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ONCE IN A GENERATION RESTAURANT OPPORTUNITY

№9 ANCHOR DRIVE

EMERYVILLE, CA



An unsurpassed location on San Francisco Bay.
The historic flagship and home of global restaurant icon, Trader Vic's.

AVAILABLE FOR LEASE OR GROUND LEASE

PARTNER **XTEAM**
RETAIL ADVISORS

JohnCumbelich
& Associates

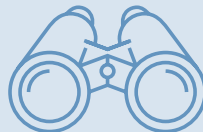
JOHN CUMBELICH john@cumbelich.com t. 925.935.5400 x101

an unbeatable location

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Located at the highest traffic count intersection in Northern CA - I-80 S of Powell St: 257,000 ADT



Sweeping views of San Francisco, Marin, the Golden Gate Bridge & the Bay Bridge



Emeryville is the original home to the international Trader Vic's brand

the location

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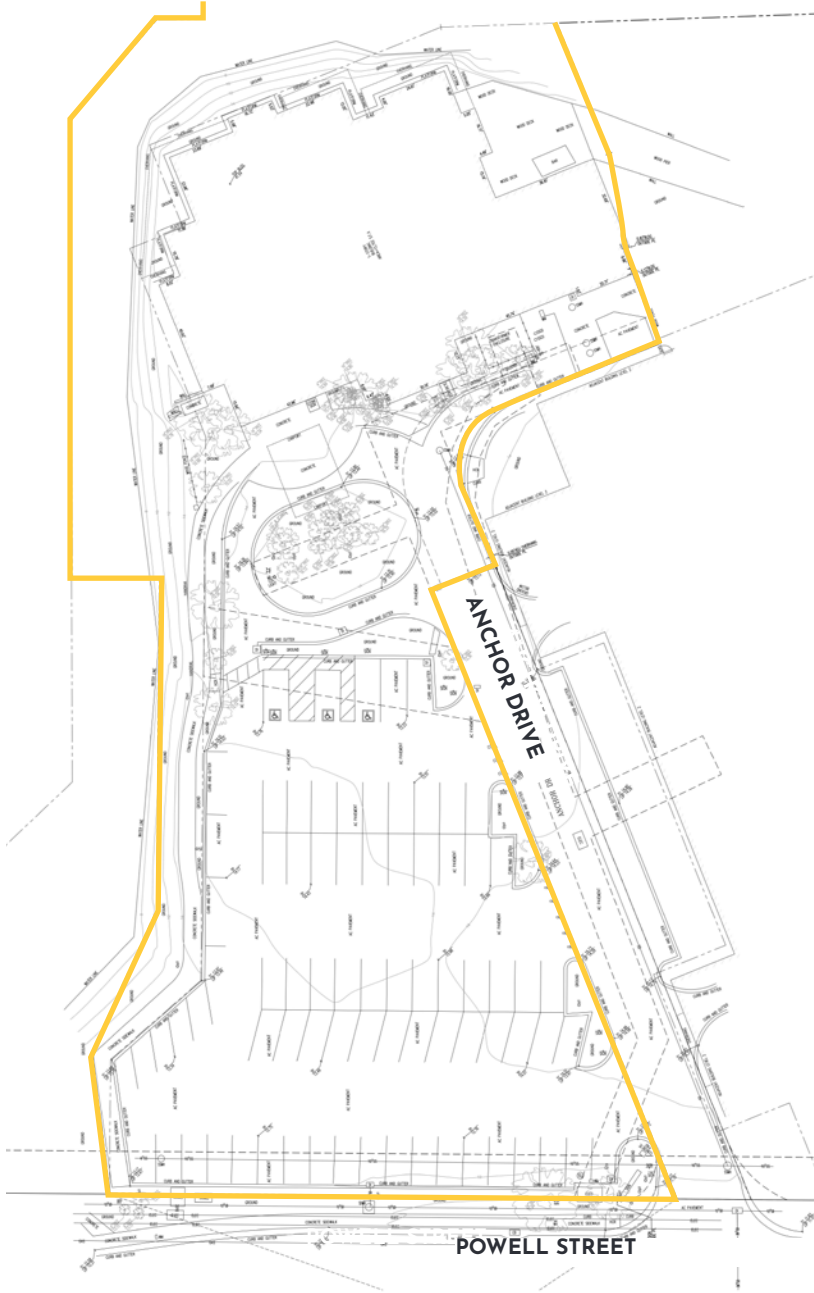
Oakland

San Francisco Bay

Powell St - 8,006 ADT

site plan & parking

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the opportunity

This once in a lifetime opportunity features an 11,006 sf freestanding restaurant building for lease or ground lease in Emeryville, CA.

