

FOR SALE
+/- 3,326 SF Specialty Property
Available



PDF
THE *PAUL D FRANK* Team



eXp **COMMERCIAL**

GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™

1096 48th Street
Emeryville, CA 94608



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EXECUTIVE SUMMARY

eXp Commercial is pleased to present an approximately 3,326 SF specialty property located at 1096 48th Street in Emeryville, CA. This property has previously been used as a religious facility, but the zoning allows for residential uses and some commercial uses as well. The property offers an opportunity to continue as a place of worship or be redeveloped into residential units. With a conditional use permit, this property can be developed to offer up to 35 dwelling units.

Located within one of the Bay Area's most dynamic urban infill markets, this property provides flexibility for both developers and end users seeking a well positioned asset with multiple exit strategies. The existing structure and corner visibility add character and optionality to a site that can serve residential, community, or boutique commercial purposes.



PROPERTY HIGHLIGHTS

- +/- 3,326 SF
- Purchase Price: \$1,250,000
- Zoning: RM Medium Density Residential (City of Emeryville)
- Building Front Signage
- APN: 49-1176-15-2
- Year Built: 1935
- Recent Sewer Main Line Replacement
- Corner lot location with strong visibility and walkable neighborhood setting
- Flexible zoning that supports adaptive reuse, redevelopment, or continued specialty use
- Accessibility and Surrounding Area
 - » Across the street from Emery High School
 - » Blocks away from Pixar Animation Studios
 - » Minutes from numerous retail amenities including restaurants, shopping, and neighborhood services
 - » Less than one mile to Interstate 80, providing quick access to San Francisco, Oakland, and Berkeley
 - » Proximity to public transit, including Emery Go Round Shuttle and MacArthur BART Station

AREA DEMOGRAPHICS

POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Population	37,762	262,426	461,839
2029 Population Projection	36,766	256,088	449,743
Median Age	37.9	37.6	39.2
Bachelor's Degree or Higher	55%	61%	58%
INCOME	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Average Household Income	\$134,824	\$128,544	\$135,739
Median Household Income	\$106,633	\$95,005	\$99,989
<\$25,000	2,523	21,404	31,224
\$25,000-\$50,000	1,907	14,017	23,782
\$50,000-\$75,000	1,746	12,775	21,745
\$75,000-\$100,000	1,512	11,053	18,575
\$100,000-\$125,000	1,730	9,983	16,220
\$125,000-\$150,000	1,277	7,723	12,261
\$150,000-\$200,000	1,883	11,669	19,315
\$200,000+	3,716	25,458	47,515

SURROUNDING AREA MAP



LOCATION OVERVIEW

Emeryville, California

Emeryville, California is a small, highly urbanized city in Alameda County, nestled between Oakland and Berkeley on the east shore of San Francisco Bay. Covering just over two square miles, it has transformed from an industrial hub into a dense, transit connected center for tech, biotech, and creative industries, home to companies such as Pixar and Peet's Coffee.

With a population of around 13,000, Emeryville features a predominantly renter occupied housing stock and ongoing development focused on high density, mixed use projects. The city is known for its excellent transportation access, including Amtrak, major freeways, and free local shuttles, as well as its vibrant retail and entertainment destinations. Its location between major employment centers, combined with limited available land, continues to drive strong demand for both residential and mixed use redevelopment.

Looking forward, major projects like the planned Sutter Health hospital campus signal significant investment, while the city continues to address challenges such as limited land availability, housing affordability, and infrastructure demand. These dynamics position Emeryville as one of the East Bay's most desirable small cities for long term growth and reinvestment.



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