



CHROMATA
RETAIL

 **LOCKEHOUSE**

PARC ON POWELL
1333 POWELL STREET, EMERYVILLE, CA
983 SF - 3,031 SF RETAIL SPACE



**SHOPS
DINING
PARKING**

ABOUT EMERYVILLE

Emeryville, a coastal city with spectacular views of the Berkeley Hills and San Francisco's iconic skyline. The beloved city is known for its unique mix of entrepreneurial expertise and creativity, showcased in Emeryville's many public artworks and numerous local businesses packed into the city's 1-square-mile footprint. The best part about Emeryville, however, is its astounding East Bay location, giving visitors and locals hundreds of opportunities to enjoy the California sunshine and sparkling waterfront, whether it's in the city's parks and walking trails, at the wildlife sanctuary, or on a boat coasting along the piers and marinas.

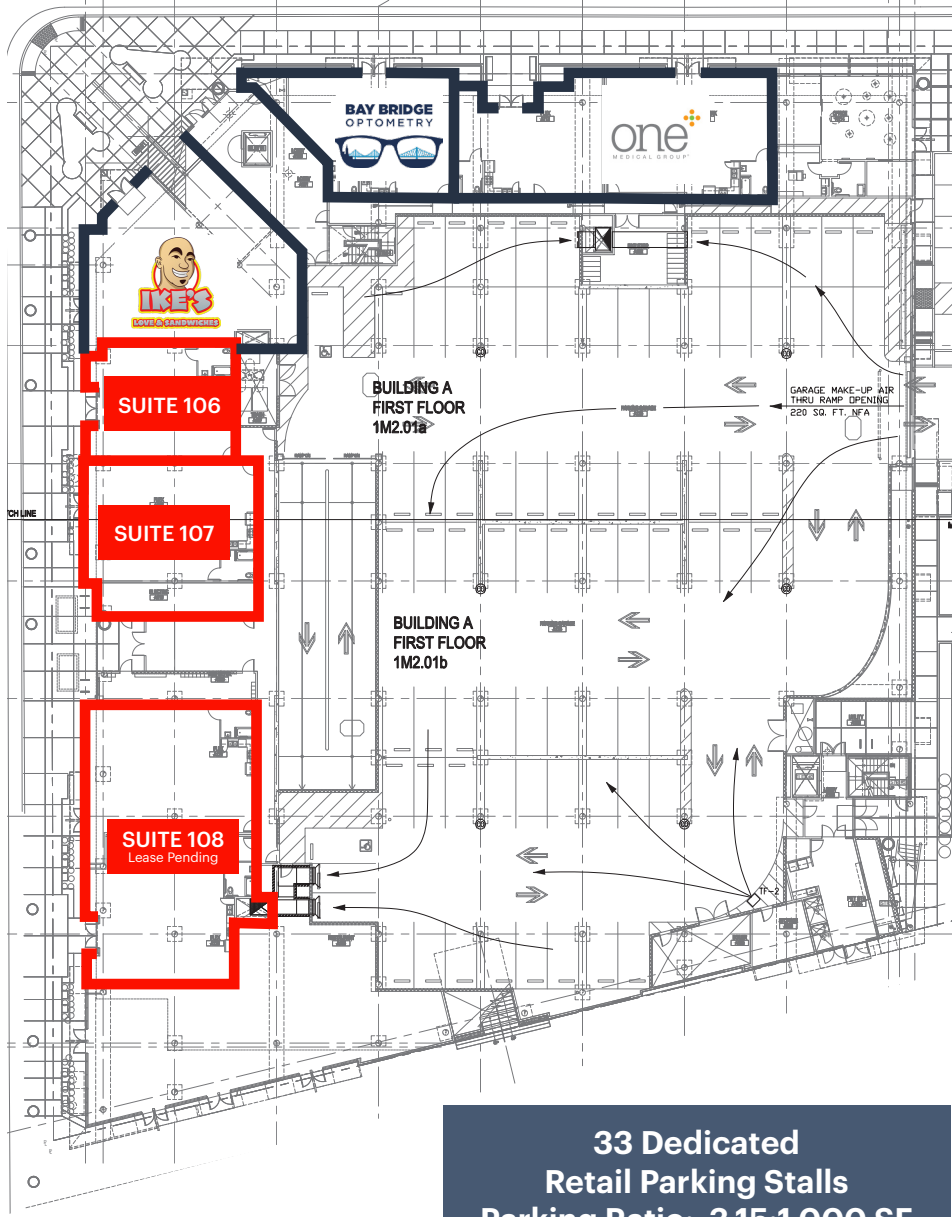
PROPERTY PROFILE

AVAILABLE SPACES	Suite 106	± 983 SF
	Suite 107	± 1,060 SF - ± 2,043 SF
	Suite 108	Lease Pending
TRAFFIC COUNTS	Powell St.	14,684 ADT
	Hollis St.	11,6731 ADT
PROPERTY HIGHLIGHTS	• Move-in Ready Second Generation Restaurant Space • Signalized Hard Corner of Powell St. & Hollis St. that Sees 32,336 Cars per Day • Dedicated Parking for Customers • Proximity to Bay Street Emeryville, a 386,000 SF Retail Development with Major Tenants such as: West Elm, Uniqlo, Apple, AMC, and Sephora • Across the Street from Stanford Health Outpatient Center • Accessibility to I-80/580 and CA-13 Freeway, Ashby Bart, and Amtrak Stations • Immediate Area Offers a Variety of Amenities Including Hospitality, Entertainment, and Dining	



