



SUBJECT PROPERTY
5800
CHRISTIE
AVENUE

I-80 & Powell Redevelopment

HIGH-PROFILE REDEVELOPMENT / OWNER-USER OPPORTUNITY ONE BLOCK FROM I-80, AMTRAK, & THE PUBLIC MARKET

EMERYVILLE, CA



CP PARTNERS
COMMERCIAL REAL ESTATE



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I-80 & Powell Redevelopment

5800 CHRISTIE AVE, EMERYVILLE, CA 94608 [↗](#)

Owner will consider:

- SALE
- GROUND LEASE
- LEASE
- JOINT VENTURE
- ENTITLEMENT SALE

PRICE	\$8,950,000
PRICE/SF	\$559
ZONING	MUR/TH
BUILT	1968
BUILDING SIZE	±16,000 SF
LAND AREA	0.79 AC



Flexible zoning allows for mixed-use, multi-residential, assisted living, office, hotel, retail, cannabis sales, 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 pricing must reflect the additional time required to close
- 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 will consider quick close offers at a reasonable discount with shorter due diligence periods and closing time frames
- 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-Tenancing Opportunity

- The MUR zoning permits cannabis sales and many other 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



Investment Highlights

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

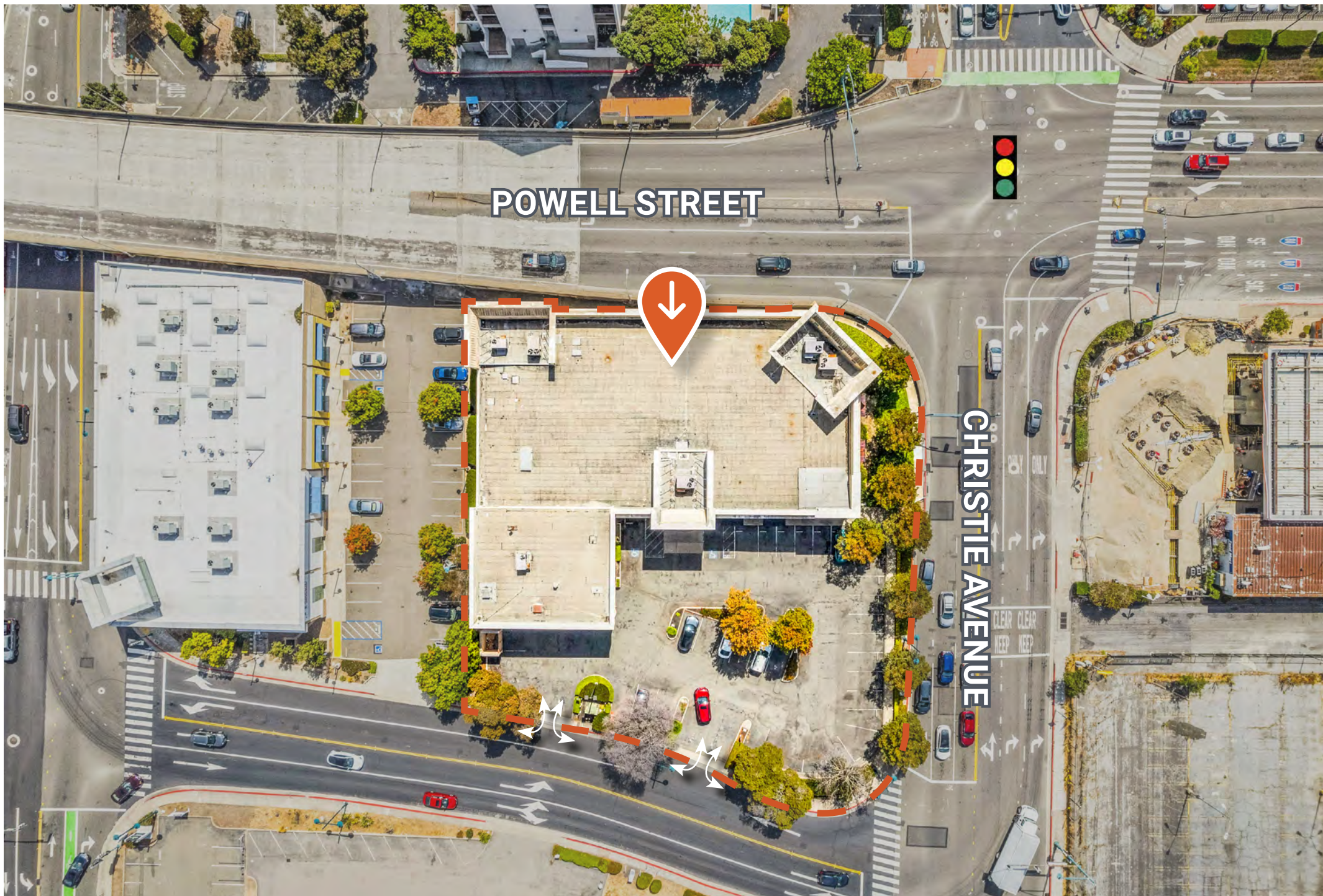
Acres

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

- Cannabis Sales
- Schools
- Social Service Facility
- Commercial Kitchen
- Recording Studio
- Construction & Maintenance
- Small Food Production
- Light Manufacturing
- Research & Development
- Personal Storage & Distribution

MUR Minor Condition Uses

- 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](#) ↗

[Parking Requirements](#) ↗

[Uses Permitted](#) ↗

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 **97th percentile, in terms of annual visits**, compared to other locations nationwide.





Bay Street Emeryville

BAY ST

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 45+ retailers and entertainment spots. With new ownership as of 2022, 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 a grocery store set to open in 2025.

Notable Tenants Include:

AMC THEATRES Apple Arthur Mac's TAP & SNACK AT&T BARNES & NOBLE
 Bath & Body Works BAY HOUSE EMERYVILLE claire's FOGO DE CHÃO BRAZILIAN STEAKHOUSE Foot Locker
 H&M HYATT PLACE IT'SUGAR LaserAway Levi's®
 LUSH FRESH HANDMADE COSMETICS Philz Coffee RED DOOR ESCAPE ROOM SEPHORA
 SHAKE SHACK TipSY Pott UNI QLO URBAN OUTFITTERS
 TOKYO CENTRAL Specialty Market
 COMING SOON IN 2025

[Read More](#)

