

1890 POWELL ST  
EMERYVILLE, CA 94608



**SITE AVAILABLE FOR SALE/LEASE**

**11,344 SF | 2.216 ACRES**



**ARTISTREE**  
REAL ESTATE  
& Property Management Services

**RUHI ALIKHAN | RUHI@ARTISTREERE.COM | 408.582.3202**



# FIRST TIME ON MARKET IN 33 YEARS



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- Former Chevys Restaurant
- Ideal for possible mixed use development with high-rise condos, townhouses, retail spaces, or restaurant
- With the best views of the BAY from Oakland to San Francisco

*Disclaimer. The information provided is based from credible sources but buyers still need to verify.*

AREA DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Population	12,638	194,992	408,011
Households	6,488	88,092	177,820
Avg. Household Size	1.8	2.1	2.2
Median Age	41	39	40
Avg. Household Income	\$113,045	\$96,660	\$105,545



## PROPERTY PHOTOS & DEMOGRAPHICS



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# AERIAL MAP



ARTISTTREE  
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