

SALE
\$9,000,000

THE PICKLEWORKS BUILDING

PRIDE OF OWNERSHIP OFFICE CAMPUS

STANDALONE SINGLE-TENANT IDENTITY

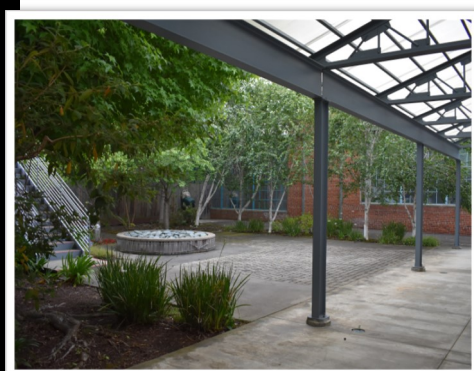


1325-75 55TH STREET EMERYVILLE CALIFORNIA 94608



Located next door to Emeryville's Iconic Thoroughbred Building (home of Adobe Systems TubeMogul), two blocks from the Hollis Street Emery Go Round free BART Shuttle which is minutes from the MacArthur BART Station, three blocks from the major intersection of Powell Street and Hollis Street, three minutes to EZ access to 80 and 580 Freeways. Located at the geographical center of the Bay Area. Three doors from Doyle Street Café, walking distance to iconic Townhouse Restaurant and Honor Bar.

The premises comprises ±14,634 SF of beautiful office space designed by Pyatok Architects newly constructed by BBI Construction circa 2000. The historical essence of the building was preserved by maintaining the 1920's brick front façade paying homage to the original use of the property, which was manufacturing pickles and vinegar products. The property has been under family ownership for almost 100 years. Situated on two (2) parcels totaling ±30,665 SF with 38 off-street parking spaces. Beautifully landscaped grounds provide for a first class working environment. Super-wide street frontage announces the prestige of the company occupying this secure campus location.



Ground floor layout currently consists of 30 private offices, two conference rooms, bullpen areas, large lunchroom/kitchen, server room, two sets of restrooms, a large open configuration room which opens on to a beautiful outdoor patio area is contiguous with the main building which is suitable for a separate bullpen area, major meeting or classroom, or other open configuration uses. In addition there is a second floor mezzanine with 10 private offices and another conference room with 2nd exterior stairway with direct access to outdoor patio.



Could be used for Lab space with Planning Department approval. Zoned MUN (Mixed Use Non-Residential) suitable for office use.

±14,634 SF OF OFFICE SPACE

2 PARCELS TOTALING ±30,665 SF

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[PHOTOS](#) | [STREET VIEW](#) | [SATELLITE](#) | [MAP](#)
[AREA BUSINESS](#) | [DEMOGRAPHICS](#)
[DATA AND IMAGES FOLLOW](#)