The site benefits from a large population capturing over 3,500,000 residents within a 60 minute drive.

The building is adjacent to the [highest traffic count intersection in Northern California](#) - the I-80/Powell Street exit (257,000 ADT.)

The subject property offers an impressive sense of arrival with a circular drive that leads to a covered entrance (for Valet.)

Once inside, the building offers dramatic vaulted ceilings and stunning views.

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Building Size:	11,006 sf
Current Guest Capacity:	300 (per Trader Vic's website)
Exclusive Parking:	75 Spaces + Adjacent Street Parking
Street Parking:	±125 Adjacent Free Parking Spaces on Powell Street
Year Built:	1973
Traffic Counts (ADT):	I-80, S of Powell Street: 257,000 Powell Street, W of I-80: 8,006

the interior

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the exterior

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a sense of arrival



dedicated parking

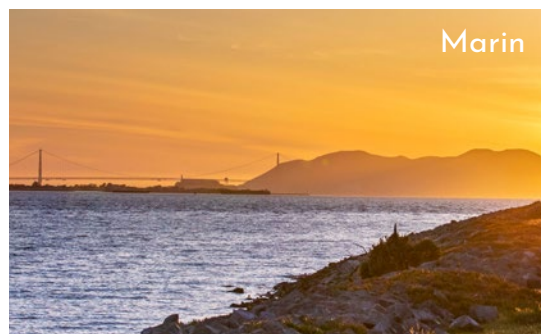
sweeping views

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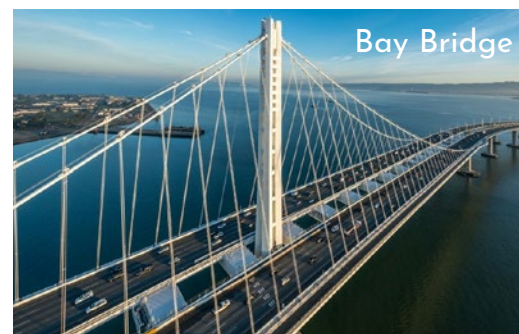
Surrounded by the Bay, the space offers both indoor and outdoor dining and features stunning views of San Francisco, Marin, the Bay Bridge and the Golden Gate Bridge.



