SAN PABLO WB	5367
20	SP	40TH @ EMERY WB	5338
21	SP	40TH @ HOLLIS WB	5325
22	SP	40TH @ HORTON WB	5326
23	SP	SHELLMOUND @ BAY ST (IKEA) NB	5340
24	SP	SHELLMOUND @ CHRISTIE NB	5345
25	SP	SHELLMOUND @ PUBLIC MARKET NB	5346
26	SP	65TH @ SHELLMOUND	5328
27	SP	CHRISTIE @ 65TH SB	5331
28	SP	CHRISTIE @ 64TH SB	5330
29	SP	CHRISTIE @ PUBLIC MARKET SB	5333
30	SP	CHRISTIE @ FEDEX SB	5322
31	SP	POWELL @ HILTON GARDEN INN WB	5344
32	SP	THE TOWERS	5329
33	SP	POWELL @ WATERGATE MARKET WB	5310
34	SP	POWELL @ THE MARINA	5311
35	SP	POWELL @ POLICE/FIRE STATION EB	5304
36	SP	CHRISTIE @ TRADER JOE'S SB	5313
37	SP	SHELLMOUND @ MARRIOTT SB	5342
38	SP	40TH @ HORTON EB	5307
39	SP	40TH @ HOLLIS EB	5306
40	SP	40TH @ EMERY EB	5305
41	SP	40TH @ SAN PABLO EB	5357

Emery Go-Round

STANDARD SERVICE ROUTES
(not served during commute period)

- Hollis (H)
- Shellmound/Powell (SP)
- ZipCar Locations
- AC Transit Connections
- Amtrak



SAN FRANCISCO

MARIN

TREASURE ISLAND

PORT OF OAKLAND

EMERYVILLE

INTERSTATE
880

INTERSTATE
80

INTERSTATE
580

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