The Public Market

5959 SHELLMOUND STREET, EMERYVILLE, CA 94608

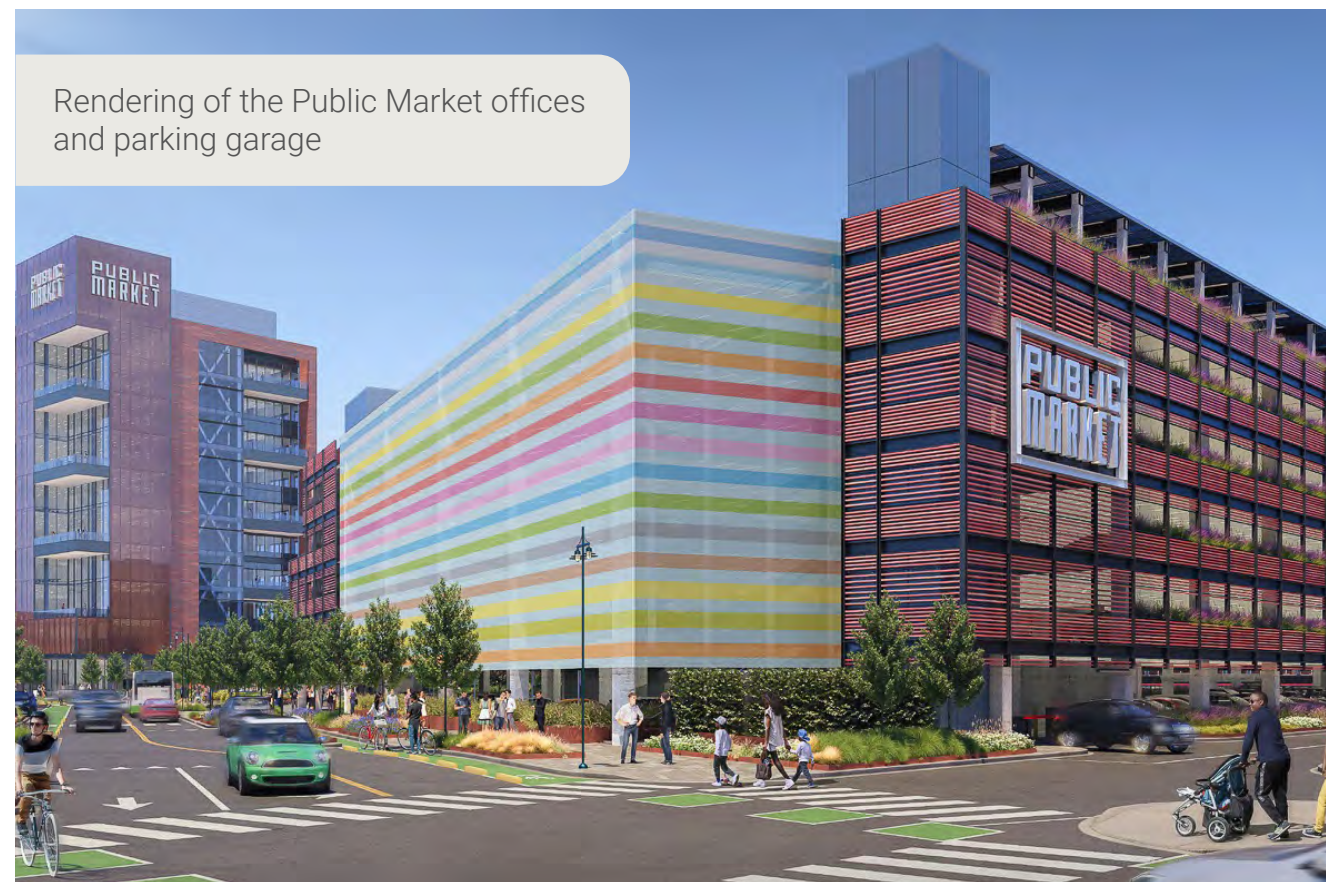


The Public Market in Emeryville, CA, is a vibrant, international food hall that also houses retail shops and service providers. It first opened in the 1980s as part of Emeryville’s transformation from an industrial area to a hub of retail, residential, and business activity. The market features 18+ eateries 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:



[Read More](#)



Rendering of the Public Market offices and parking garage



Located in a thriving East Bay city...

4.2 miles TO DOWNTOWN OAKLAND

2.3 miles TO BAY BRIDGE TOLL PLAZA

289,629 VEHICLES PER DAY ON CHRISTIE, POWELL, & I-580



CLIF BAR & COMPANY

 HQ

PUBLIC MARKET EXPANSION
 The Marketplace redevelopment project will include a 160-ft office block, parking garage, and a new public park connected to AmTrak with an elevated walkway. [Read more here.](#)

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. [Read more here.](#)

THE PUBLIC MARKET

 18+ SHOPS

AMTRAK

HYATT house

FUTURE DEVELOPMENT
 Public Market Expansion

FUTURE DEVELOPMENT
 Early Planning Stage

FUTURE DEVELOPMENT
 123-ft residential building with 98 new homes, a 230-ft commercial tower (13 floors), and a 100-ft parking garage with 748 spaces. [Read more here.](#)