POWELL STREET

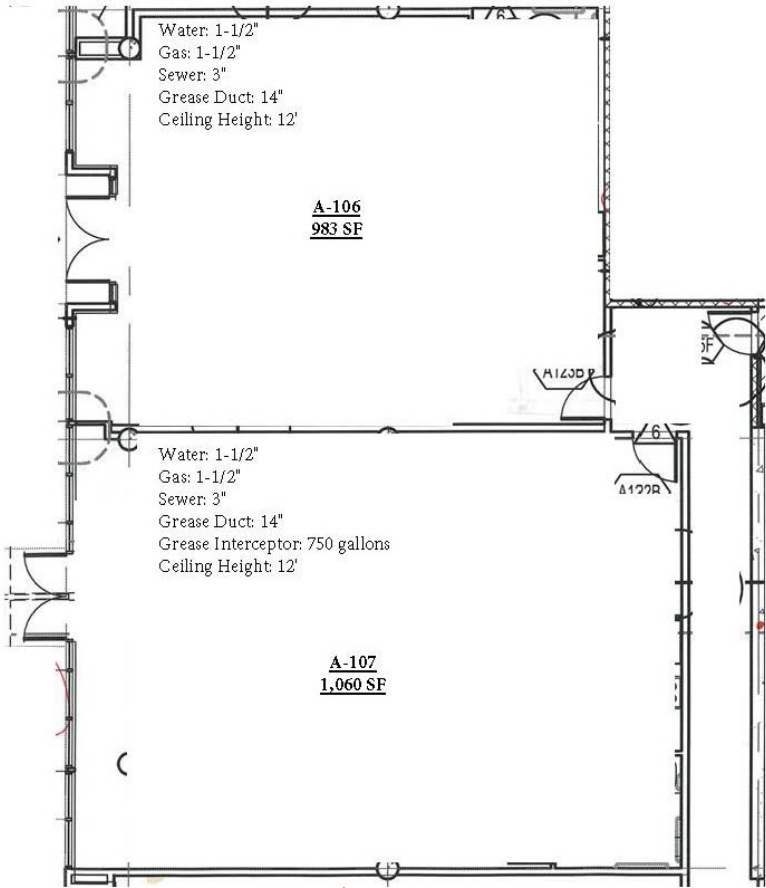
HOLLIS STREET



33 Dedicated
Retail Parking Stalls
Parking Ratio: 3.15:1,000 SF

 Available Units

SUITE 106
± 983 SF

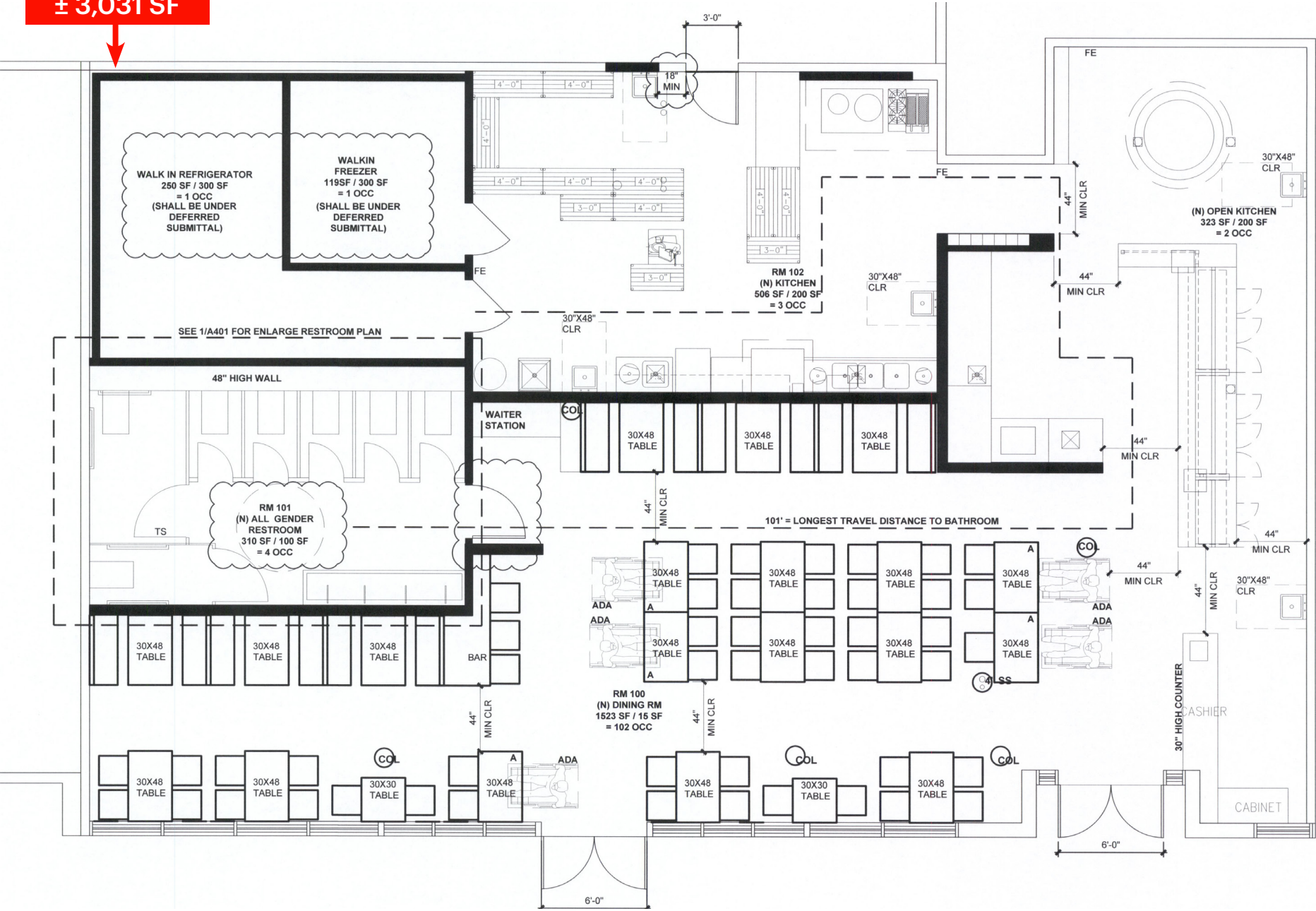


SUITE 107
± 1,060 SF

SITE PLAN | Suite 108 - Fully Built Out 2nd Generation Restaurant

