

4056 HUBBARD STREET EMERYVILLE, CA

FOR LEASE

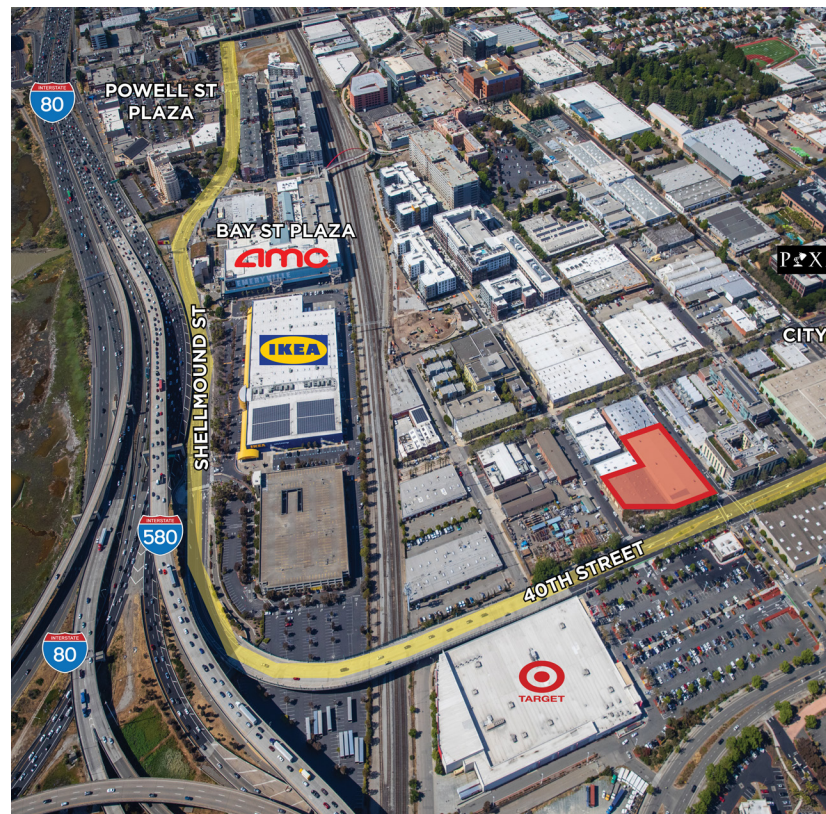


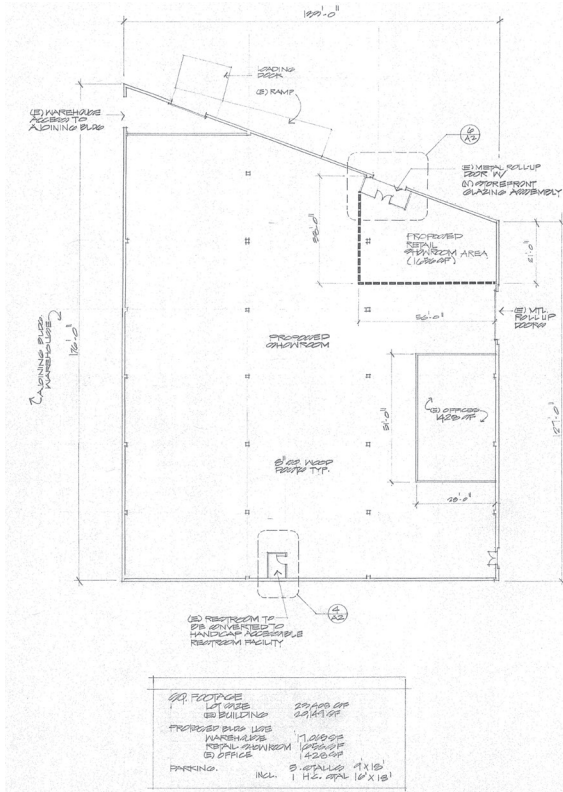
SHORT TERM
- OR -
LONG TERM DEAL!
ALL DEALS
CONSIDERED!