AIRPORT
 HOME APPLIANCE

10,660 VPD



20,408 VPD

CHRISTIE AVENUE

POWELL STREET

FOUR POINTS

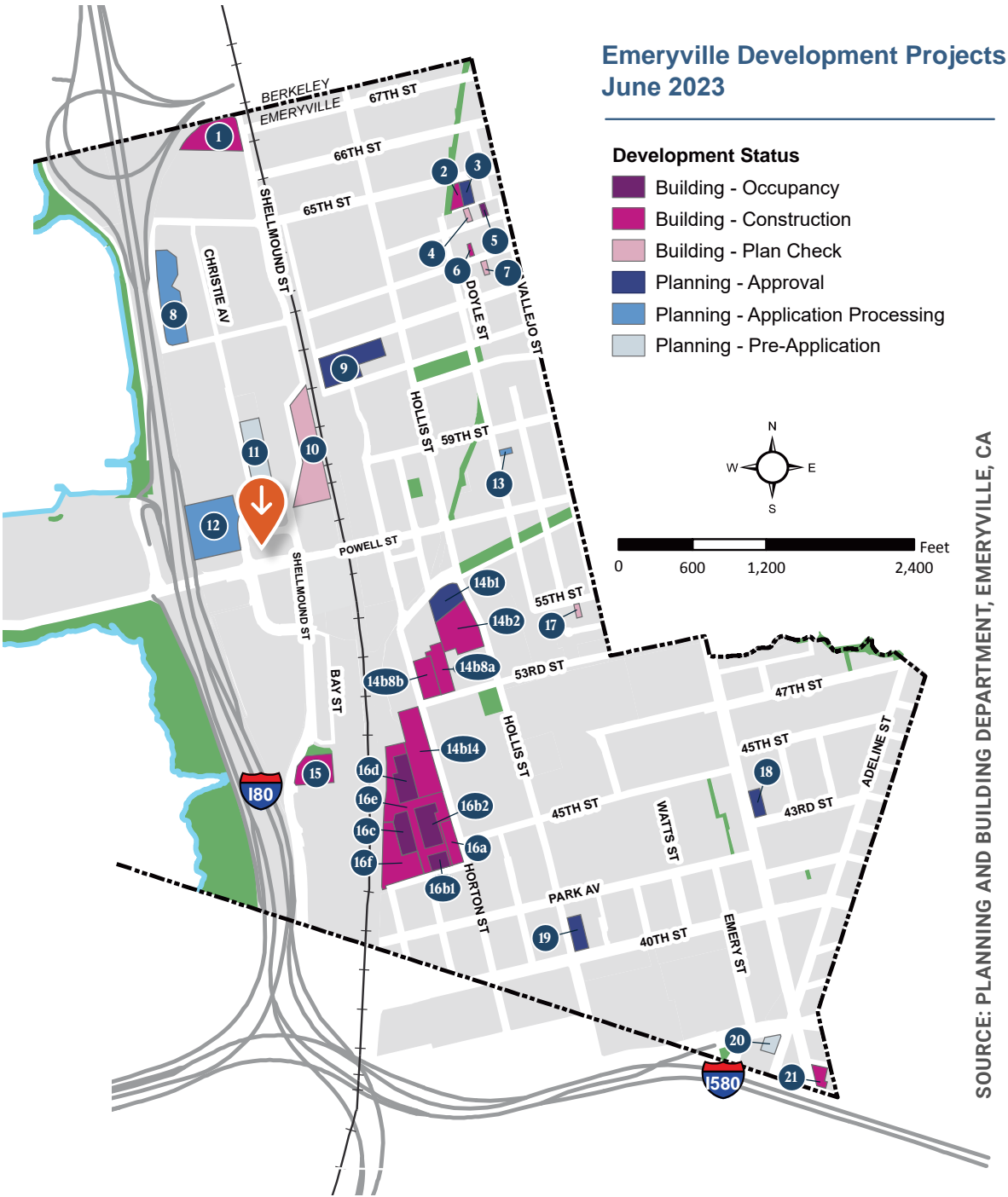
...situated in the heart of the Bay Area.

