



For Sale

Contact:

Sid P. Ewing

Senior Vice President
+1 510 433 5889
sid.ewing@colliers.com
CA License No. 01179264

Colliers

1999 Harrison Street, Suite 1750
Oakland, CA 94612
+1 510 986 6770
colliers.com

1727 64th Street Emeryville, CA

- 1717 64th St: ±2,000 SF Warehouse
- 1719 64th St: ±5,250 SF Office Building
- 1727 64th St: ±11,046 SF Office Building
- Ground floor dedicated entrance
- Elevator Served
- Great location with access and visibility to the I-80 freeway with ±344,000 daily car count
- Abundance of amenities and restaurants in local area
- Furniture may be available
- Dramatic Bay views
- Lots of natural light
- Freeway signage opportunity
- Parking available
- ADA compliant ground floor shower

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

The Properties



- 1717 64th Street, Emeryville, CA 94608
±2,000 SF Warehouse
- 1719 64th Street, Emeryville, CA 94608
±5,250 SF Office Building
- 1727 64th Street, Emeryville, CA 94608
±11,046 SF Office Building

ADDRESS(S):

OWNER:	Clausen WB Jr + Muriel C. Trust
USE:	Commercial/Office Building
APN:	49-1492-1
BUILDING AREA:	The total area of the existing structure(s) is approximately ±16,957 SF of total gross area.
LAND PARCEL SIZE:	Total parcel: Approximately ±0.58 acres or ±25,120 SF.
SHAPE:	Primarily rectangle in shape.
FRONTAGE:	The subject site has approximately ±174.23 linear feet parallel to Christie Street and expands approximately ±145 feet deep into or towards 64 th Street.
TOPOGRAPHY:	The subject site area is generally level and at street grade.
STREET IMPROVEMENTS:	64 th Street is a two (2) lane, asphalt paved city street and Christie is a two (2) lane, asphalt paved thoroughfare. They are all improved with concrete curbs, gutters and sidewalks.
ACCESS:	The subject site has access off 64 th Street which is connected by Christie Street.
Zoning:	MUR – Mixed Use with Residential

Property Potential

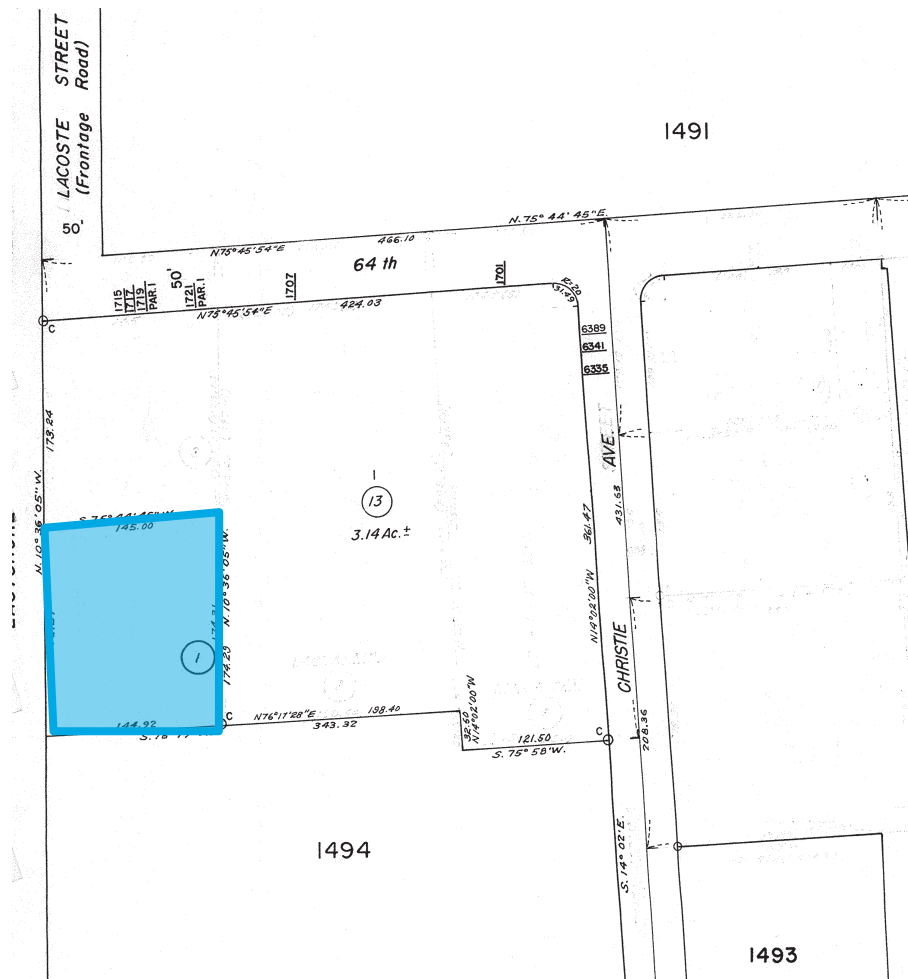
1717 – 1727 64th Street:

- Zone: MUR – Mixed Use Residential
- 25,210 SF or 0.58 acres of land
- No parking minimum requirement
- FAR = Base 2.0
 - » with Bonus 4.0
- 100 max bonus points
- APN #: 49-1492-01

Development Potential:

- Can be developed into a 100' tall mixed-use multifamily development with 78 units
- FAR 2.0/4.0
 - » Base 2.0
 - » Bonus 4.0
- Height
 - » Base 50'
 - » Bonus 100'
- Density – 70/135 Units/Acre
 - » Base 70 units/acre
 - » Bonus 135/acre
 - » 25,120 SF or 0.58 acre – you can build 41 units (0.58x70) without bonus and you can increase it to a maximum of 78 units with bonus.
- Inclusionary: 12.5 – 17%
- No setback requirements for the site

Table 9-4.204(e): Community Benefits and Bonus Points



Views of the Property



1727 64th Street



1717 64th Street

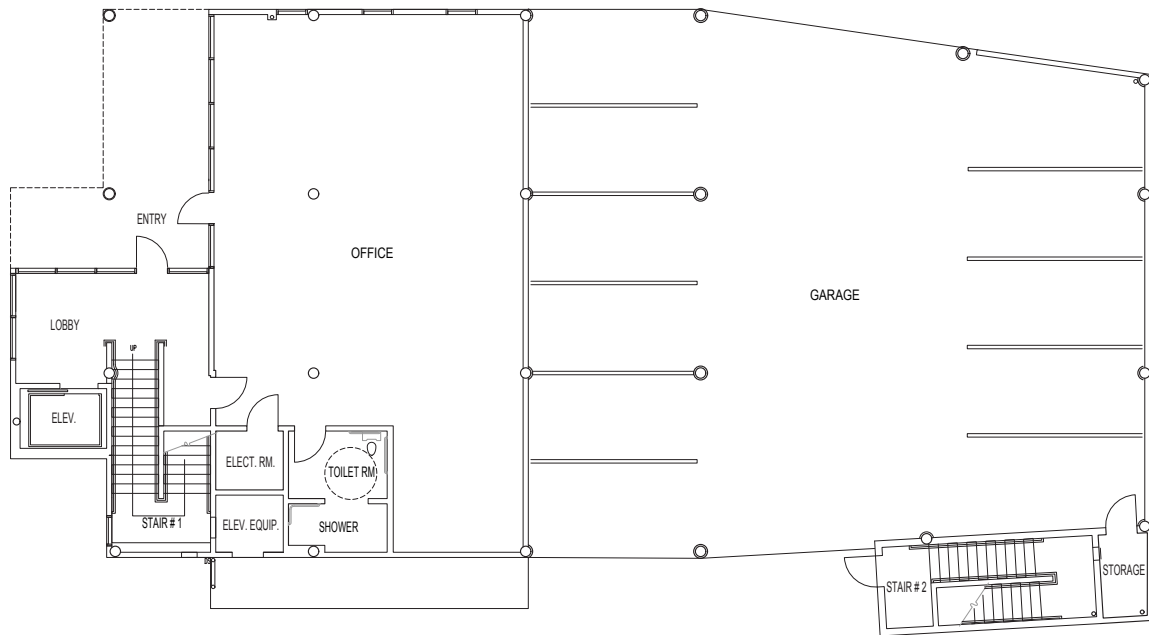


1719 64th Street

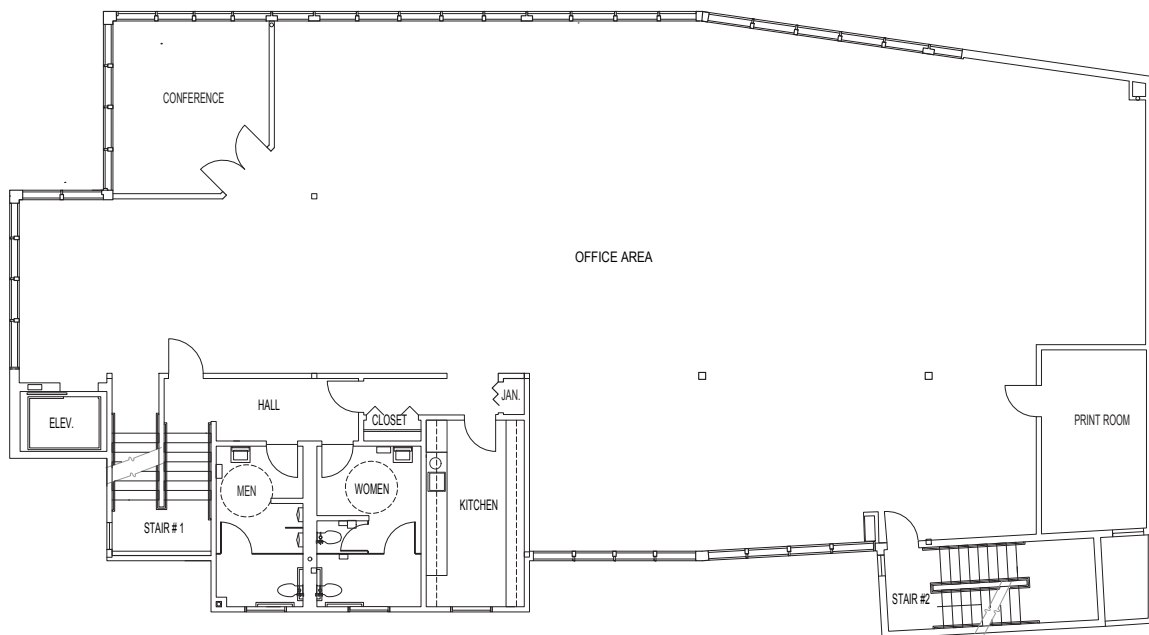
Floor Plan

1727 64th Street

First Floor: ±2,068 SF