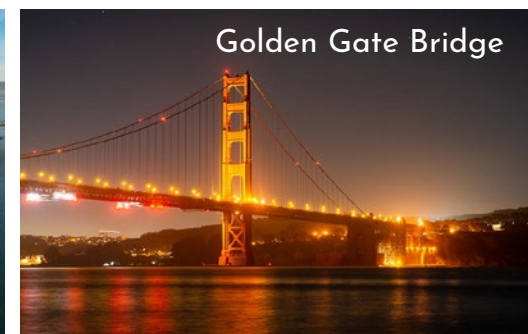
San Francisco



Marin



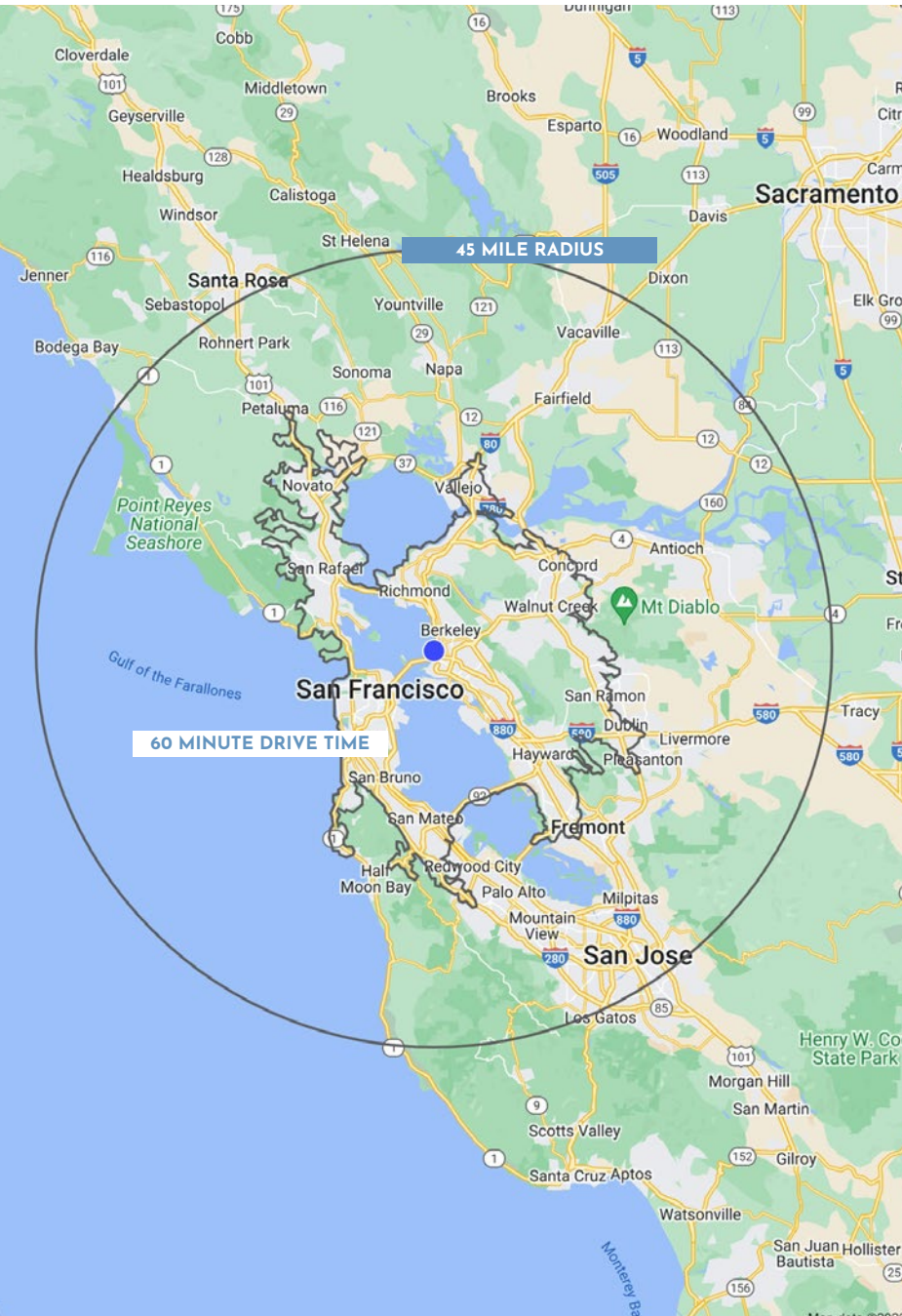
Bay Bridge



Golden Gate Bridge

the trade area

№9 ANCHOR DRIVE



60 Minute Drive Time 45 Mile Radius

		60 Minute Drive Time	45 Mile Radius
POPULATION	2022 Estimated Population	3,594,198	6,740,616
	2027 Projected Population	3,689,322	6,896,324
	2020 Census Population	3,706,453	6,910,677
	2010 Census Population	3,413,431	6,313,061
	Projected Annual Growth 2022 to 2027	0.5%	0.5%
	Historical Annual Growth 2010 to 2022	0.4%	0.6%
	2021 Median Age	40.3	39.4
HOUSEHOLDS	2022 Estimated Households	1,359,124	2,447,575
	2027 Projected Households	1,434,021	2,576,083
	2020 Census Households	1,397,206	2,498,806
	2010 Census Households	1,316,083	2,320,849
	Projected Annual Growth 2022 to 2027	1.1%	1.1%
	Historical Annual Growth 2010 to 2022	0.3%	0.5%
RACE & ETHNICITY	2022 Estimated White	40.4%	39.5%
	2022 Estimated Black or African American	8.0%	6.9%
	2022 Estimated Asian or Pacific Islander	29.5%	31.0%
	2022 Estimated American Indian or Native Alaskan	0.9%	0.9%
	2022 Estimated Other Races	21.2%	21.7%
	2022 Estimated Hispanic	22.0%	23.1%
INCOME	2022 Estimated Average Household Income	\$172,249	\$174,128
	2022 Estimated Median Household Income	\$123,701	\$128,412
	2022 Estimated Per Capita Income	\$65,446	\$63,502
EDUCATION (AGE 25+)	2022 Estimated Elementary (Grade 0-8)	5.9%	5.8%
	2022 Estimated Some High School (Grade 9-11)	4.4%	4.4%
	2022 Estimated High School Graduate	14.2%	14.9%
	2022 Estimated Some College	14.9%	15.5%
	2022 Estimated Associates Degree Only	6.4%	6.8%
	2022 Estimated Bachelors Degree Only	31.6%	29.5%
	2022 Estimated Graduate Degree	22.5%	23.1%
BUSINESS	2022 Estimated Total Businesses	178,869	310,112
	2022 Estimated Total Employees	1,911,160	3,457,251
	2022 Estimated Employee Population per Business	10.7	11.1
	2022 Estimated Residential Population per Business	20.1	21.7