3.2 miles
TO DOWNTOWN BERKELEY

3.8 miles
TO UC BERKELEY MAIN CAMPUS

0.2 miles
TO THE I-580 ON-RAMP

NOTABLE PROJECTS IN PLANNING & BUILDING PHASES		
Project Name	Description	
1 Bayview Emeryville Apartments 6701 Shellmound St	Redevelopment of former industrial site into 186 rental housing units. Read more here.	
10 Public Market 6200 Shellmound St	The Marketplace redevelopment project will include a 160-ft office block, parking garage, and a new public park connected to AmTrak with an elevated walkway. Read more here.	
11 Christie Sites 5890-6150 Christie Ave	3-building affordable housing with ground floor retail, 362 homes, and a parking garage for 228 cars and 437 bicycles. Read more here.	
12 Mixed-Use 5801-5861 Christie Ave	123-ft residential building with 98 new homes, a 230-ft commercial tower (13 floors), and a 100-ft parking garage with 748 spaces. Read more here.	
14 Emeryville Center of Innovation 53rd & Hollis St	Build-out of former Novartis portion of Chrion Life Sciences Center PUD, four new lab buildings totaling 911,800 SF and a parking garage with 1,991 spaces	
15 Tokyo Central Store 5615 Bay St	Construction of new 48,500 SF grocery store with rooftop parking to replace former Old Navy/Elephant Bar building on Parcel B. Read more here.	
16 The Emery/The Lab Horton St, Sherwin Ave	Final development plans for 4 buildings with 500 residential units, ground floor retail, a new public park, and greenway. The Lab will include 74k SF of office/R&D space. Read more here.	
21 Nellie Hannon Gateway 3600 San Pablo Ave	Redevelopment of 0.375 AC with 7-story, 90-unit affordable housing project with 3,600+ SF ground floor commercial space	



A Regional Shopping Destination

Ring Radius Population Data

	5-MILES	10-MILES	15-MILES
2022	433,296	1.4M	2.4M

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$160,519	\$174,004	\$174,310
Median	\$109,622	\$114,381	\$119,075

