



Emeryville, CA

5800 Christie Avenue

High-Profile Redevelopment / Owner-User Opportunity at I-80 & Powell



CP PARTNERS
COMMERCIAL REAL ESTATE



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5800 Christie Avenue

Emeryville, CA 94608 ➤

Owner will consider:

- SALE
- LEASE
- GROUND LEASE
- ENTITLEMENT SALE

PRICE	\$6,400,000
PRICE/SF	\$400
ZONING	MUR/TH
YEAR BUILT	1968
BUILDING SIZE	±16,000 SF
LOT SIZE	0.79 AC



Flexible zoning allows for mixed-use, multi-residential, assisted living, office, hotel, retail, and more

Existing 16,000 square foot building one block from Interstate 80 with strong visibility at a signalized intersection.

Redevelopment Opportunity

- The owner will consider offers to redevelop the property and allow time for entitlements with recurring payments on a quarterly basis after the due diligence period.
- The property is located in an ideal area for a vertical development due to the Transit Hubs (TH) Overlay and the Mixed Use with Residential (MUR) zoning
- The owner is open to leasing the existing building or ground leasing to a tenant who would demolish and replace with new construction

Infill East Bay Location

- The property is located one block from Interstate 80, with freeway visibility and high traffic counts at a signalized intersection
- All traffic exiting I-80 or coming across the Powell Street bridge must pass the property in order to visit the Public Market, IKEA, and the Bay Street Shopping Mall
- There are numerous vertical developments at various stages nearby. Emeryville is the preferred destination for retailers and life science projects over neighboring Oakland

Owner User/Re-Tenanting Opportunity

- The MUR zoning permits many retail, service, and office uses
- The existing building has its own private parking with 30+ parking stalls
- This location housed several household name retailers over the last 30+ years, including La-Z-Boy and The Good Guys!
- SBA Financing is available for owner users



Excellent Location

- Emeryville is one of the most desirable retail markets in the East Bay
- The subject property is at one of the most critical intersections in the East Bay for destination shoppers

Easy Access

- The property has freeway visibility from Interstate 80
- Amtrak is only one block away from the property

Flexible Zoning

- MUR allows for many uses, including multi-unit residential, hotel, office and retail
- TH Overlay allows for maximum height and FAR and reduced parking

Surrounded by New Development

- Emeryville is experiencing a massive boom with numerous mixed-use and life science developments, and many highly successful retail centers

Owner User Potential

- An Owner User could occupy all or half of the building and lease the remainder to another tenant