demographics & facts

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The City of Emeryville is located in the geographic center of the Bay Area on the east shore of San Francisco Bay. Bordered by the City of Berkeley to its north and the City of Oakland to the east and south, the city is centrally-located and accessible, positioned at the east landing of the Bay Bridge and bounded by Interstate freeways 80, 880, and 580.

Emeryville offers unique urban neighborhoods featuring a multitude of retail, residential, restaurant and entertainment options.

Emeryville has experienced economic growth thanks in large part to biotech and software company expansion, and has emerged over the last two decades as a regional shopping and dining destination in the East Bay (IKEA and Bay Street (400,000 SF shopping center.)

Headquarters of Pixar Studios (the city's largest employer), many tech/R&D firms, and home to a number of large employers including IKEA, Peet's Coffee & Tea, AC Transit, and AAA of Northern California.

BEST PLACES TO LIVE

Emeryville Ranked #34 of 100

WALKABLE SCORE IS 93

A Walker's Paradise for Most Errands

4.6 MILLION SF

Office and R&D Space

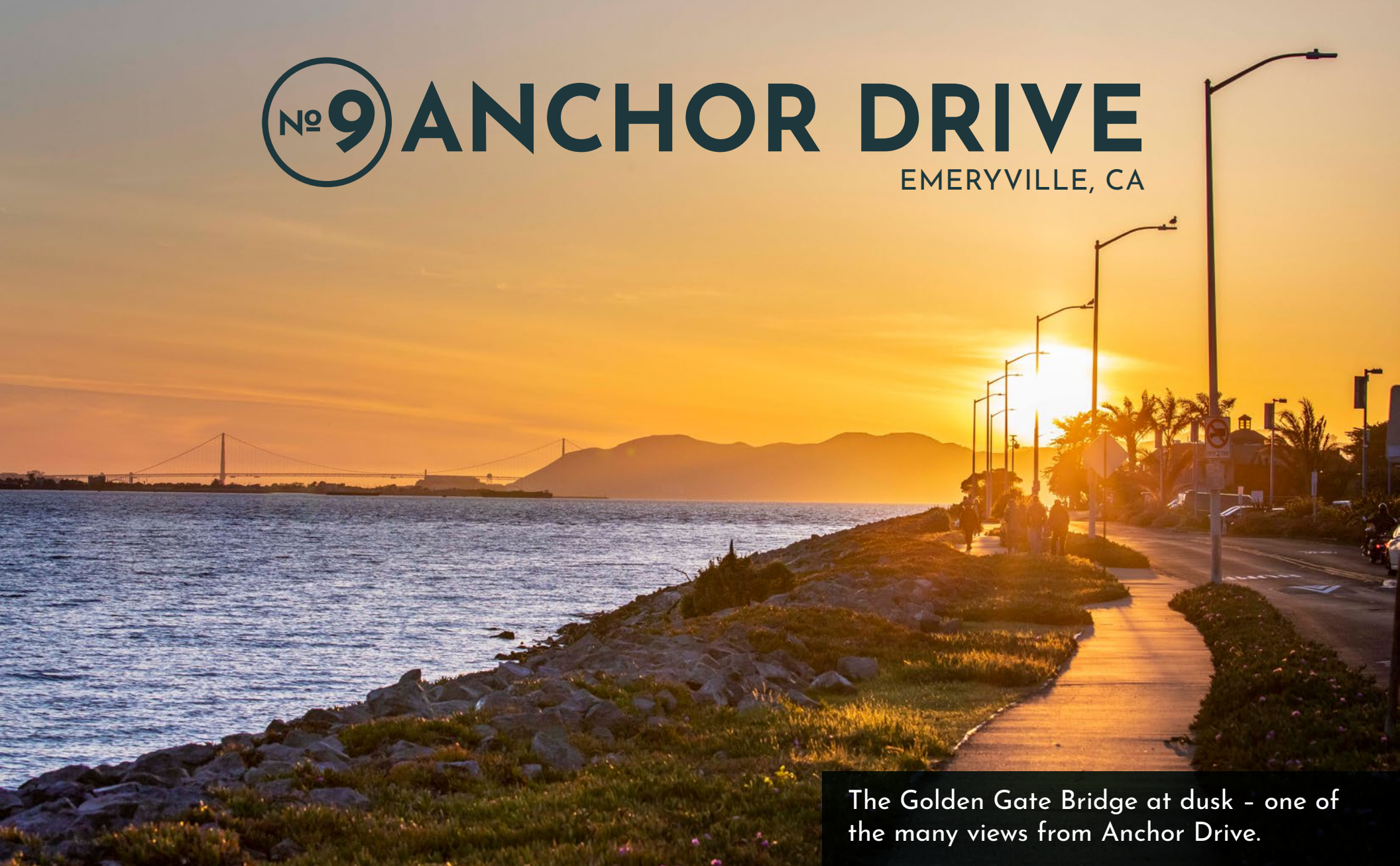
1.7 MILLION SF

Office Space

		3 mile	5 mile	10 mile
POPULATION	2022 Estimated Population	148,198	391,981	1.42M
	2027 Projected Population	154,278	407,205	1.46M
	2020 Census Population	150,816	398,697	1.48M
	2010 Census Population	125,437	351,982	1.33M
	Projected Annual Growth 2022 to 2027	0.8%	0.8%	0.6%
	Historical Annual Growth 2010 to 2022	1.5%	0.9%	0.6%
	2021 Median Age	37	38	38.8
	Adjusted Daytime Demographics Age 16 Years +	154,145	362,308	1.37M
HOUSEHOLDS	2022 Estimated Households	63,270	165,139	586,047
	2027 Projected Households	68,665	178,889	615,670
