

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR SALE AND FOR LEASE

Commercial Space
at the Pacific Park Plaza

6363 CHRISTIE AVENUE, EMERYVILLE, CA



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SIZE: ± 4,903 rsf

SALE PRICE:
\$1,495,000

LEASE RATE:
\$3.00 psf/month NNN

PROPERTY OVERVIEW

- Zoning:
MUR (Mixed Use Residential)
- Retail or office use

PROPERTY FEATURES

- Ground floor commercial unit of a 30-story high-rise luxury condominium building with 585 residential units with spectacular views of the San Francisco Bay. Building amenities include: heated pool and spa, tennis courts, full-service gym, lounge and party areas, 24/7 security
- East-facing windows with floor-to-ceiling window line
- Vacant space with excellent natural light
- Parking available at the building
- 1 mile from the new John Muir Health/UCSF Health Outpatient Center on Berkeley/Emeryville border
- Near many residential developments, several colleges including UC Berkeley, and major employers

LOCATION HIGHLIGHTS

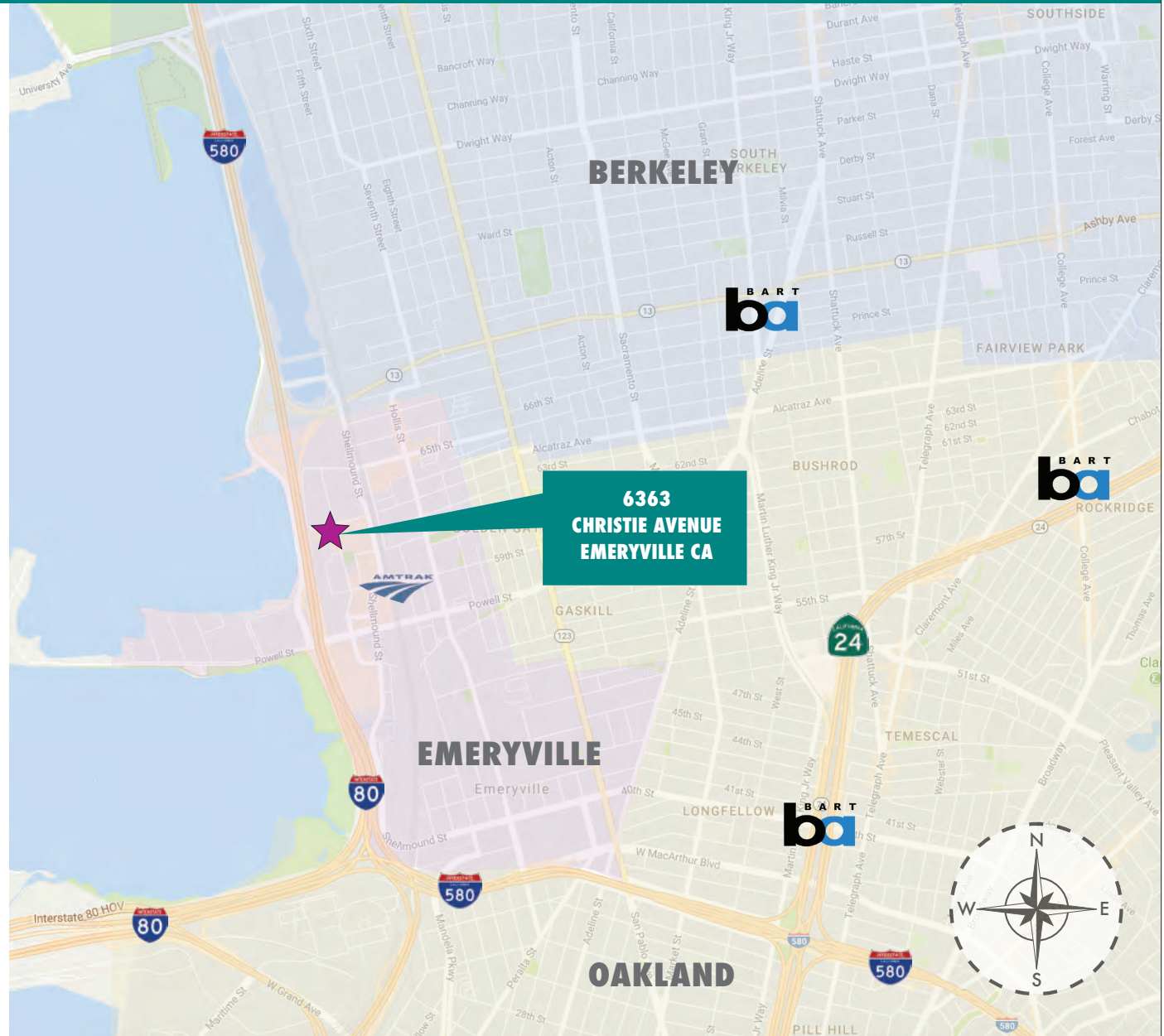
Pacific Park Plaza boasts one of the East Bay's most desirable locations. Proximity to city marinas and parks, movie theaters, excellent shopping, world-class cuisine and live entertainment.