LEGEND

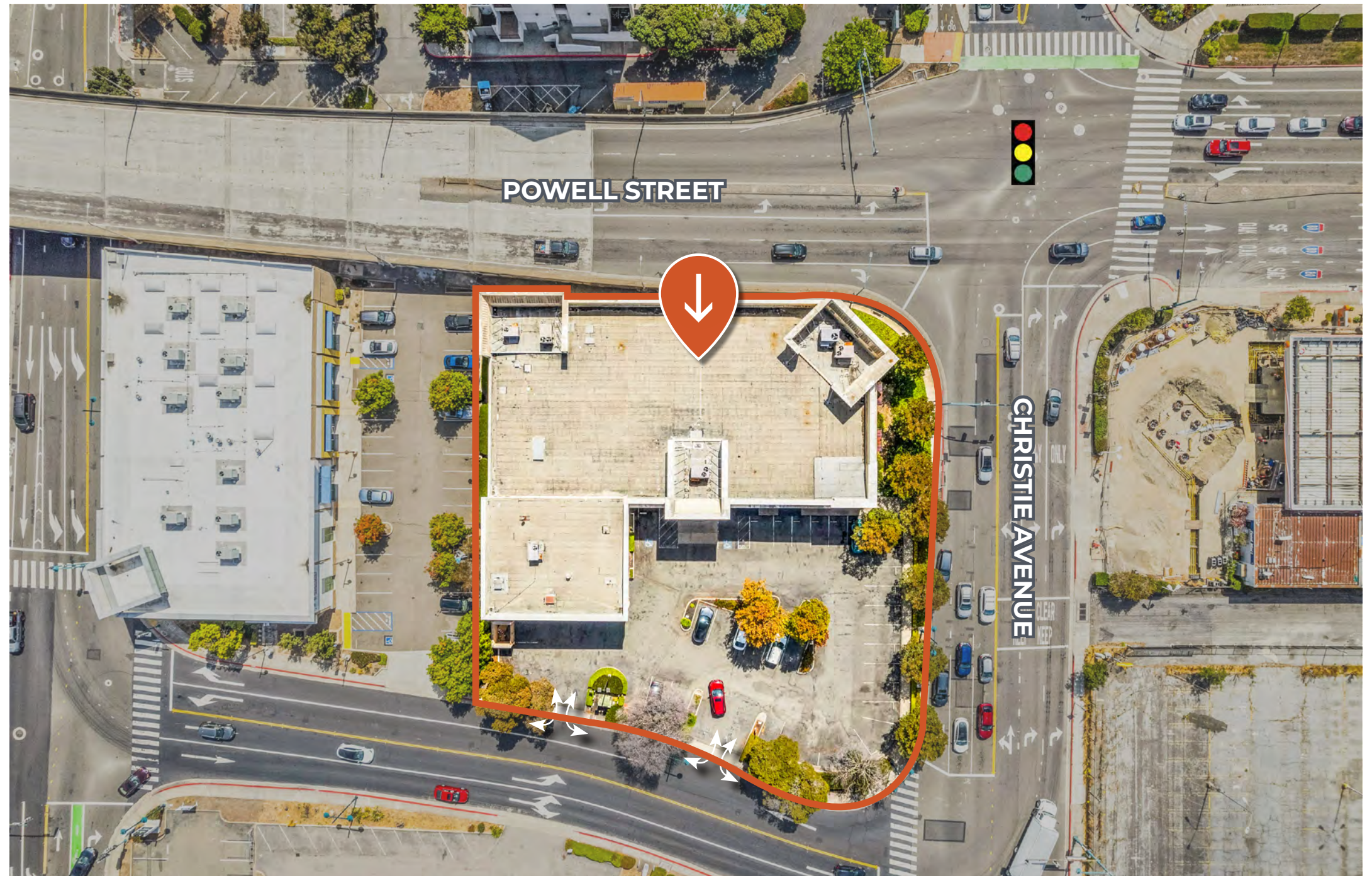
Property
Boundary

±16,000
Rentable SF

0.79
Acres

33
Parking Spaces

Egress





Zoning Summary

The zoning for the property is Mixed Use with Residential (MUR), located within the Transit Hubs (TH) Zoning Overlay. The MUR zoning allows for flexible uses, including mixed-use residential, hotel, office and many retail uses. There are many other uses that are permitted with major and minor conditional use approval. The TH overlay allows for more favorable parking requirements with new developments. The subject property zoning allows for the highest and most dense development in Emeryville - height and FAR bonuses will be awarded to developers that meet community goals as specified in the Zoning Ordinance.

MUR Major Condition Uses

- General Residential Care Facility
- Animal Care & Sales (Kennel, Pet Store, Veterinary Services)
- Indoor Entertainment
- College & Trade Schools
- Day Care Center
- Bar/Nightclub/Lounge
- Emergency Shelters
- Funeral Home
- Hospital
- Group Instructional Services
- Light Live/Work Units
- Parking
- Public Safety Facilities
- Recreation – Gaming, Indoor, Outdoor
- Food & Beverage
- Liquor & Tobacco

MUR Minor Condition Uses

- Schools
- Social Service Facility
- Commercial Kitchen
- Recording Studio
- Construction & Maintenance
- Small Food Production
- Light Manufacturing
- Research & Development
- Personal Storage & Distribution
- Large Community Assembly
- Restaurants
- Individual / Small Group Instructional Services
- Custom Manufacturing
- Community Garden & Indoor Agricultural

MUR Permitted Uses

- Multi-Unit Residential
- Limited Residential Care Facility
- Multi-Unit Supportive Housing
- Multi-Unit Transitional Housing
- Animal Care & Sales (Grooming)
- Art Gallery or Studio-Light
- Traditional Bank & Financial Institutions
- Business Services
- Small Community Assembly
- Health Care Clinic, Medical Offices, Laboratories
- Hotels
- Office & Personal Services
- Repair Services



[FULL ZONING MAPS](#) ➤

[PLANNING REGULATIONS](#) ➤

[USES PERMITTED](#) ➤

[PARKING REQUIREMENTS](#) ➤



The subject property is situated in a thriving Bay Area city, in close proximity to **Marshalls, Ross, and the only IKEA in the East Bay**. These Marshalls and Ross locations both **rank in the 95th and 99th percentile**, respectively in terms of annual visits, compared to other locations nationwide.



