

5895 Christie Avenue Emeryville, CA

4,700 SF
in Freestanding
Retail Building

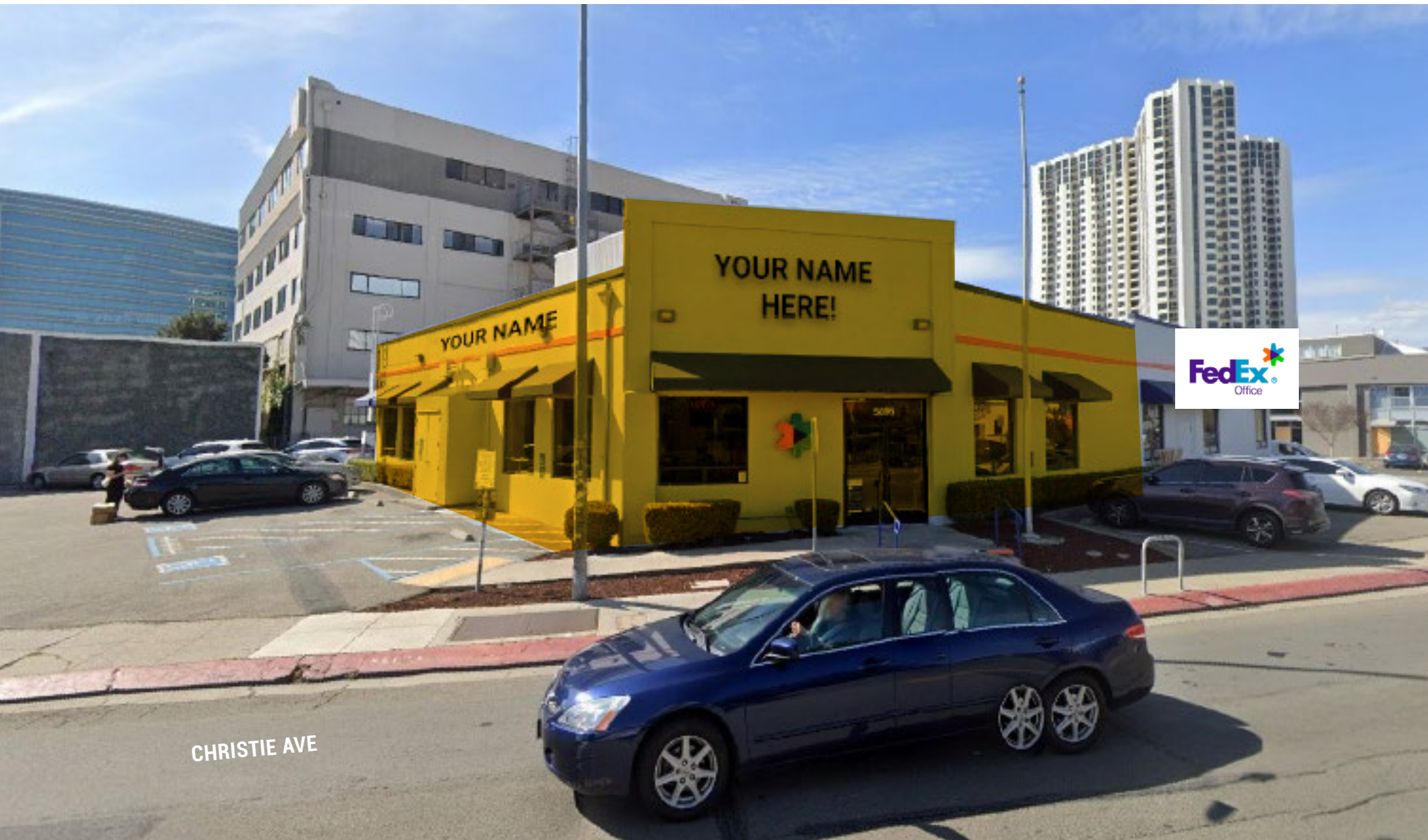


Located at the gateway to the East Bay in a unique urban setting thriving with retail, business and residential.