PROMINENT HIGH VISIBILITY CORNER LOCATION

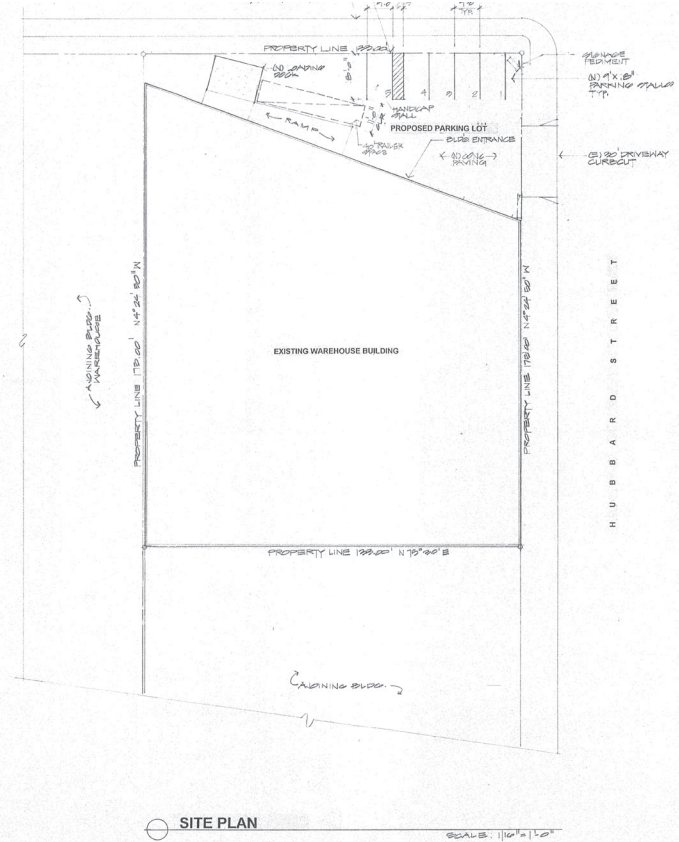
PROPERTY HIGHLIGHTS:

- Retail/ Light Industrial Flex/Showroom/ Office/Recreational Use
- **±19,285 SF Freestanding Brick & Timber**
- 400 Amps @ 120/240 Volts
- Sprinklers
- Natural Lighting and Skylights
- Flexible Zoning
- One (1) Grade Level Door
- One (1) Dock High Door
- Seismic Bracing
- Clear Span Warehouse
- Immediate Access to I-80, I-580, I-880 and Hwy 24
- Directly across Target and Bay Bridge Shopping Center
- Walking Distance to (3) Lifestyle Shopping Centers
- Free "Emery-Go-Round" Public Transit Shuttle

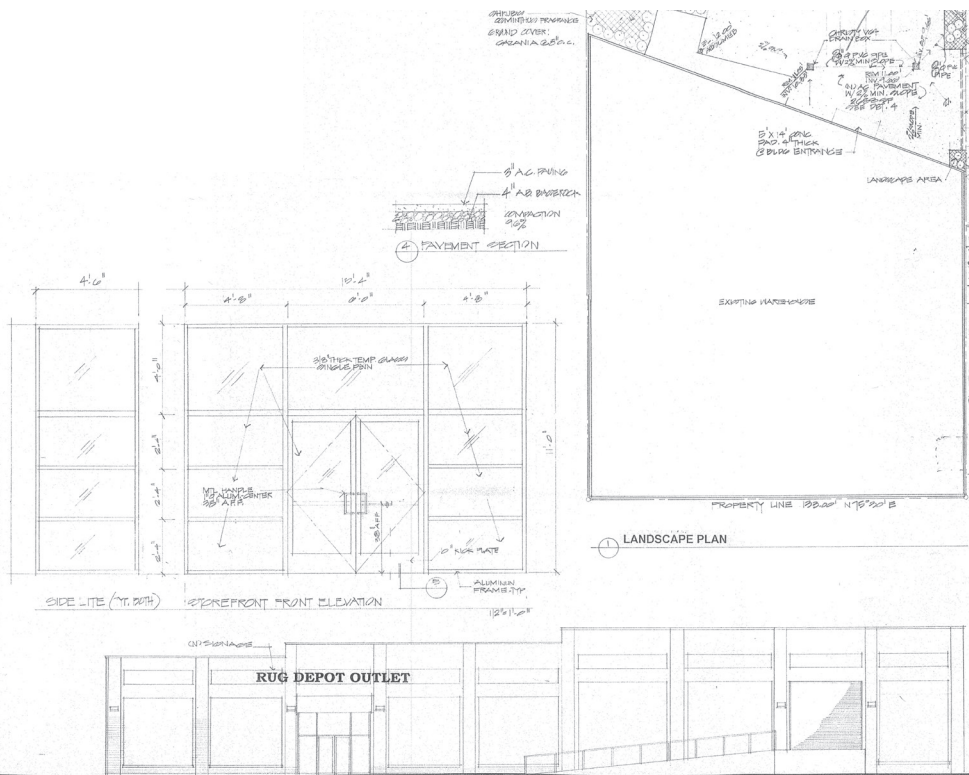




SHOWROOM / WAREHOUSE FLOOR PLAN
REAR AREA 1000, WAREHOUSE AREA 1847.77
SCALE: 1/8" = 1'-0"