BAY STREET
amc THEATRES BARNES & NOBLE Apple
Levi's Philz Coffee BAY HOUSE
SEPHORA FOGO DE CHAO
TOKYO CENTRAL UNI QLO
70+ SHOPS



Bay Street Emeryville

5615 BAY STREET, EMERYVILLE, CA 94608

Bay Street Emeryville is a vibrant shopping, dining, and entertainment destinations for tourists and residents alike. It offers a mix of 70+ retailers and entertainment spots. With new ownership as of 2021, Bay Street has been freshly re-imagined and redesigned with all new dining throughout the property, fresh retail, an open-air community gathering area, and Tokyo Central grocery store which opened in early 2026.

Notable Tenants Include:



[BAY STREET WEBSITE](#) ➔

The Public Market

5959 SHELLMOUND STREET, EMERYVILLE, CA 94608



The Public Market in Emeryville, CA, is a vibrant, international food hall that also houses retail shops and service providers. It first opened in the 1980s as part of Emeryville's transformation from an industrial area to a hub of retail, residential, and business activity. The market features 18+ eateries offering diverse cuisines and popular local spots. The Public Market is currently undergoing the Marketplace redevelopment project which will include a 160-foot office block, parking garage, and a new public park connected to AmTrak with an elevated walkway. For more information on this redevelopment, [click here](#).



Notable Tenants Include:



[THE PUBLIC MARKET](#) ➔



PIXAR
HQ

Peet's Coffee
HQ

DOWNTOWN
OAKLAND

Target
BEST BUY
Levi's
Michael's
Chick-fil-A
NORDSTROM
rack

IKEA

BAY STREET
amc THEATRES
BARNES & NOBLE
Levi's
Philz Coffee
SEPHORA
TOKYO CENTRAL
70+ SHOPS

POWELL ST PLAZA
ROSS
OLD NAVY
Marshall's
BAY HOUSE
FOGO DE CHÃO
UNIQLO
Beyoncé
Starbucks
CHIPOTLE

246,864 VPD

HYATT
PLACE

FUTURE DEVELOPMENT
Early Planning Stage

HYATT
house

AIRPORT
HOME EXPANSION

FOUR
POINTS



22,670 VPD

POWELL STREET

FUTURE DEVELOPMENT
An active 3.74-acre site listed for sale by Oxford Properties. The parcel is currently being marketed as a residential development opportunity with the potential for approximately 635 housing units alongside ground-floor commercial space.

CHRISTIE AVENUE

10,785 VPD

FUTURE DEVELOPMENT
Public Market Expansion

Located in
a thriving
East Bay
city

4.2 miles

TO DOWNTOWN
OAKLAND

2.3 miles

TO BAY BRIDGE
TOLL PLAZA

280,300+

VEHICLES PER DAY ALONG
CHRISTIE, POWELL, AND I-580

Immediate Trade Area | 12



CLIF BAR & COMPANY
HQ

PUBLIC MARKET EXPANSION
Oxford Properties' fully approved 15-acre mixed-use entitlement consists of 674 multi-family residential units and 180,000 square feet of commercial and retail space.

Berkeley
UNIVERSITY OF CALIFORNIA

**DOWNTOWN
BERKELEY**

GROCERYOUTLET
"Bargain Market"
HQ

FUTURE DEVELOPMENT
3-building affordable housing with ground floor retail, 362 homes, and a parking garage for 228 cars and 437 bicycles.