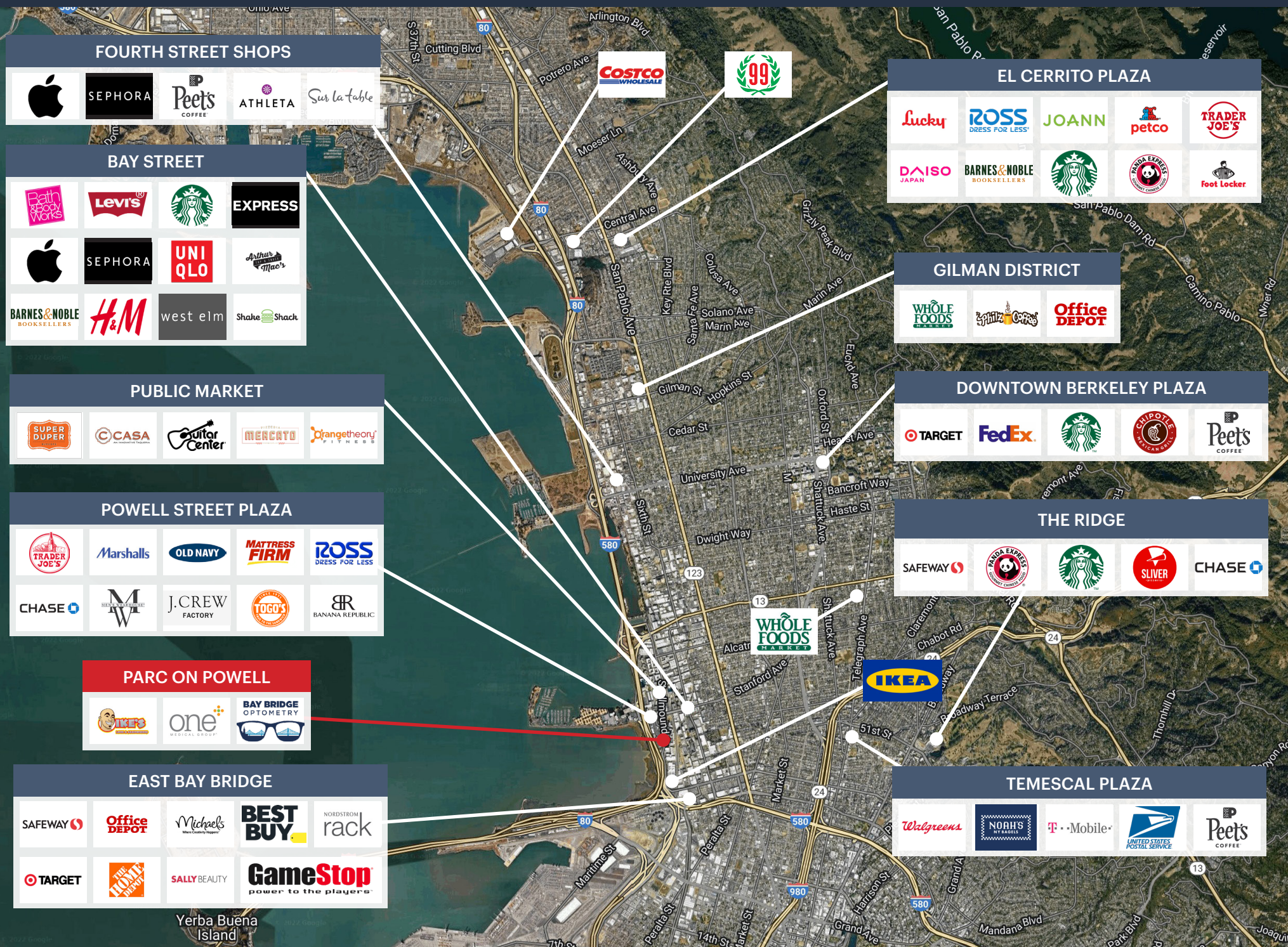
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SUITE 108
± 3,031 SF





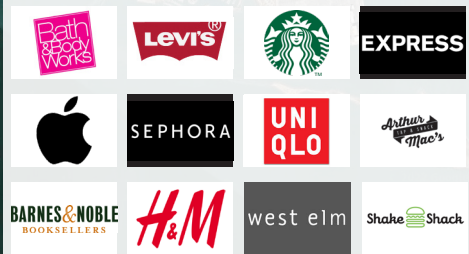
MARKET AERIAL



FOURTH STREET SHOPS



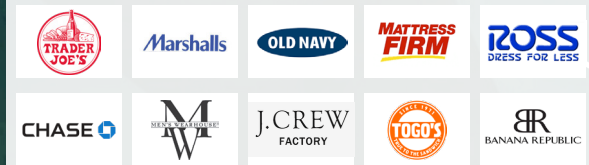
BAY STREET



PUBLIC MARKET



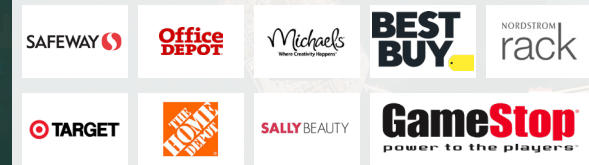
POWELL STREET PLAZA



PARC ON POWELL



EAST BAY BRIDGE



EL CERRITO PLAZA



GILMAN DISTRICT



DOWNTOWN BERKELEY PLAZA



THE RIDGE



TEMESCAL PLAZA



DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
29,112	249,593	446,856



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$168,125	\$163,470	\$179,889