	2020 Census Households	64,107	167,057	609,571
	2010 Census Households	56,455	154,528	563,634
	Projected Annual Growth 2022 to 2027	1.7%	1.7%	1.0%
	Historical Annual Growth 2010 to 2022	1.0%	0.6%	0.3%
RACE & ETHNICITY	2022 Estimated White	41.8%	44.0%	40.2%
	2022 Estimated Black or African American	19.7%	12.6%	11.1%
	2022 Estimated Asian or Pacific Islander	17.6%	26.1%	25.8%
	2022 Estimated American Indian or Native Alaskan	0.8%	0.6%	1.1%
	2022 Estimated Other Races	20.0%	16.7%	21.8%
	2022 Estimated Hispanic	19.9%	15.5%	22.7%
INCOME	2022 Estimated Average Household Income	\$126,608	\$145,440	\$169,771
	2022 Estimated Median Household Income	\$91,322	\$105,678	\$118,732
	2022 Estimated Per Capita Income	\$55,090	\$62,115	\$70,409
EDUCATION (AGE 25+)	2022 Estimated Elementary (Grade 0-8)	3.3%	3.7%	6.7%
	2022 Estimated Some High School (Grade 9-11)	3.4%	3.2%	4.6%
	2022 Estimated High School Graduate	11.0%	9.9%	12.1%
	2022 Estimated Some College	14.2%	11.9%	12.8%
	2022 Estimated Associates Degree Only	5.5%	5.3%	5.1%
	2022 Estimated Bachelors Degree Only	33.9%	34.3%	32.7%
	2022 Estimated Graduate Degree	28.5%	31.7%	26.1%
BUSINESS	2022 Estimated Total Businesses	9,438	22,510	83,928
	2022 Estimated Total Employees	114,726	244,488	957,810
	2022 Estimated Employee Population per Business	12	11	11.4
	2022 Estimated Residential Population per Business	16	17	17.0

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EMERYVILLE, CA



The Golden Gate Bridge at dusk - one of the many views from Anchor Drive.

FOR MORE INFORMATION ON THIS
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JOHN CUMBELICH john@cumbelich.com t. 925.935.5400 x101

PARTNER **XTEAM**
RETAIL ADVISORS

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& Associates