THE PUBLIC MARKET
SUPER DUPER PUBLIC BAR DIG
Guitar Center Peet's Coffee
20+ SHOPS

AMTRAK

HYATT
house

FUTURE DEVELOPMENT
Public Market Expansion

AIRPORT
HOME APPLIANCE

FUTURE DEVELOPMENT
Early Planning Stage

10,785 VPD



POWELL STREET

CHRISTIE AVENUE

**FOUR
POINTS**

FUTURE DEVELOPMENT
An active 3.74-acre site listed for sale by Oxford Properties. The parcel is currently being marketed as a residential development opportunity with the potential for approximately 635 housing units alongside ground-floor commercial space.

22,670 VPD

**Situated in
the heart
of the Bay
Area**

3.2 miles

TO DOWNTOWN
BERKELEY

3.8 miles

TO UC BERKELEY
MAIN CAMPUS

0.2 miles

TO THE I-580
ON-RAMP

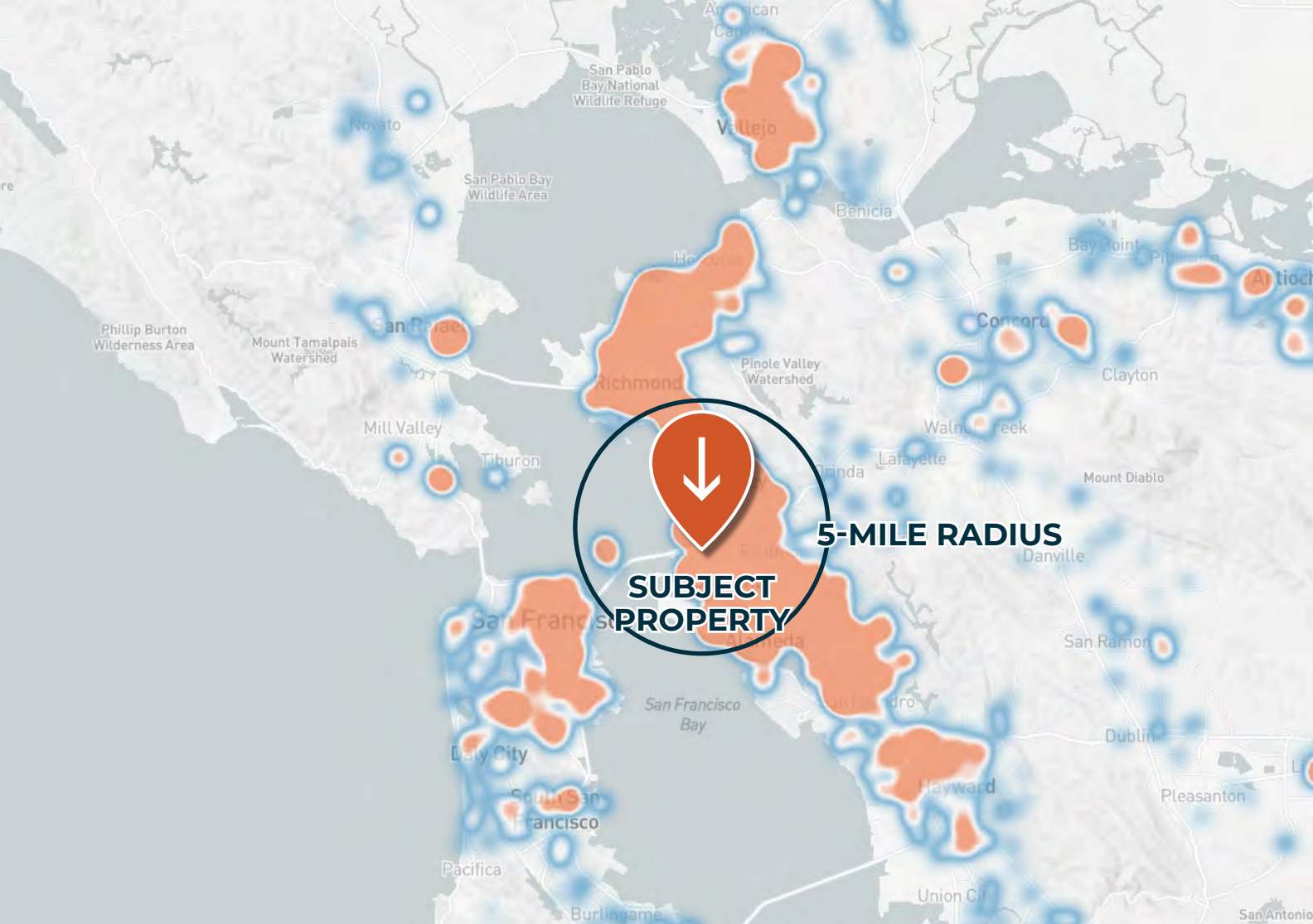
Immediate Trade Area | 13

Development at a Glance

Nearby Retail, Mixed-Use, and Industrial Developments

- 1. Sutter Health Emeryville Medical Center** — A monumental 800,000+ square foot state-of-the-art hospital tower and medical campus proposed near 53rd and Hollis Streets. The expansive master plan features medical office conversions and a new public park, actively advancing through environmental review with construction targeted to commence in 2027. [City of Emeryville](#)
- 2. EmeryStation V** — Wareham Development's fully entitled 300,000-square-foot lab and R&D building located at 1567-1580 63rd Street. The project is progressing through the City of Emeryville's plan check process, strategically positioned to capture future life sciences demand and expand the city's innovation footprint. [City of Emeryville](#)
- 3. Bay Center Life Science Building** — Harvest Properties' fully approved 210,000-square-foot premier life sciences development at 6445 Christie Avenue. This shovel-ready project secures a robust pipeline of modern, Class-A lab space to support Emeryville's enduring strength as a regional biotech hub. [SF YIMBY](#)