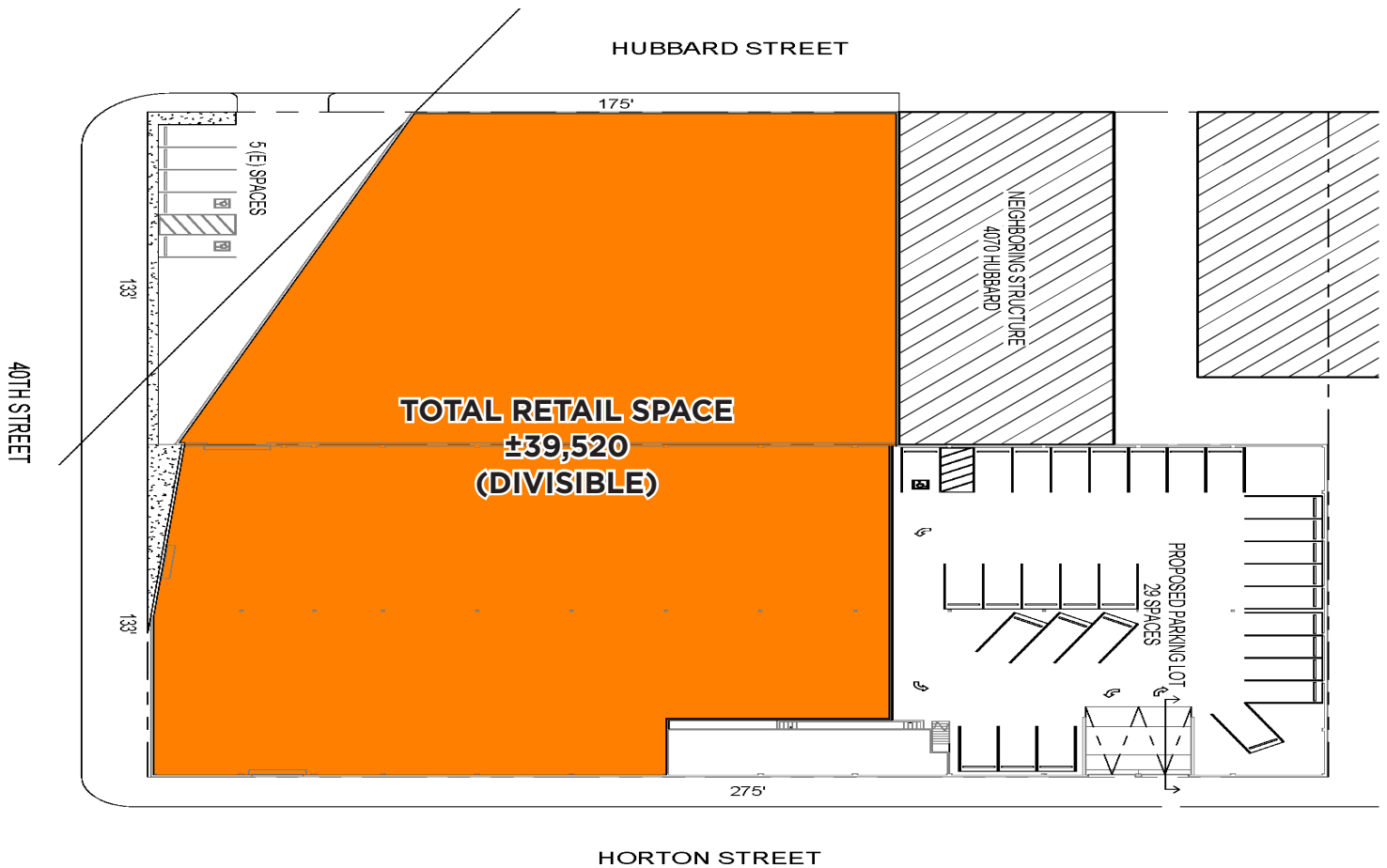


SITE PLAN
SCALE: 1/8" = 1'-0"



LANDSCAPE PLAN







POPULATION

	1 Mile	3 Miles	5 Miles
2025 Total Daytime Population	33,960	297,634	540,589
Workers	22,502	192,932	317,806
Residents	11,458	104,702	222,733