- 4,700 SF available in 7,241 SF freestanding retail/office building
- Great signage and visibility
- Cotenency with busy FedEx Office
- Located in busy district surrounded by thriving business, retail and residential.
- Easily accessible via Powell Street exit off I-580/80
- Monument signage available

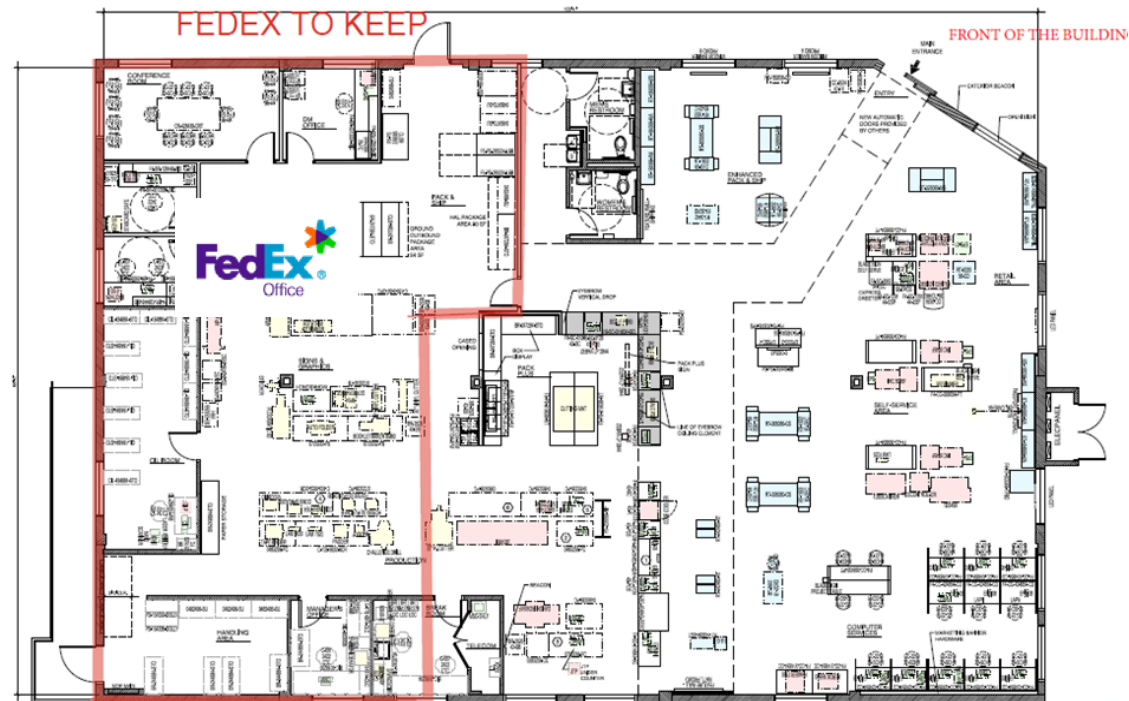
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Building Photo



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Site Plan



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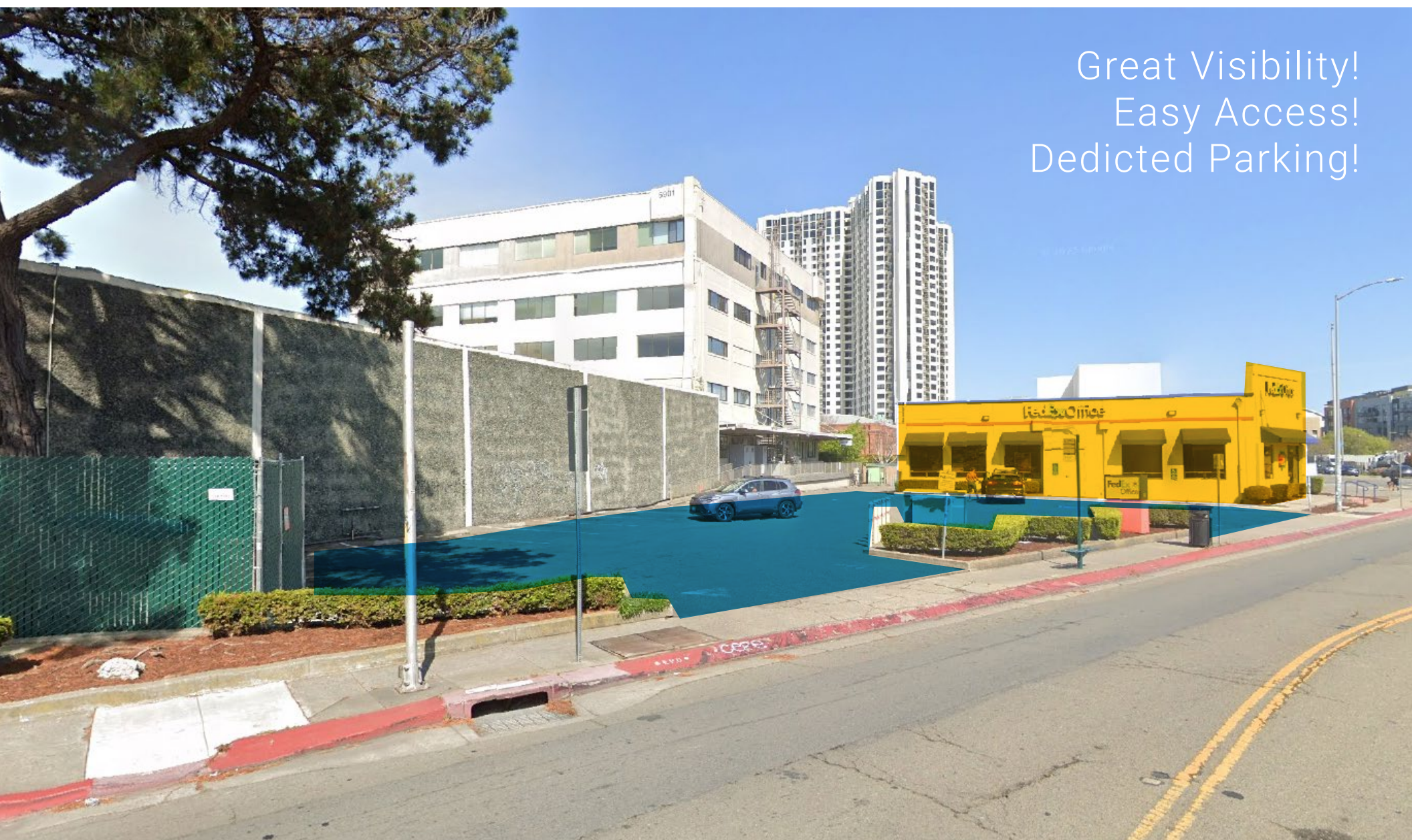
Trade Area