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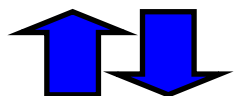
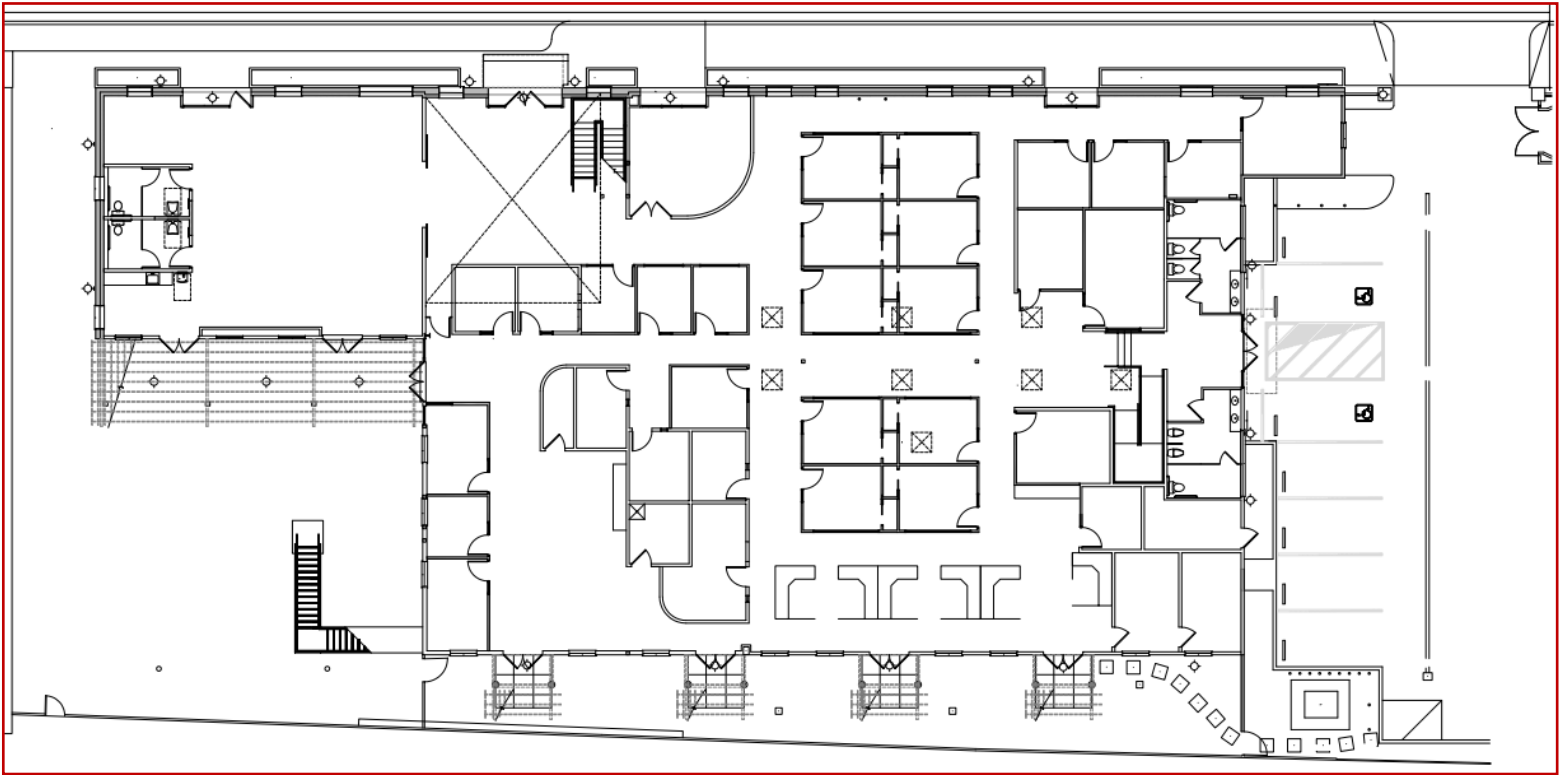
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- [Offering Summary — Page 1](#)
- [Floor Plan: Ground Floor](#)
- [Floor Plan: 2nd Floor / Mezzanine](#)
- [Photos: Pages 6-10](#)
- [Emeryville Demographics Profile, Employers and Linkage](#)
- [Emeryville History](#)