- 2 blocks from Emeryville Public Market, with Urban Outfitters, Guitar Center, Peet's, Shiba Ramen, C Casa, Oui Oui! Macaron, Super Duper Burgers, Mr. Dewie's Creamery, and Koja Kitchen
- 3 blocks to Amtrak train station
- Near Powell Street Plaza Shops with Trader Joe's, Petco, Jamba Juice, BevMo, Starbucks, Marshalls, and Ross
- Walk to Bay Street Shops with Apple Store, Athleta, Sephora AMC Theaters, Banana Republic, EQ3, Old Navy, West Elm, Victoria's Secret, See's Candies, Gap, and Barnes & Noble
- 1.5 mile to East Bay Bridge Shopping area with IKEA, Target, Home Depot, Michaels, Office Depot, Best Buy, Pet Club, Panera Bread and Ulta Beauty
- Easy freeway accessibility to SF Bay Bridge, San Rafael Bridge, and MacArthur Maze corridor (80, 580, 980, 880, and 24)

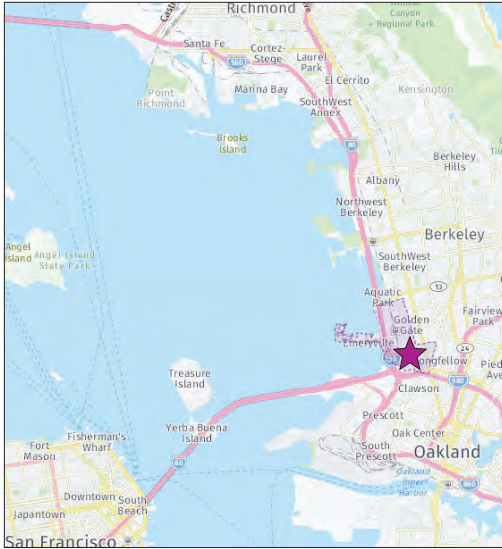
WORLD-CLASS VIEWS OF THE SAN FRANCISCO SKYLINE AND GOLDEN GATE BRIDGE



- Excellent access to entire SF Bay Area
- Easy freeway access to 24, 80, 580, 980, 880
- Less than 10 minutes to BART via free shuttle "Emery Go Round" – bus stops at corner
- Near a variety of popular eateries including Rudy's Can't Fail Cafe, Chevys, Trader Vic's, Black Diamond Cafe, Emery Bay Cafe, Honor Kitchen & Cocktails and Peet's Coffee, Arizmendi Bakery & Pizzeria, Wally's Cafe, Monster Pho2, Lanesplitter Pub & Pizza, and Los Cantaros
- Close to IKEA, Nordstrom Rack, Ulta Beauty, Target, Home Depot, Michael's, Office Depot, Red Wing, Best Buy, Pak N Save, Starbucks, Petco, Gamestop, Panera Bread, Bay Street, Powell Street shopping and Emeryville Public Market, Urban Outfitters, Guitar Center