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Location Highlights

Great Visibility!
Easy Access!
Dedicted Parking!



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Strong Demographics



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Demographics

	1-Mile	3-Mile	5-Mile	15 Min DT
POPULATION	2025 Estimated Population	18,581	228,394	436,335
	2030 Projected Population	18,747	227,606	434,657
	2020 Census Population	18,238	224,657	431,532
	2010 Census Population	15,223	191,920	382,316
	Projected Annual Growth 2025 to 2030	0	-	-
	Historical Annual Growth 2010 to 2025	1.5%	1.3%	0.9%
	2025 Median Age	37.4	37.3	39.5
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	26,448	219,579	344,597
HOUSEHOLDS	2025 Estimated Households	9,868	103,310	190,256
	2030 Projected Households	9,915	102,989	189,810
	2020 Census Households	9,069	96,750	179,459
	2010 Census Households	7,771	87,095	166,376
	Projected Annual Growth 2025 to 2030	-	-	-
	Historical Annual Growth 2010 to 2025	1.8%	1.2%	1.0%
				0%
RACE & ETHNICITY	2025 Estimated White	38.3%	42.4%	43.7%
	2025 Estimated Black or African American	18.2%	17.7%	13.8%
	2025 Estimated Asian or Pacific Islander	28.0%	21.9%	25.4%
	2025 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
	2025 Estimated Other Races	15.1%	17.3%	16.6%
	2025 Estimated Hispanic	12.5%	15.3%	14.7%
INCOME	2025 Estimated Average Household Income	\$178,134	\$161,149	\$179,514
	2025 Estimated Median Household Income	\$127,263	\$114,121	\$128,942
	2025 Estimated Per Capita Income	\$94,897	\$74,100	\$79,188
EDUCATION (AGE 25+)	2025 Estimated Elementary (Grade 0-8)	2.2%	3.5%	4.4%
	2025 Estimated Some High School (Grade 9-11)	1.4%	3.2%	3.1%
	2025 Estimated High School Graduate	8.4%	10.1%	10.4%
	2025 Estimated Some College	15.7%	13.5%	12.5%
	2025 Estimated Associates Degree Only	5.1%	4.6%	4.7%
	2025 Estimated Bachelors Degree Only	34.0%	33.7%	32.6%
	2025 Estimated Graduate Degree	33.2%	31.5%	32.4%
BUSINESS	2025 Estimated Total Businesses	1,864	15,230	24,123
	2025 Estimated Total Employees	22,746	153,788	220,608
	2025 Estimated Employee Population per Business	12	10	9
	2025 Estimated Residential Population per Business	10	15	18