Bay Street Emeryville

3.5M Visits **88 Minutes**

OVER PAST 12 MONTHS AT BAY STREET EMERYVILLE

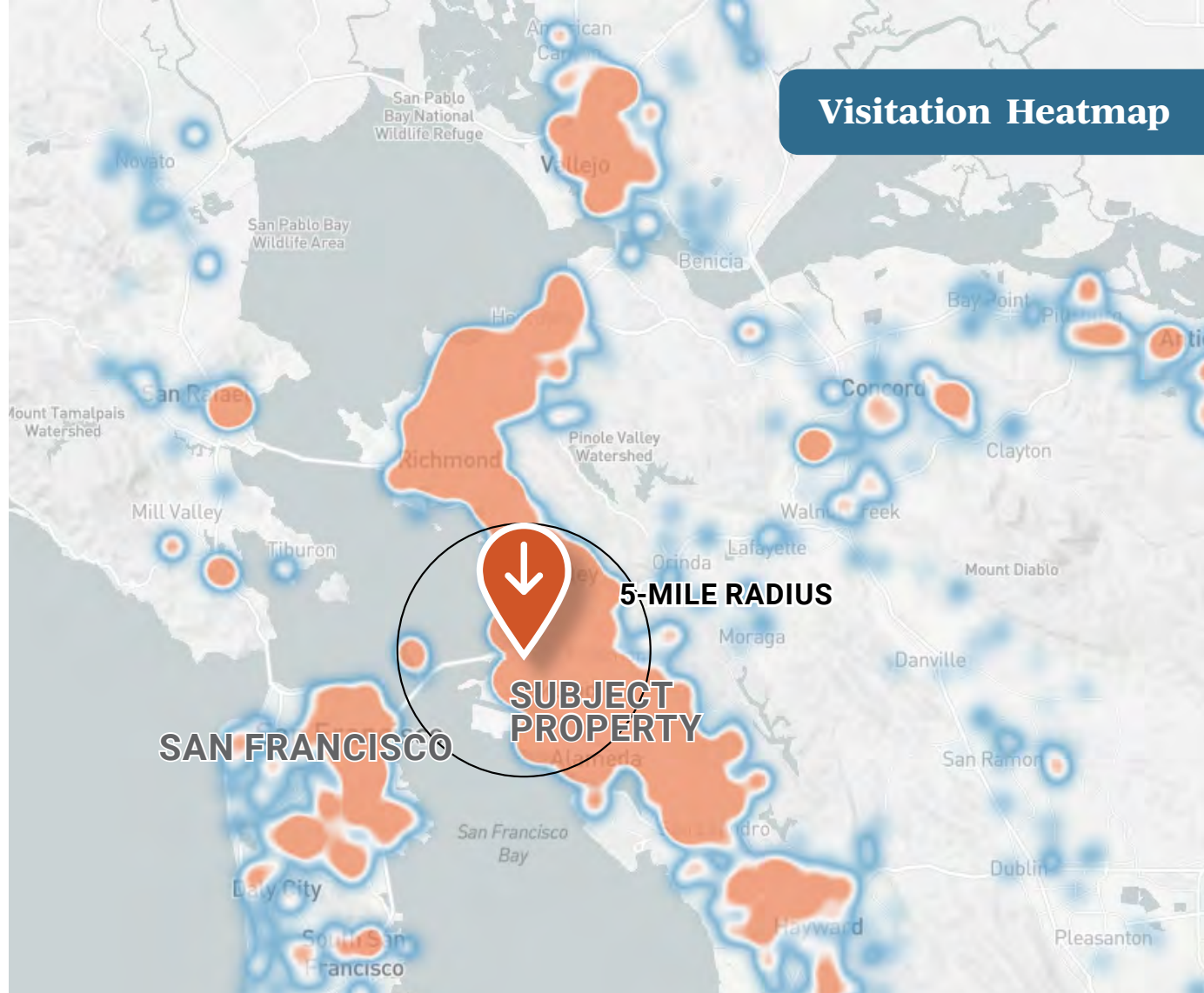
AVERAGE DWELL TIME AT BAY STREET

Public Market Emeryville

976.4 Visits **45 Minutes**

OVER PAST 12 MONTHS AT PUBLIC MARKET EMERYVILLE

AVERAGE DWELL TIME AT PUBLIC MARKET



Visitation Heatmap

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

*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.

Emeryville, CA

A HUB FOR INNOVATION AND DEVELOPMENT



A Major Bay Area City

- 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

