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# **AVENUE 64** Emeryville, CA

## RETAIL AVAILABLE

#### BROKERS

Jeff Badstubner Senior Vice President 415-395-4900 jeff.badstubner@am.jll.com BRE License #01155279 Kevin Kennick Associate 415-395-4991 Kevin.kennick@am.jll.com





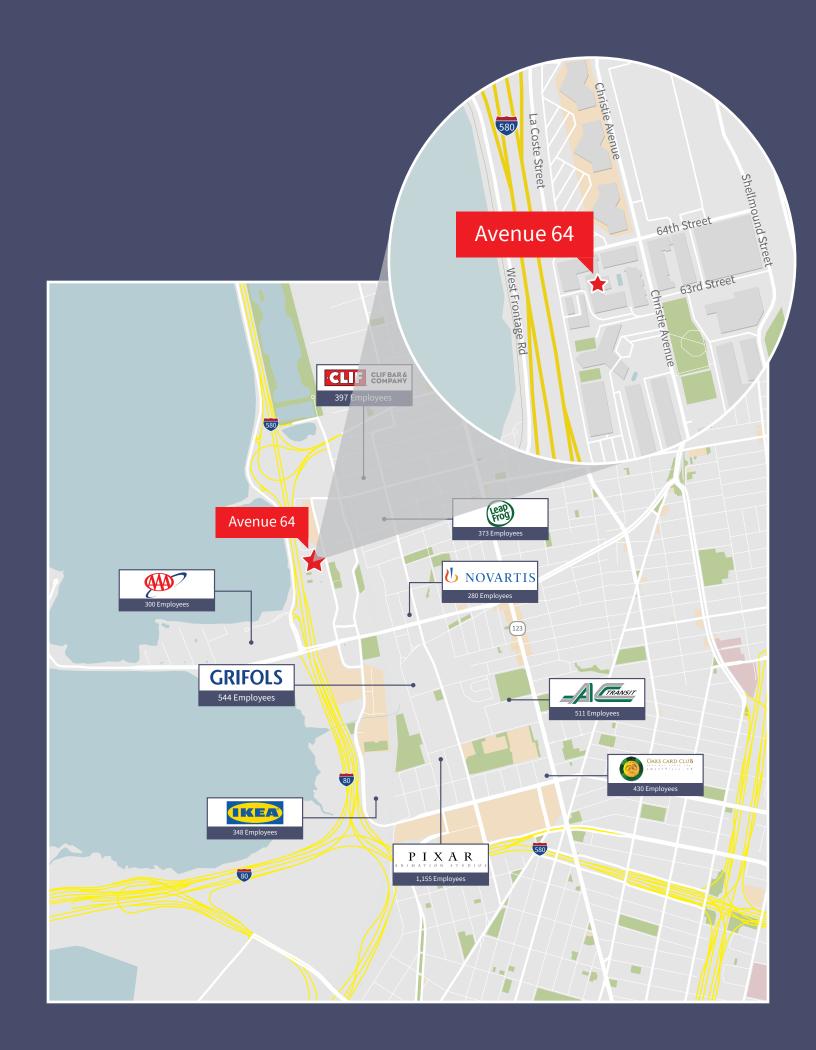
## ABOUT

- » Located on the Ground Floor of Avenue 64, an Exclusive Residential Mid-Rise Apartment Community
- » Space Located Adjacent to 9Round Fitness and Black Diamond Café
- » Second Generation Sandwich Quick Service Restaurant Space With Type II Venting
- » Tenant Improvement Allowance Available

### PROPERTY HIGHLIGHTS

- » 1,037 Square Feet Available
- » Second Generation Type II hood Space





#### NEIGHBORHOOD DEMOGRAPHICS



1 Mile
10,364

5 Mile





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