HOUSEHOLD INCOME DISTRIBUTION \$200,000 or more

1 MILE	3 MILES	5 MILES
4,449	31,532	60,231



HOME VALUE \$1,000,000 or More

1 MILE	3 MILES	5 MILES
44.3%	60.4%	64.0%



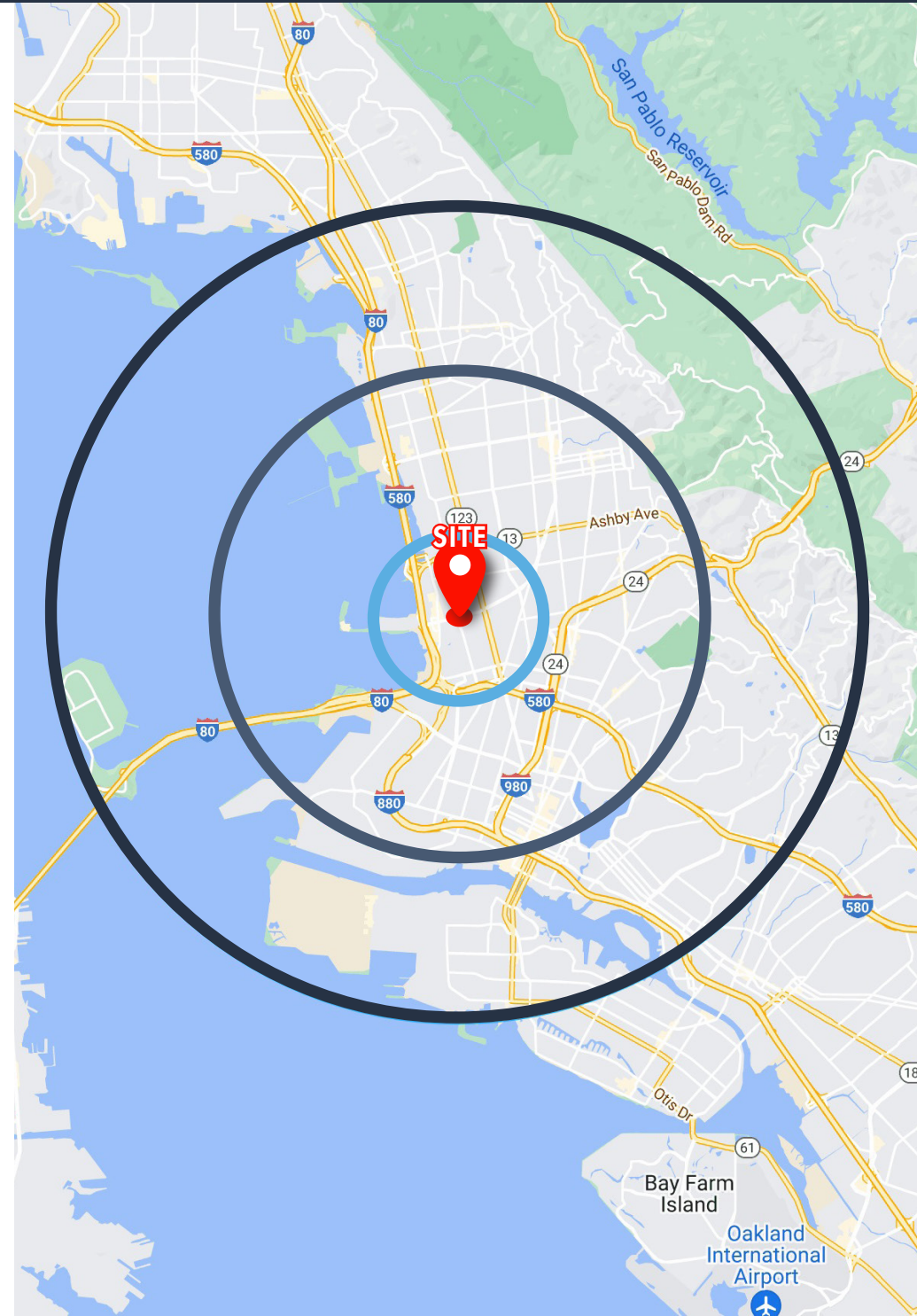
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
66.2%	65.3%	64.5%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$675.18 M	\$5.94 B	\$11.24 B



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TATIANA GUZMAN

(925) 783-2480

tatiana@chromatare.com

License #02111438

MEGHAN BASSO

(925) 488-4143

meghan@lockehouse.com

License #01880016

2099 Mt Diablo Boulevard, Suite 206, Walnut Creek, CA 94596 | 616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084 | WWW.LOCKEHOUSE.COM

*Traffic Counts Source: COSTAR 101922 | *Photos Source: www.shutterstock.com | *Demographics Source: REGIS Online 09/19/24