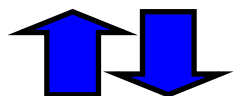
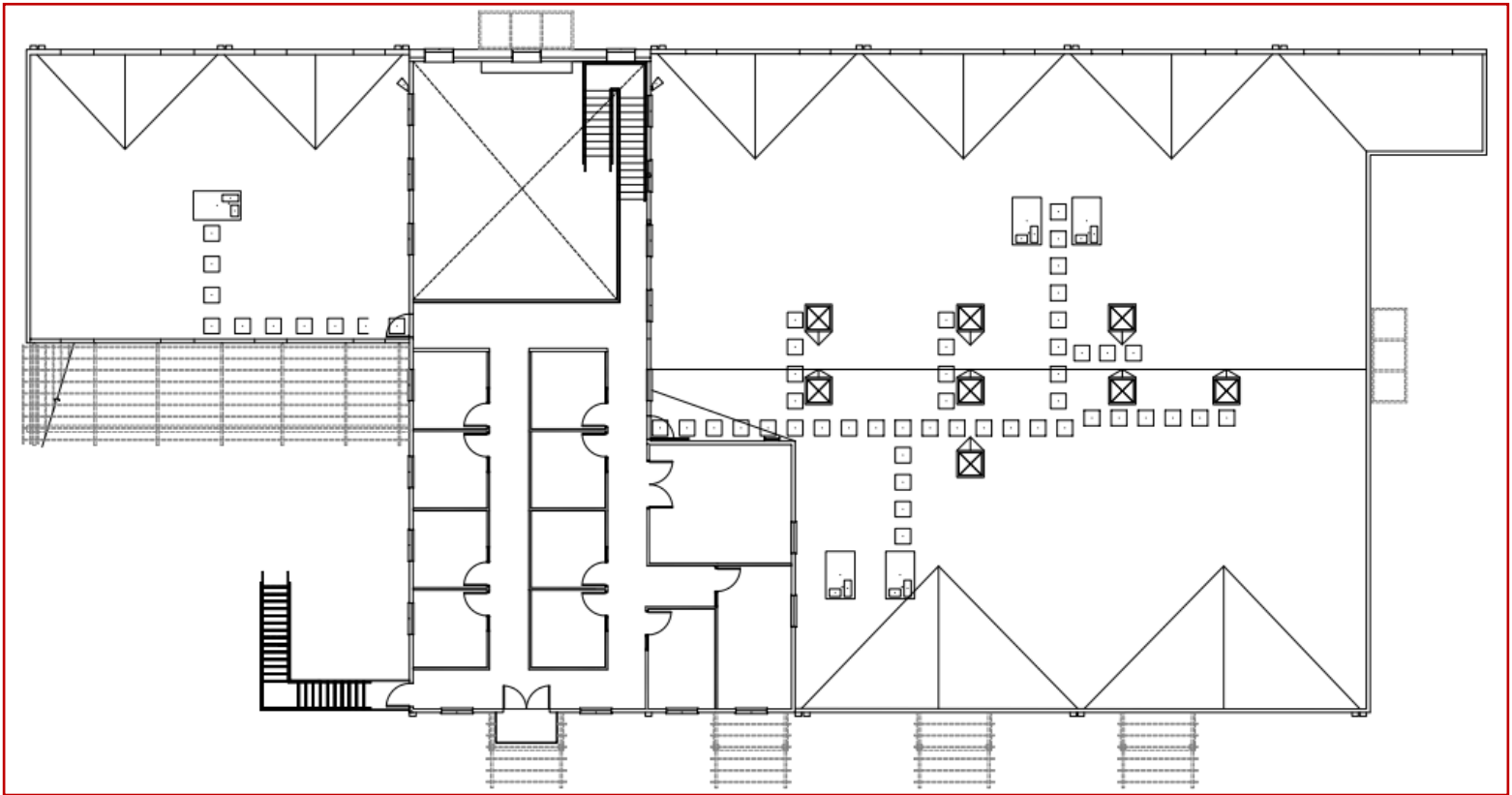
AREA BUSINESS AND SERVICES



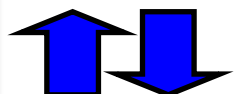
GROUND FLOOR



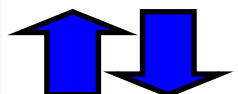
SECOND FLOOR MEZZANINE



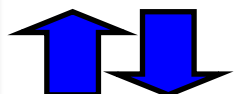
1375 55TH STREET



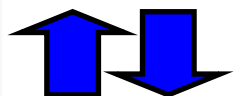
STREET VIEWS



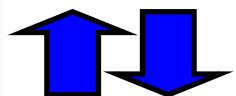
REAR PARKING / GROUND FLOOR



GROUND FLOOR / REMOTE PARKING



PATIO AREA



PROFILE: EMERYVILLE / 94608

DEMOGRAPHICS THUMBNAIL

Estimated zip code population in 2016: 29,278

Zip code population in 2010: 28,019

Zip code population in 2000: 24,572

Houses and condos: 15,319

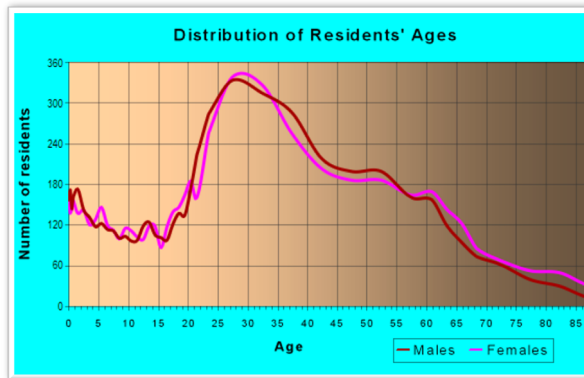
Renter-occupied apartments: 9,243

Percent of renters: 66% (State: 46%)

March 2016 cost of living index in zip code 94608: 141.3 (U.S. average is 100)

Population density: 10,715 people per square mile

[More Data from the Source, City-Data](#)



TOP 10 EMPLOYERS

	Employer	Employees
1	Pixar	1,275
2	Novartis	840
3	AC Transit	526
4	Bayer HealthCare Pharmaceuticals	499
5	Oaks Card Club	416
6	Amyris	336
7	IKEA	330
8	LeapFrog	318
9	Ex'pression College for Digital Arts	229
10	MobiTV	223

EMERYVILLE LINKAGE

- [1 History](#)
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[More Info from the Source, Wikipedia](#)

[Official Website](#)



EMERYVILLE HISTORY



Emeryville is a small [city](#) located in northwest [Alameda County, California](#), in the United States. It lies in a corridor between the cities of [Berkeley](#) and [Oakland](#), extending to the shore of [San Francisco Bay](#). Its proximity to San Francisco, the [Bay Bridge](#), the [University of California, Berkeley](#), and [Silicon Valley](#) has been a catalyst for recent economic growth.

