

4045 HORTON STREET EMERYVILLE, CA

FOR LEASE

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



PROMINENT HIGH VISIBILITY CORNER LOCATION

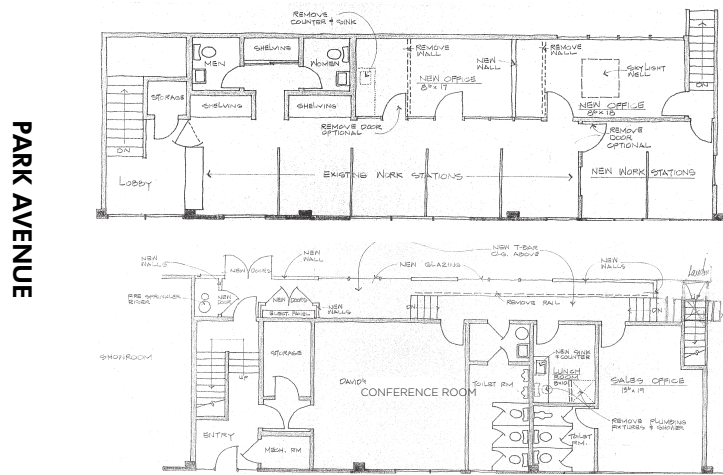
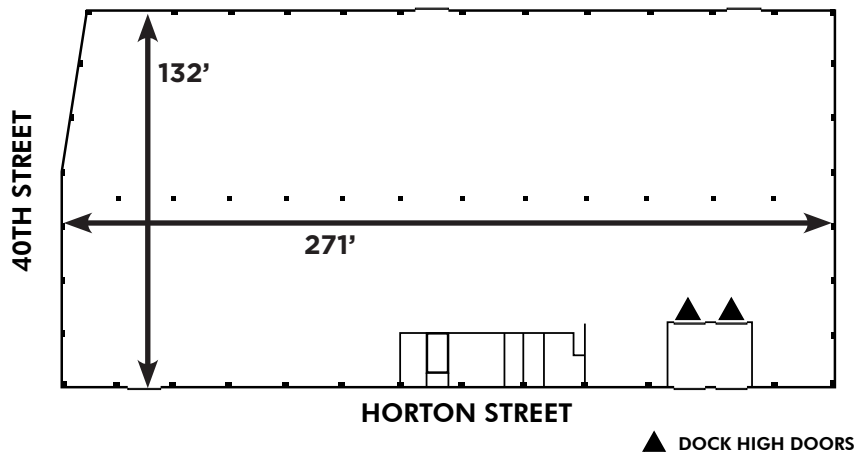
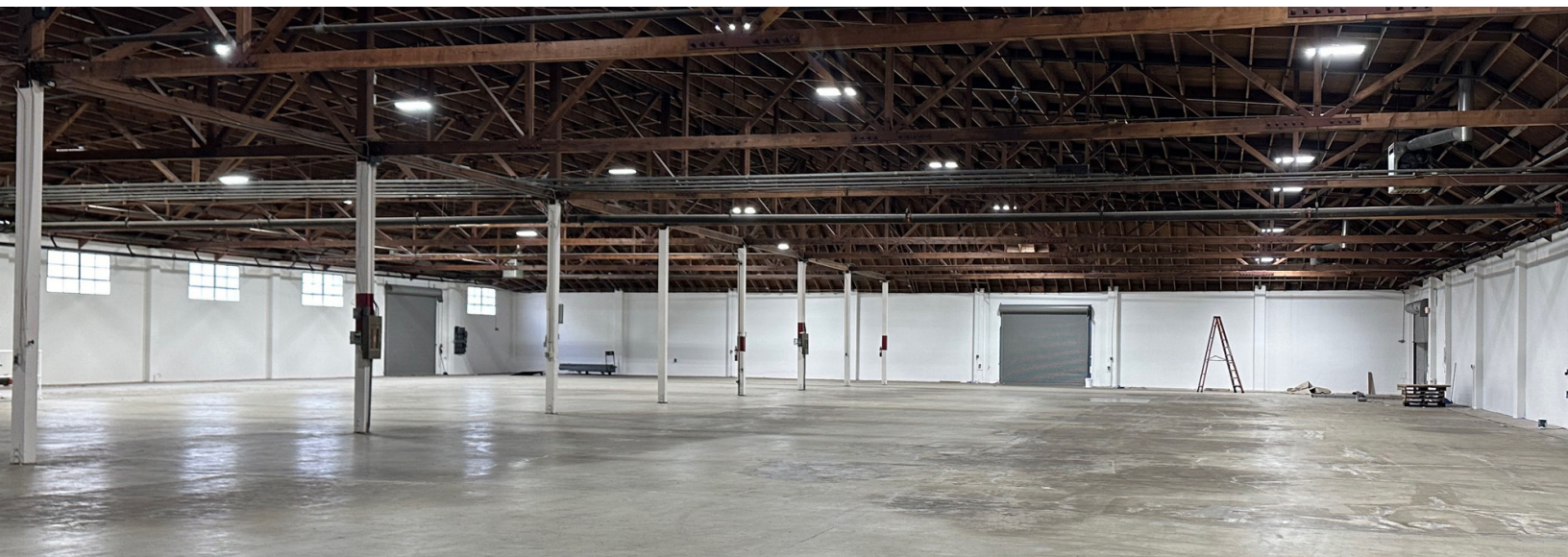
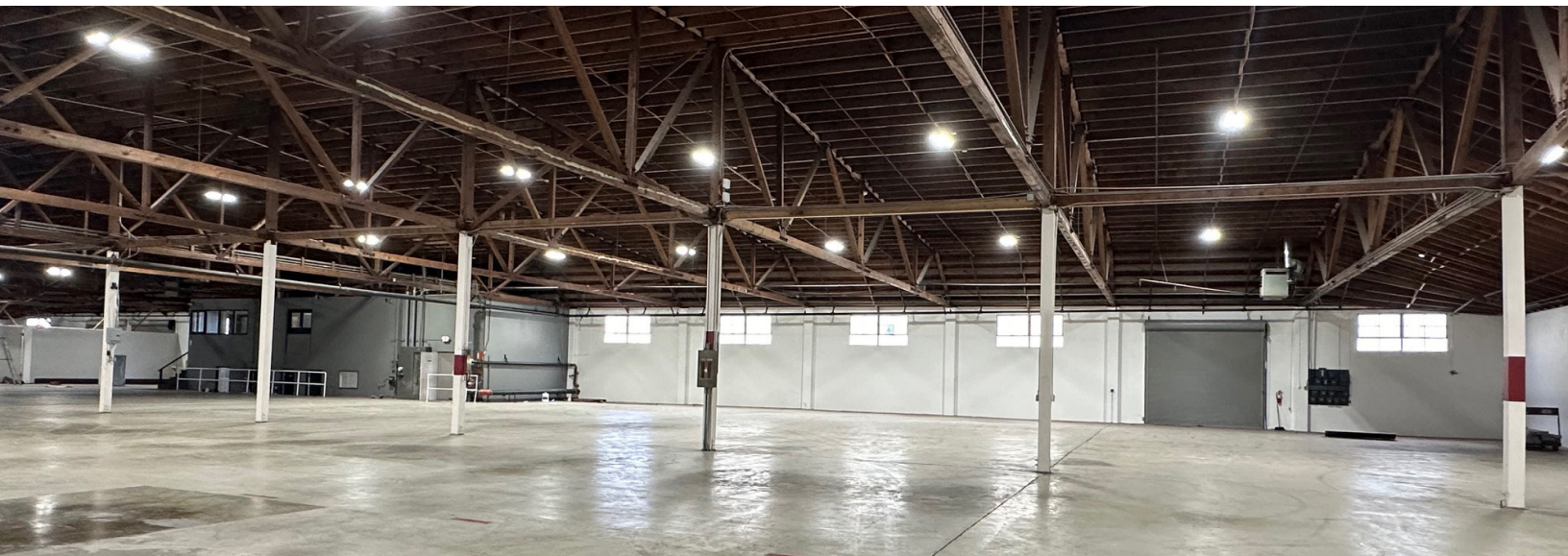
PROPERTY HIGHLIGHTS:

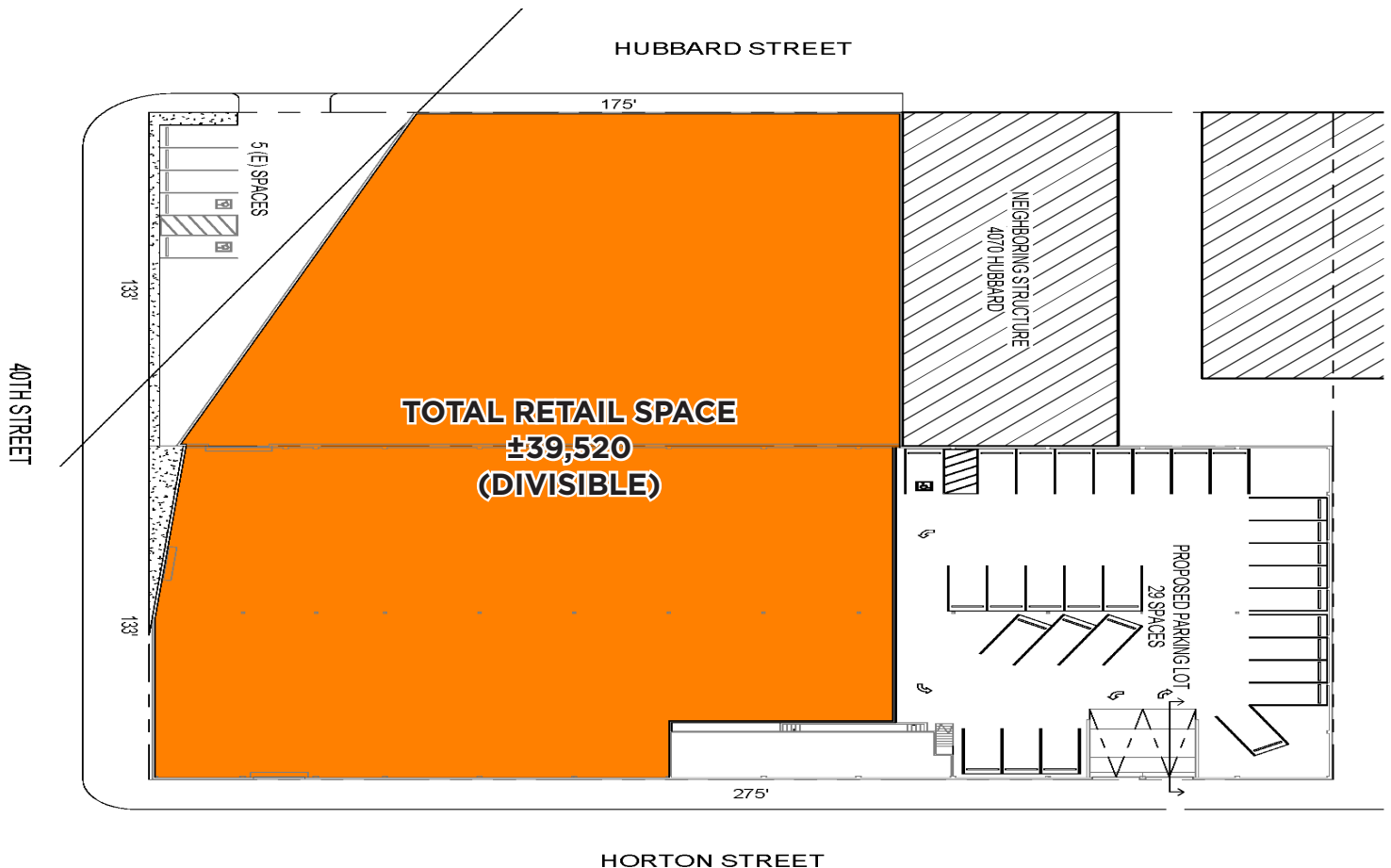
- Industrial Flex/Retail/Office/Recreational Use
- ±36,595 SF Freestanding Building (±55,860 SF Total Contiguous)
- ±2,000 SF Two-Story Office Area
- 800 Amps @ 120/240 Volts
- Sprinklers
- LED Lighting
- Flexible Zoning
- Two (2) Interior Dock High Doors
- Located Directly Across from Target, Chick-Fil-A and East Bay Shopping Center
- Walking Distance to (3) Lifestyle Shopping Centers
- Immediate Access to I-80, I-580, I-880 and Hwy 24
- Free “Emery-Go-Round” Public Transit Shuttle