ABOUT EMERYVILLE AND LOCAL AREA



The City of Emeryville is located between Berkeley and Oakland, extending to the shore of San Francisco Bay. One square mile, in the center of the SF Bay Area urban core at the confluence of several major freeways and near 2 airports (10 miles to OAK and 20 miles to SFO). Proximity to San Francisco, UC Berkeley and Silicon Valley has been a catalyst for recent economic growth.

Amtrak's Emeryville station serves California Zephyr, Coast Starlight, San Joaquin, and Capitol Corridor trains – with service to Seattle, Los Angeles and Chicago. Buses link the station with San Francisco. Across from the train station is Emeryville Public Market – a retail center with an assortment of casual eateries. Nearby Bay Street Shopping Center is an integrated part of the City's thriving retail and arts community. The Emeryville marina is

home to a mixed-use development including 2 marinas (one public, the other private), a park, the Watergate residential condominium community, a business park with several office buildings, and restaurants, including Hong Kong East Ocean Seafood Restaurant and historic Trader Vic's.

Located 2 miles west of the MacArthur BART. A free shuttle service, Emery Go-Round, serves MacArthur BART, Amtrak station, Bay Street shops, the Watergate complex, marina and other locations throughout the city and into Berkeley to Ashby BART. Freeway access to Emeryville is provided by Interstate 80, just north of where that freeway meets Interstate 880 and Interstate 580 – a major interchange known as MacArthur Maze.

- Population was 10,269 in 2013, and is estimated by General Plan to be a population of 16,600 by 2030

DEMOGRAPHICS

Population of Emeryville (2019)	± 16,506
Median Household Income	\$87,196
Median Age	38.5
College Degree	84%

(Source: CoStar)