HOUSEHOLD SUMMARY

	1 Mile	3 Miles	15 Miles
2025 Households	12,388	111,642	200,807
2025 Average Household Size	2.90	2.85	3.02
2025 Families	4,861	42,886	93,923
2025 Average Family Size	3.08	3.27	3.29

MEDIAN HOUSEHOLD INCOME

	1 Mile	3 Miles	15 Miles
2025	\$118,710	\$107,080	\$111,565

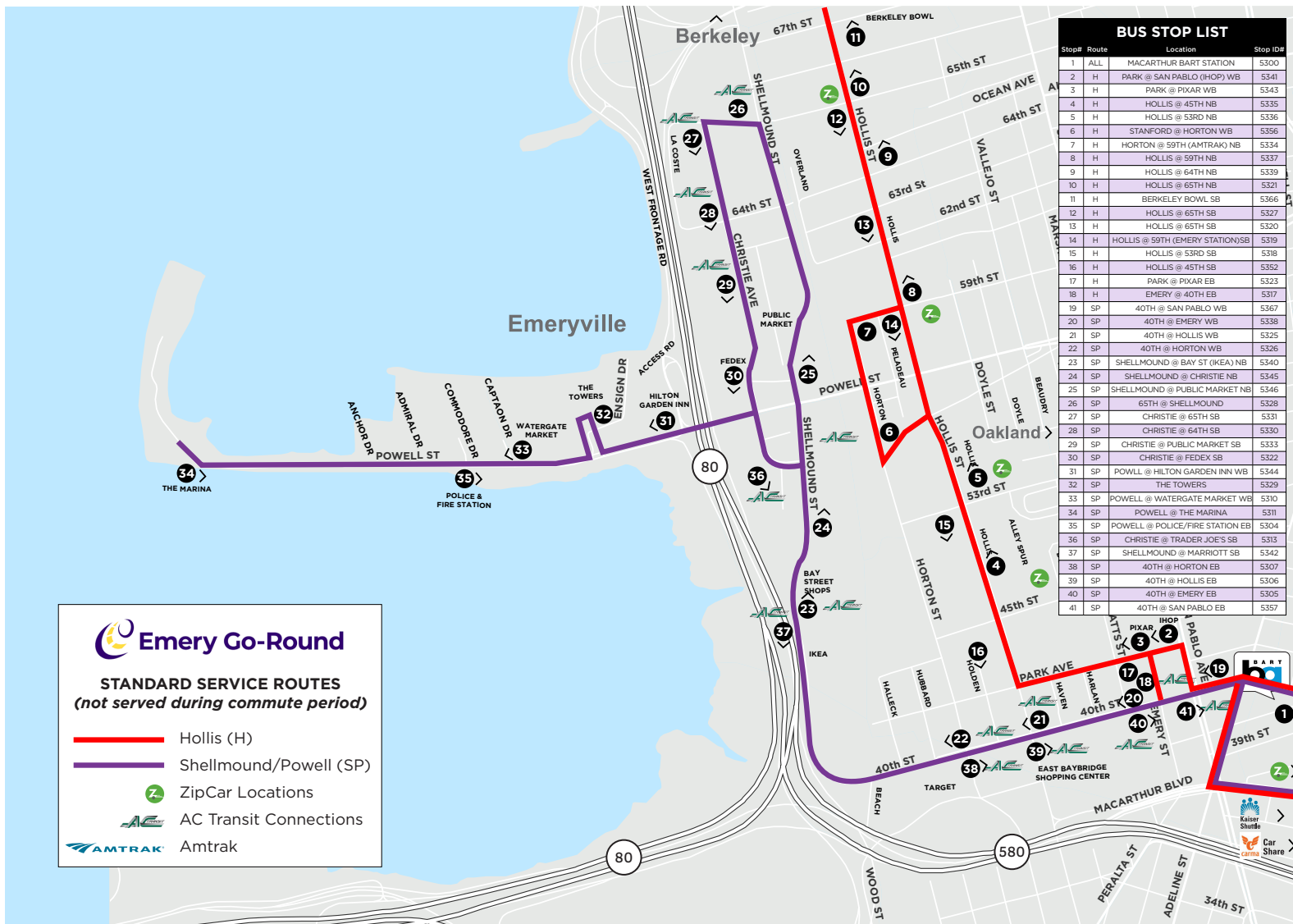
MEDIAN AGE

	1 Mile	3 Miles	15 Miles
2025	36.9	37.1	37.6

TRAFFIC COUNTS

	ADT
40th Street/Hubbard	14,843 ADT





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FOR LEASE



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