San Francisco Bay

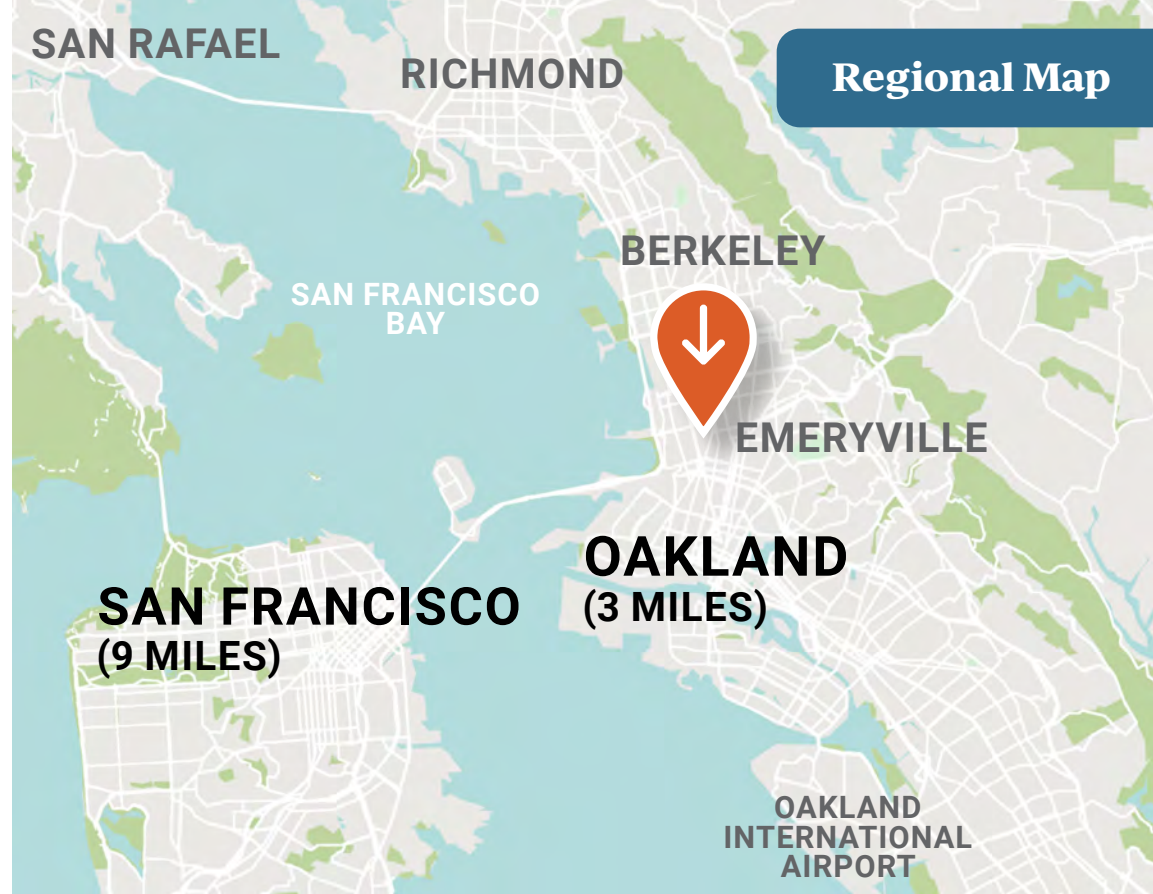
- Consists of nine counties in Northern California centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay
- The Bay Area is home to the second highest concentration of Fortune 500 companies, with 30+ based throughout the region, including Google, Facebook, Apple, Hewlett Packard, Intel, and Adobe
- The region boasts one of the highest levels of educational attainment in the country and is home to prestigious institutions like Stanford University, UC Berkeley, and UCSF