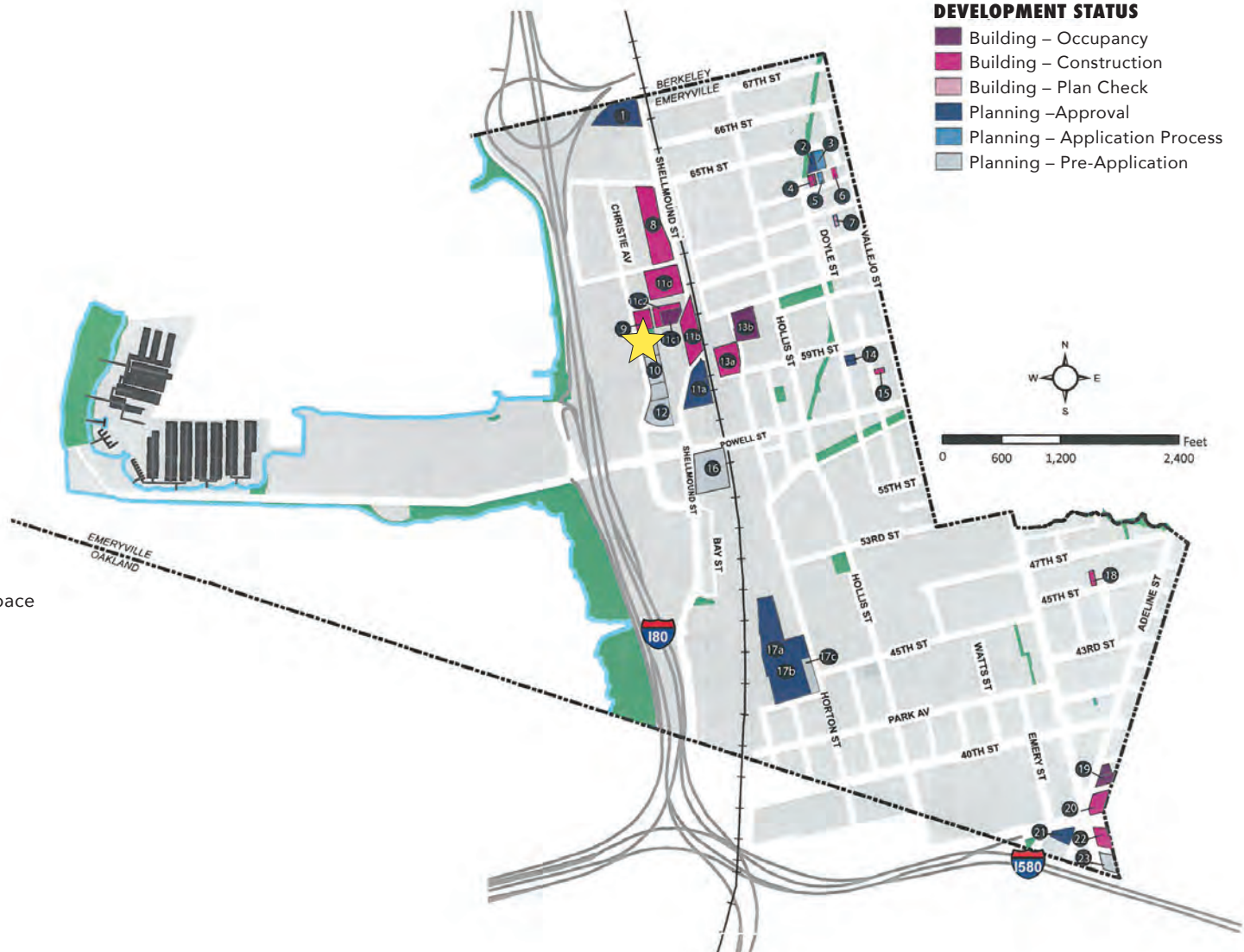
COMPANY HEADQUARTERS IN THE VICINITY

Clif Bar & Company
Pixar Animation Studios
Whole Foods Market (Regional)
Title Nine Sportswear
Bolt Threads
Modern-twist Inc.
LeapFrog
TCHO Chocolate
F'real Foods
REBBL Drinks
Premier Nutrition Corporation
Meyer Sound Laboratories Inc.
MobiTV, Inc.
Bayer
Xoma
Cetus Corporation
Peet's Coffee Corporate Headquarters
Metropolis Baking
Ripple Foods