- 4. Marketplace Redevelopment (Public Market site)** — Oxford Properties' fully approved 15-acre mixed-use master plan. This transformative urban village will feature 674 multi-family residential units seamlessly integrated with 180,000 square feet of dynamic commercial, dining, and retail space. [City of Emeryville](#) | [SF YIMBY](#)
- 5. 5801 Christie Avenue** — A prime 3.74-acre active development parcel listed by Oxford Properties. The site presents a rare, large-scale residential development opportunity with the potential for approximately 635 housing units complemented by active ground-floor commercial space. [The Registry](#) | [CoStar](#)
- 6. The Perennial (Christie Sites)** — A fully approved, three-building residential community by EAH Housing spanning 5890, 5900, and 6150 Christie Avenue. The development will deliver 362 residential homes, ground-floor retail, and comprehensive parking facilities for 228 vehicles and 437 bicycles, significantly expanding local housing inventory. [City of Emeryville](#)
- 7. Intergenerational Affordable Housing** — A fully entitled 68-unit residential community by EAH Housing. This project highlights continued developer investment in Emeryville's residential infrastructure and is currently finalizing its capital stack ahead of construction. [City of Emeryville](#)
- 8. 3637 Adeline Street Supportive Housing** — A proposed 90-unit residential community by RB Adeline LLC. The project is actively advancing through the City of Emeryville's planning pipeline, further demonstrating sustained developer confidence in the submarket's fundamental residential demand. [City of Emeryville Community Development Department monthly progress report \(December 2025\)](#)





Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location. Demographic Data is sourced from Popstats 2025 dataset.

Demographics

Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	21,950	232,021	439,848
2030 PROJ.	22,466	239,895	449,621