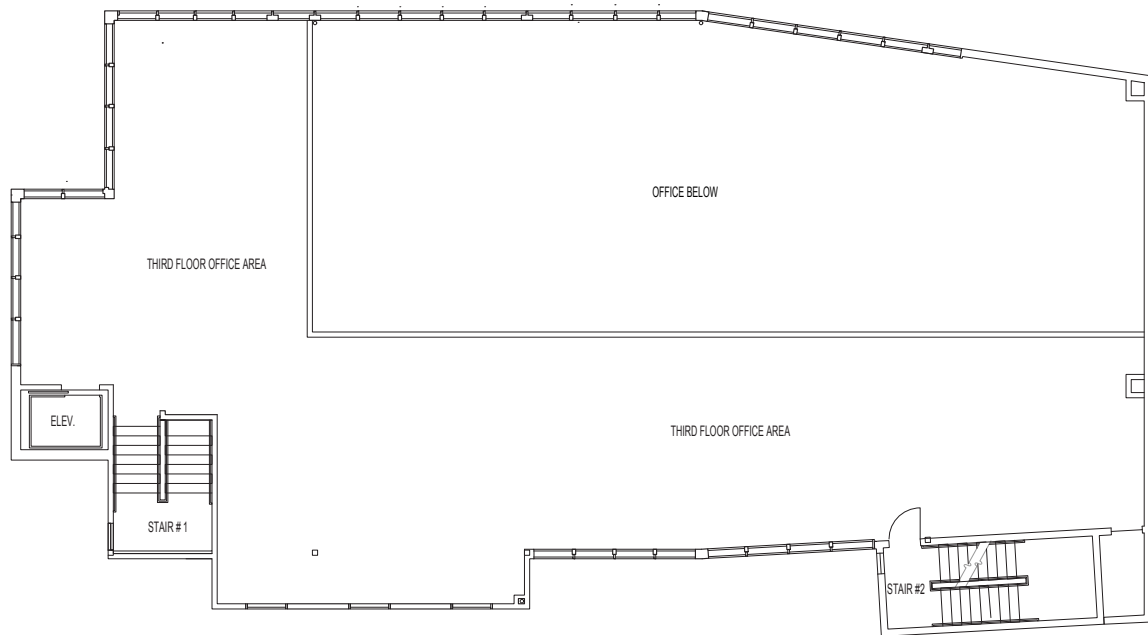
Second Floor: ±5,666 SF



Floor Plan

1727 64th Street

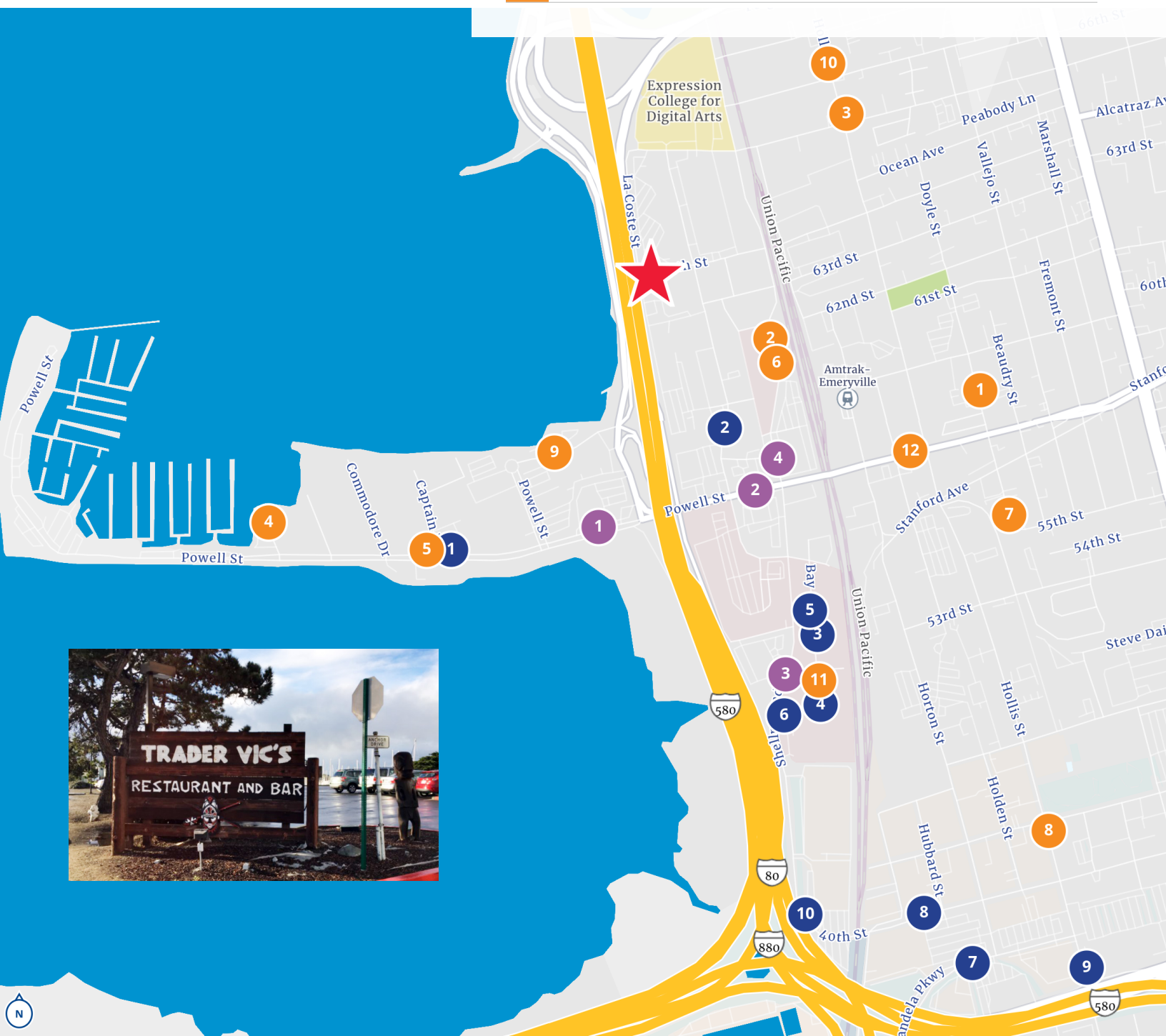
Third Floor: ±3,312 SF



Amenities



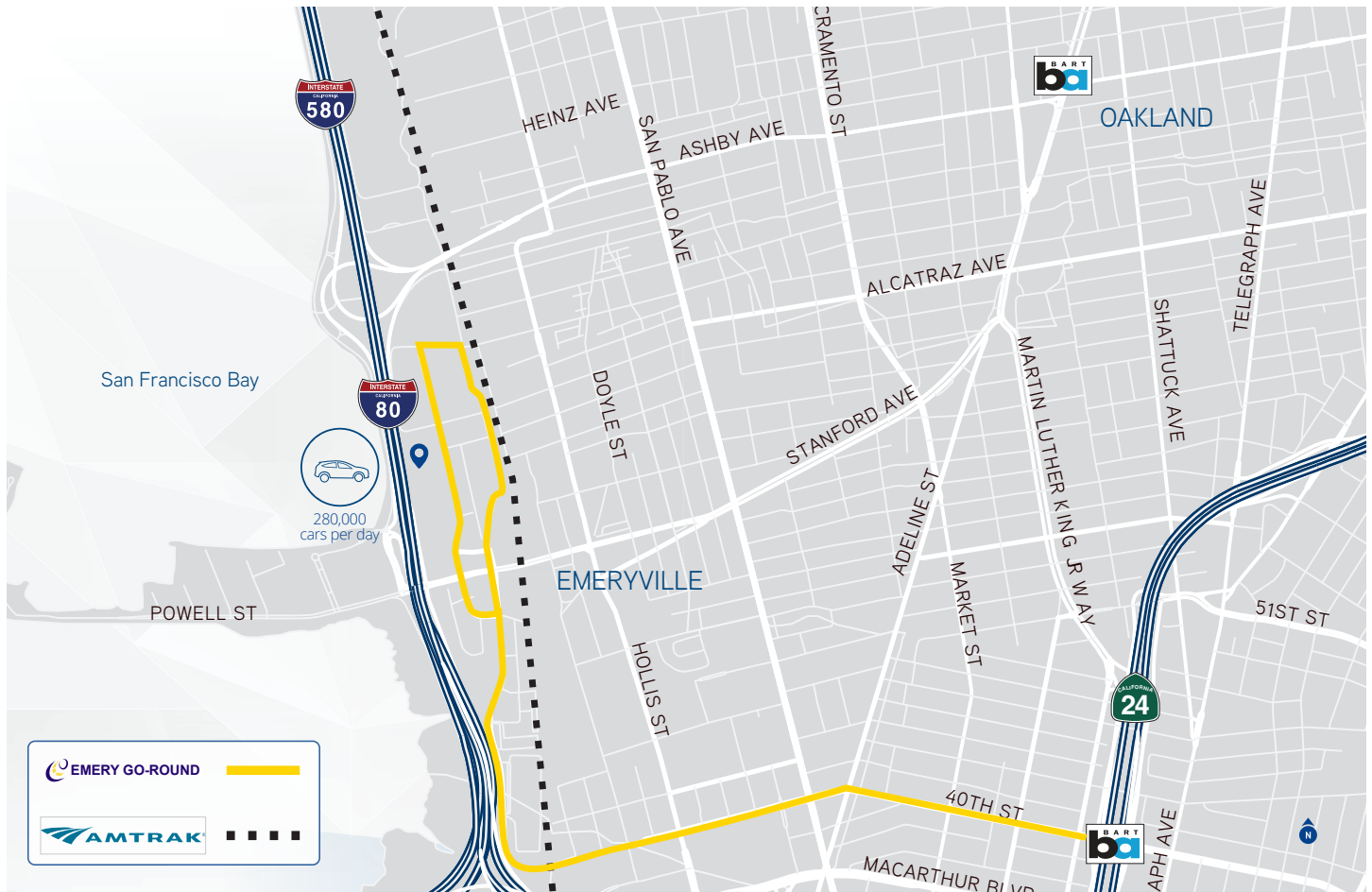
Restaurants		Retail		Hotels	
ID	Name	ID	Name	ID	Name
1	Townhouse Bar & Grill	1	UPS store	1	Hilton Garden Inn
2	Hot Italian	2	FedEx	2	Four Points
3	Jasmine Blossom	3	Apple Store	3	Courtyard
4	Trader Vics	4	Barnes and Noble	4	Hyatt House
5	Roba's Pizza	5	J. Crew		
6	Public Market	6	West Elm		
7	Doyle Street Café	7	Best Buy		
8	Rudy's Can't Fail Café	8	Target		
9	Chevy's	9	Home Depot		
10	Rotten City Pizza	10	Ikea		
11	Buckhorn Grill				
12	Best Coast Burritos				



Location



For Sale



Contact us:

Sid P. Ewing

Senior Vice President
+1 510 433 5889
sid.ewing@colliers.com
CA License No. 01179264

Colliers
1999 Harrison Street, Suite 1750
Oakland, CA 94612
+1 510 986 6770
colliers.com