EMERYVILLE DEVELOPMENT PROJECTS – MAY 2018

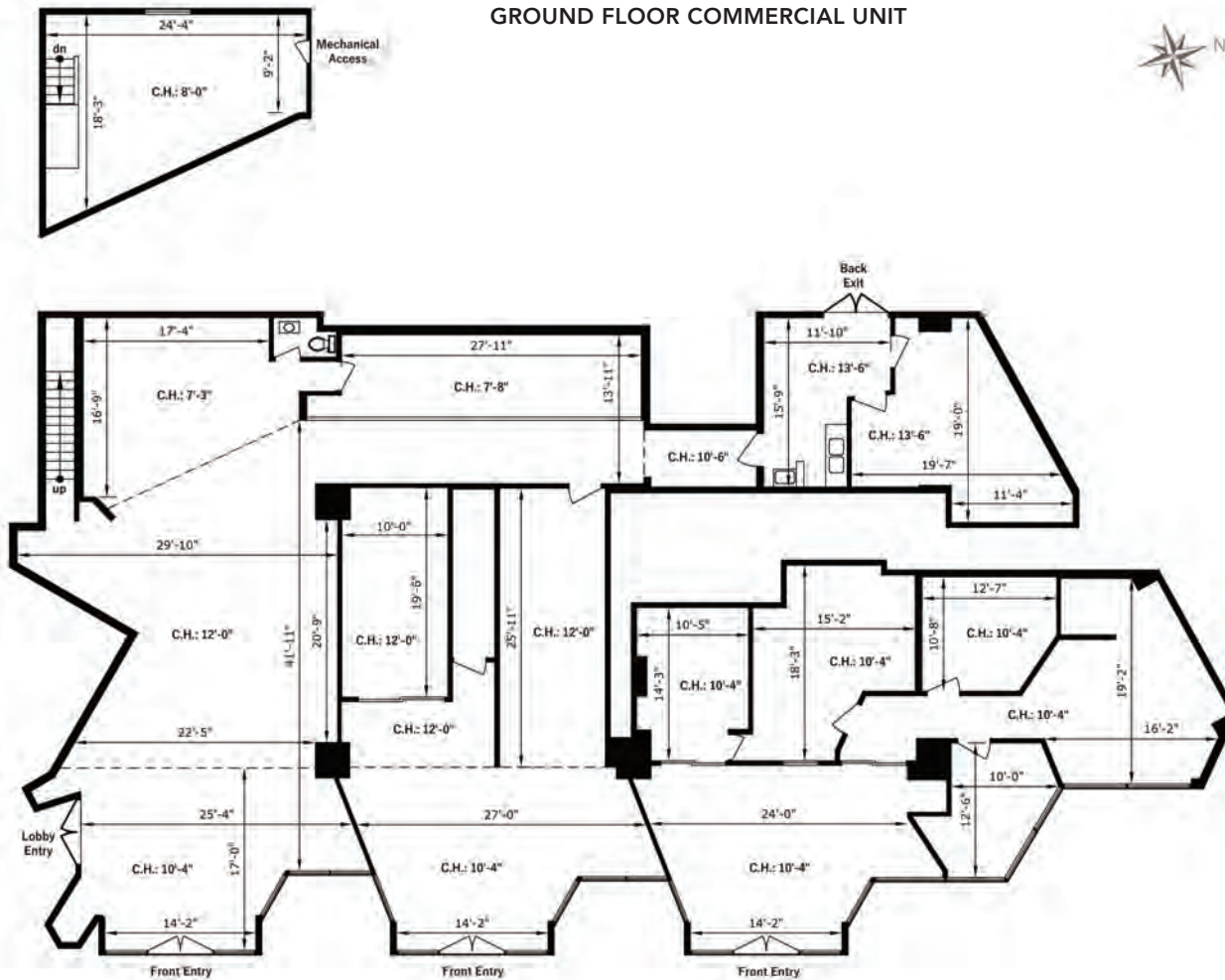
PROJECT INDEX

1. Anton Evolve ("Nady Site")
2. Baker Metal Live-Work
3. Multi-Unit Residential Project
4. Ocean Avenue Townhomes
5. Oceanview Townhomes
6. Ocean Lofts
7. 1271 64th Street 4-Plex Expansion
8. Artistry Apartments Addition
9. Marketplace Park
10. Christie Avenue Properties
- 11a. Marketplace – Shellmound Site
- 11b. Marketplace – Parcel B
- 11c1. Marketplace – ParcelC1
- 11c2. Marketplace – ParcelC2
- 11d. Marketplace – "Theater Site"
12. 5850 Shellmound Way Mixed Use
- 13a. Emerystation West@Transit Center
- 13b. Heritage Square Garage
14. Doyle Street Mews
15. 5876 Beaudry Street – New Unit
16. Bay Street "Site B"
- 17a. Sherwin Williams – Parks and Open Space
- 17b. Sherwin Williams – New Buildings
- 17c. Sherwin Williams – Existing Building
18. 1056 45th Street – New Unit
19. 3900 Adeline Street
20. The Intersection Mixed Use ("MAZ")
21. Adeline Springs
22. 3706 San Pablo Avenue
23. 3600 San Pablo Avenue



FLOOR PLAN

GROUND FLOOR COMMERCIAL UNIT



AERIAL VIEW



This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

NEIGHBORHOOD



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to sale or leasing.