It is the home to [Pixar Animation Studios](#), [Peet's Coffee & Tea](#), The [Center for Investigative Reporting](#) and [Clif Bar](#). In addition, several well known tech and software companies have made their home in Emeryville: [LeapFrog](#), [Sendmail](#), [MobiTV](#), [Novartis](#) (formerly [Chiron](#) before April 2006), [Wargaming America](#), and [BigFix](#) (now [IBM](#)). The population was 10,080 as of 2010, although it swells considerably on [weekdays](#) due to the city's position as a regional employment center.

Emeryville has some features of an [edge city](#); however, it is located within the inner urban core of the Oakland/greater [East Bay](#) and was heavily industrialized before the [First World War](#).

Early History

Before the colonization of the area by Spain in 1776, this area was the site of extensive [Ohlone](#) Native American settlements. Mudflats rich with clams and rocky areas with oysters, plus fishing, hunting, and acorns from the local [oak](#) trees provided a rich and easily exploited food source for the residents, who disposed of their [clam](#) and [oyster](#) shells in a single place, over time creating a huge mound, the [Emeryville Shellmound](#).

During the Spanish and Mexican eras, Emeryville was the site of a small wharf near the mouth of [Temescal Creek](#) adjacent to the shellmound. The wharf served the Peralta family's [Rancho San Antonio](#), and was used for loading the principal produce of the ranch—cattle hides—onto [lighters](#), and subsequently transferring them to ships, including New England-bound schooners.

The handling of cattle continued into the American era with the establishment of numerous meat packing plants along the bayshore in Emeryville between 67th and 63rd Streets in an area called "Butchertown". The cattle processed here were raised in nearby ranches and farms, and brought in by rail or barge. The odors emanating from this district were notorious and often mentioned in local newspapers of the 19th and early 20th century.

Emeryville's first post office opened in 1884.

The Town of Emeryville was incorporated December 2, 1896. It was named after Joseph Stickney Emery, who came during the Gold Rush and acquired large tracts of land in what became known as "Emery's". In 1884, Emery was president of a [narrow-gauge railroad](#) called the [California and Nevada Railroad](#). The railroad was originally intended to extend from Oakland, through Emery's (at the time, just an unincorporated settlement along the bayshore) and then east across the [Sierra Nevada](#) to the [gold mining](#) town of [Bodie, California](#). From Bodie the railroad would extend east through Nevada to a connection with the [Denver & Rio Grande Railroad](#). Despite its grandiose intentions, the railroad was built only from Oakland to [Orinda](#), and its right-of-way was sold to the [Santa Fe Railway](#). The Santa Fe then constructed a rail yard and passenger depot below San Pablo between 41st Street and Yerba Buena Avenue. Although located in Emeryville, the depot, which opened in 1902, was called "Oakland".

20th Century

The [Key System](#), a local transit company, acquired the general offices of the California and Nevada as well as their nascent pier into San Francisco Bay, which was quickly transformed into a long pier reaching nearly to [Yerba Buena Island](#). The Key System established its main rail yard adjacent to the yard of the Santa Fe in a large tract west of San Pablo Avenue in the vicinity of Yerba Buena Avenue (so named because the island was visible in line with the thoroughfare). The Key System's main power plant, used to power its streetcars and commuter trains, was constructed adjacent to the city limits with Oakland. The immense smokestack was a local landmark for decades, surviving right through the [Loma Prieta earthquake](#) of 1989. It was demolished for safety reasons shortly thereafter. The old Key System mainline to the pier, and later, to the Bay Bridge, ran in a subway below Beach Street and the Southern Pacific mainline near the power plant.

That subway survives and is today used as a private entrance to the main sewage treatment plant of [East Bay Municipal Utility District](#) (EBMUD, the water utility serving Oakland and many surrounding cities). The rail yards and shops of the Key System and Santa Fe were acquired by Santa Fe's real estate development arm, later known as the [Catellus Development Corporation](#), and this firm proceeded to develop the site into a shopping center and multiunit residential district which remains there today.

[More from the Source, Wikipedia](#)