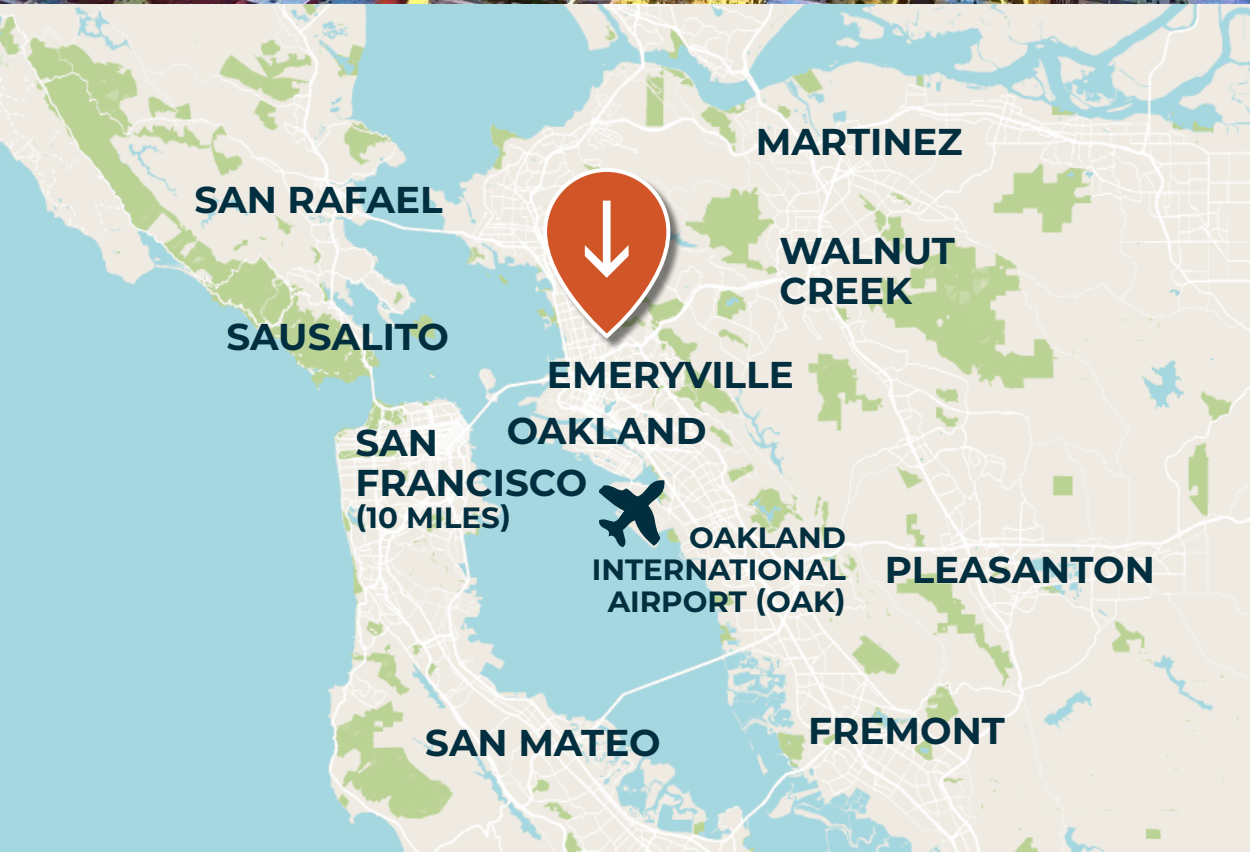
Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$172,101	\$169,012	\$187,931
MEDIAN	\$131,446	\$119,000	\$127,934

Visits & Dwell Time to Nearby Large Centers

	Visits	Dwell Time
BAY STREET	5M	86 Mins
PUBLIC MARKET	829.7K	45 Mins

Visitation measured over the past 12 months at each center



Emeryville, CA



A Hub for Innovation and Development

Overview

- Emeryville is situated at the crossroads of major transportation routes in the SF Bay Area, including I-80 and I-50
- Its proximity to Oakland and San Francisco make it a highly accessible location for businesses and residents
- The city is well-served by public transportation, including BART (Bay Area Rapid Transit) and Amtrak, which provide regional and long-distance train services
- Despite the city's small size (± 1.2 square miles), Emeryville is a significant economic center home to major employers including Pixar Animation Studios, Peet's Coffee & Tea, and Grifols Diagnostic Solutions
- Emeryville's commercial real estate market is robust, with a mix of office, retail, and industrial spaces, seeing significant redevelopment over the past few decades, transforming former industrial sites into modern commercial properties
- Home to Pixar Animation Studios, a globally recognized entertainment/creative landmark, along with a growing public art program
- Emeryville is anchored by top-tier retail and entertainment destinations, including Bay Street Emeryville and Public Market Emeryville's diverse food hall, drawing shoppers and diners from across the East Bay

7.7 Million

SF BAY AREA ESTIMATED
POPULATION (2025)

\$778 Billion

SF-OAKLAND-HAYWARD
MSA GDP

Location Overview | 16

Why Bay Area?