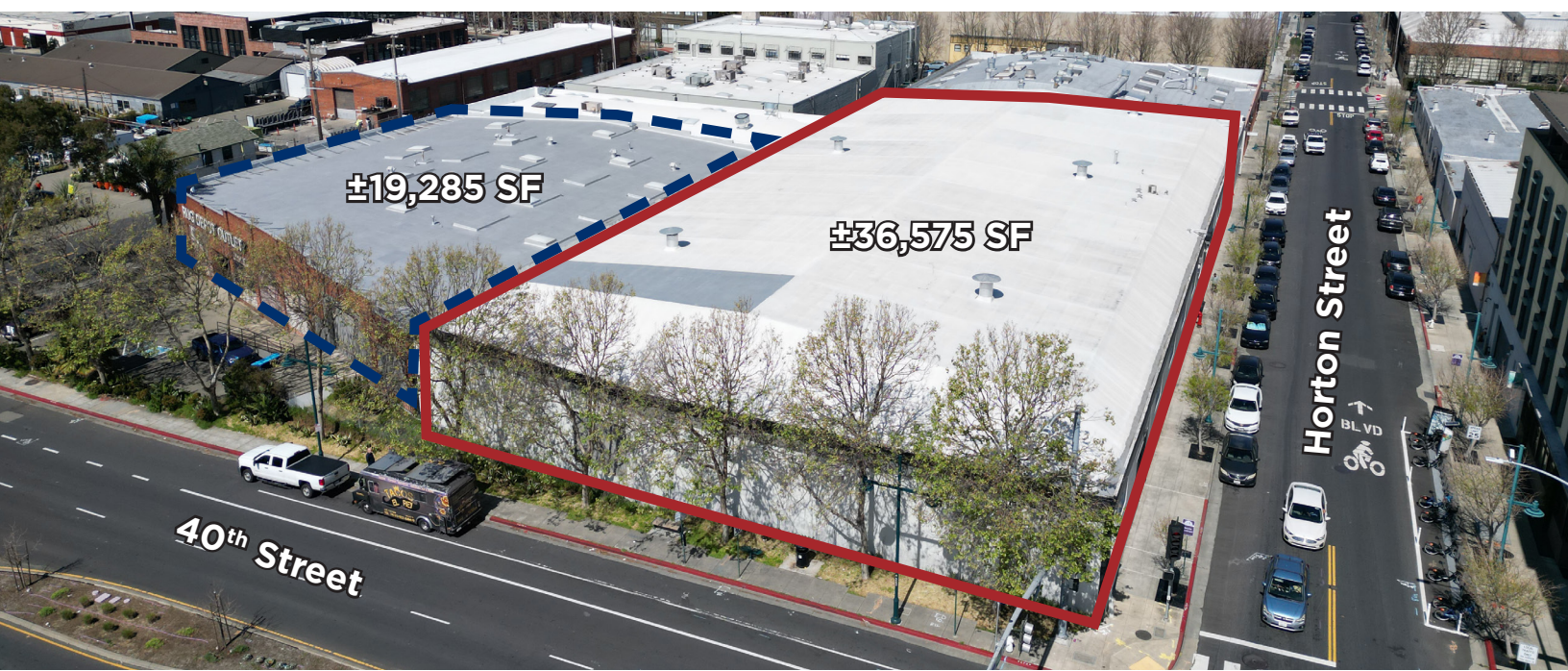


4045 HORTON STREET
EMERYVILLE, CA

AS-BUILT FLOOR PLANS







POPULATION

	1 Mile	3 Miles	5 Miles
2023 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



JOYCE CUNNINGHAM

Managing Director

+1 510 267 6017

joyce.cunningham@cushwake.com

CA LIC #00868171



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