7.6 Million

ESTIMATED SF BAY AREA POPULATION

\$729 B

SAN FRANCISCO-OAKLAND-HAYWARD MSA 2022 GDP



Regional Map



Berkeley

UNIVERSITY OF CALIFORNIA

Ranked as the #1 public university worldwide (U.S. News & World Report)

- Established in 1868, UC Berkeley consistently ranks among the top public universities globally
- The university has produced a significant number of Nobel laureates, Turing Award winners, and Fields Medalists
- UC Berkeley libraries boast 14.2 million book volumes in all of their libraries
- Students and alumni alike have won 121 gold medals, 56 silver medals, and 46 bronze medals in the Olympic Games

The flagship campus of the University of California system

±400

TOTAL DEGREE PROGRAMS

±33,100

NUMBER OF STUDENTS ENROLLED 2023

\$82 Billion

ECONOMIC IMPACT ON THE STATE'S ECONOMY

From ‘rotten’ to ‘renaissance’: This CA city makes a surprisingly great day trip

SFGATE | DEC. 16, 2023

Emeryville has evolved from its industrial roots into a vibrant city known for its blend of history, art, and outdoor experiences.

“Emeryville has gone through a real renaissance,” says urban planner Jane Morrison. “It’s a dynamic place that mixes its industrial past with modern attractions.”

Bay Street, once struggling with vacancies, is now a bustling retail and dining area, featuring attractions like Topsy Putt, a mini-golf spot that serves craft beer. Key to this revitalization is the South Bayfront Bridge, which connects Bay Street to the city’s growing residential and business districts.

The nearby Emeryville Greenway, a pedestrian-friendly path, winds through parks and plazas, including the newly opened Huchiun Park, a 2-acre space with basketball courts, community gardens, and public art that honors the Ohlone people, the area’s original inhabitants.

For those interested in Emeryville’s rich history, the city offers a self-guided walking tour. Highlights include the Oaks Card Club, a landmark from the city’s “rotten city” days, and Pixar’s 20-acre animation campus, developed by Steve Jobs. Many historic factories and warehouses have been preserved and converted into live-work spaces, adding to the city’s unique charm.

At the end of the day, head to the Emeryville Marina to enjoy sweeping views of the Bay, the San Francisco skyline, and the East Bay hills—a perfect spot to catch the sunset.



[Read More](#) 

SAN FRANCISCO

(9 MILES FROM SUBJECT PROPERTY)

SAN FRANCISCO BAY

EMERY COVE HARBOR



FUTURE DEVELOPMENT
123-ft residential building with 98 new homes, a 230-ft commercial tower (13 floors), and a 100-ft parking garage with 748 spaces. [Read more here.](#)

FOUR POINTS



FUTURE DEVELOPMENT
Public Market Expansion



Lead Agents

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