A Dynamic, Globally Renowned Region in Northern California

The San Francisco Bay Area

- Consists of nine counties in Northern California centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay
- The Bay Area has a diverse service economy, with employment spread across a wide range of professional services, including financial services, tourism, and technology
- Home to the second highest concentration of Fortune 500 companies, with 30+ based in the region: Google, Meta, Apple, Hewlett Packard, Intel, and Adobe
- The Bay Area has a large number of prestigious universities, including Cal Berkeley, Stanford, The University of San Francisco, and Santa Clara University

Economic Growth & Industry Drivers

- The Bay Area is one of the most powerful, fast-growing, and competitive economies in the world, with GDP output of roughly \$1.2 trillion per year - if the region were a country, it would be the 18th-largest economy in the world
- Firms headquartered in the region now account for 35% of the market capitalization of the world's top 100 companies
- The region's inflation-adjusted economic output grew by 140% between 2001 and 2024, more than doubling, despite weathering three major recessions (the dot-com bust, the Great Recession, and COVID-19)
- San Francisco attracted roughly \$123 billion in AI-related private capital between 2019 and 2024 (more than double that of any other U.S. city) and is home to 25 of the top 50 AI companies in the world





University of California, Berkeley

Ranked the #1 Public University Worldwide

Overview

- Founded in 1868, UC Berkeley is the flagship campus of the University of California system and consistently ranks among the top public universities in the world, currently holding the No. 1 spot among U.S. public universities in the 2026 U.S. News & World Report rankings
- The university's academic legacy includes 63 Nobel laureates among its faculty and alumni (10 of them current faculty members), along with numerous Turing Award and Fields Medal winners, cementing its reputation as one of the world's leading research institutions
- The UC Berkeley library system holds more than 14 million volumes across its network of libraries, making it one of the largest academic library systems in the country
- Berkeley's Olympic tradition is equally strong: Cal-affiliated athletes have won 246 Olympic medals all-time, including 126 golds, spanning more than a century of competition

[UNIVERSITY WEBSITE](#) ➤



Berkeley
UNIVERSITY OF CALIFORNIA

46,000+

STUDENTS ENROLLED
(FALL 2025)

\$82 Million

ECONOMIC IMPACT ON THE STATE'S
ECONOMY (UC SYSTEM)



Part of a larger regional network of transit systems

Emery Go-Round

The Emery Go-Round is a free bus shuttle service connecting Emeryville's employers and shopping centers with BART, 7 days a week.

AC Transit

AC Transit is an award-winning bus service that connect 13 cities and adjacent unincorporated areas in surrounding counties.

BART (Bay Area Rapid Transit)

Bay Area Rapid Transit (BART) connects the San Francisco Peninsula with cities in the East Bay including Berkeley, Oakland, Fremont, Walnut Creek, Dublin/Pleasanton. Berkeley is served by three BART stations: North Berkeley, Downtown Berkeley, and Ashby.

Amtrak

The Emeryville Amtrak Station is serviced by the Capitol Corridor rail line, which connects San Jose with Sacramento and beyond to Auburn, CA.



In the News

Billion-dollar Emeryville hospital set to replace Alta Bates as emergency center

SFGATE | FEBRUARY 21, 2025

Sutter Health is moving forward with a \$1 billion plan to build a major medical campus in Emeryville, replacing Berkeley's Alta Bates Summit Medical Center, which is set to shutter by 2030.

The 1.3 million-square-foot campus, slated to fully open by 2033, will initially house 200 beds, with emergency services, intensive care, labor and delivery, outpatient clinics and imaging, the health network said to SFGATE in an email. Sutter acquired a 12-acre site at Horton and 53rd streets to develop the new complex, where outpatient and acute care services are expected to open as early as 2028.

Sutter executives said the move will increase access and reduce barriers to care, with plans to recruit 190 new clinicians and expand appointment availability. "Too many people face challenges in accessing the care they need," Sutter CEO Warner Thomas said in a statement earlier this week. "At Sutter, we're committed to breaking down those barriers."

[READ FULL ARTICLE](#) ➤

SAN FRANCISCO (9 MILES FROM SUBJECT PROPERTY)

SAN FRANCISCO BAY

Hilton
Garden
Inn

EMERY COVE
HARBOR

POWELL ST PLAZA



FUTURE DEVELOPMENT

An active 3.74-acre site listed for sale by Oxford Properties. The parcel is currently being marketed as a residential development opportunity with the potential for approximately 635 housing units alongside ground-floor commercial space.

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