



***DRAMATIC RETAIL IDENTITY WITH ATTACHED WAREHOUSE
or Creative Redevelopment Opportunity***



**FOR SALE
1260 Powell Street, Emeryville**

Ideal for Creative Reuse and Owner/User - Building to be Delivered Vacant
Property composed of a +/- 9,317 square foot brick building with a partial second floor
and an attached +/- 17,512 square foot concrete block building

**Building Size: +/- 26,829 sq. ft.
Lot Size: +/- 28,457 sq. ft.
Price: \$3,950,000 (\$147 psf based on building size)**

Contact

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Opportunity Overview

In the last decade, Emeryville has undergone a large and continuing transformation and now features many new housing developments, proven regional shopping centers, and major employers. The transformation continues with over 1,000 new units now approved or in development.

Emeryville is centrally located to San Francisco, Oakland and Berkeley with excellent freeway and public transportation options. It is served by Amtrak, Interstate freeways 80, 880, and 580, and by a free transit system, the Emery Go Round, which provides direct connections throughout Emeryville to both BART and Amtrak.

This uniquely beautiful building at **1260 Powell Street** has both street front retail and warehouse space. The iconic building is well recognized with its distinctive "bell tower" and decorative brick inlays. Currently occupied entirely by a furniture retailer, **the property has a great potential for further retail and office development, residential development or conversion to mixed-use.**

1260 Powell Street is composed of a +/- 9,317 square foot brick building with a partial second floor and an attached +/- 17,512 square foot concrete block building. The beautiful golden brick building was built in 1920 and features classic architecture with decorative brick inlay, a "loft" atmosphere, large south facing windows, a 16' street setback with yard, 25' foot high ceilings, and 200' of Powell Street frontage. The attached concrete block building is primarily used as a warehouse with an operating 5-ton bridge crane and two roll-up truck doors - one on Doyle Street and one on Beaudry Street. Part of the warehouse has been converted to retail showroom space. Potential for covered parking inside the warehouse exists.

Building Highlights

- Lot Size: +/- 28,457 sq. ft. (\$139 psf)
- Building Size: +/- 26,829 sq. ft. (\$147 psf)
 - Brick Building: +/- 9,317 sq. ft.
 - 25' ceiling height
 - Partial second floor
 - Concrete Block Warehouse Building
 - +/- 17,512 sq. ft. with +/- 19' clear ceiling height plus additional height in roof area
 - Two roll-up truck doors and a 5-ton bridge crane
 - 6 restrooms throughout the building
- APN#: 49-1330-8-2



Location Highlights

- High visibility location close to major freeways and transportation
- 200' of main street frontage on Powell Street
- 143' of street frontage on both sides; Doyle Street and Beaudry Street
- Across the street from Archstone Parkside housing development under construction with 175 units plus retail
- Near Emeryville's major employers including: Pixar, Novartis, AC Transit, Bayer, Leapfrog, and other Biotech campuses
- 0.4 miles to Emeryville Amtrak station
- 0.8 miles to Bay Street Mall with wide range of national tenants including Apple, UNIQLO, Pottery Barn, Sephora, AMC Theatres, Williams-Sonoma, West Elm, and IKEA
- Just 1.0 miles to East Bay Bridge Shopping Center with a mix of national retailers including Target, Michaels, Home Depot, Sports Authority and Pak n'Save. Nordstrom Rack coming in fall 2015
- Direct access to highway 80/580 via the Powell Street Exit - only six blocks away
- Within walking distance to many local restaurants
- Walk score: 85
- Zoning Information and Development Standards ([view more information](#))
 - Mixed Use with Residential (MUR) Zoning District
 - 30' Maximum Building Height
 - 0.5 Maximum FAR
- Convenient to San Francisco, Oakland, Berkeley

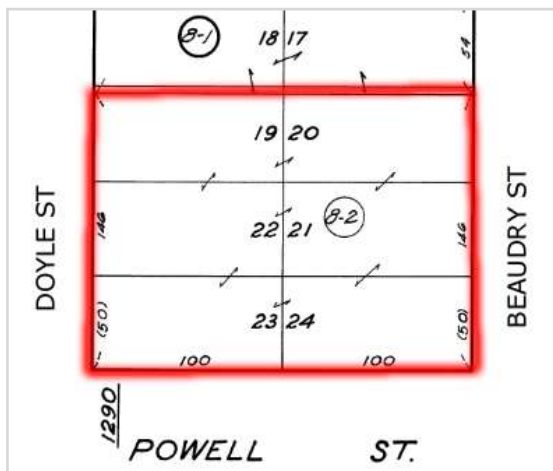
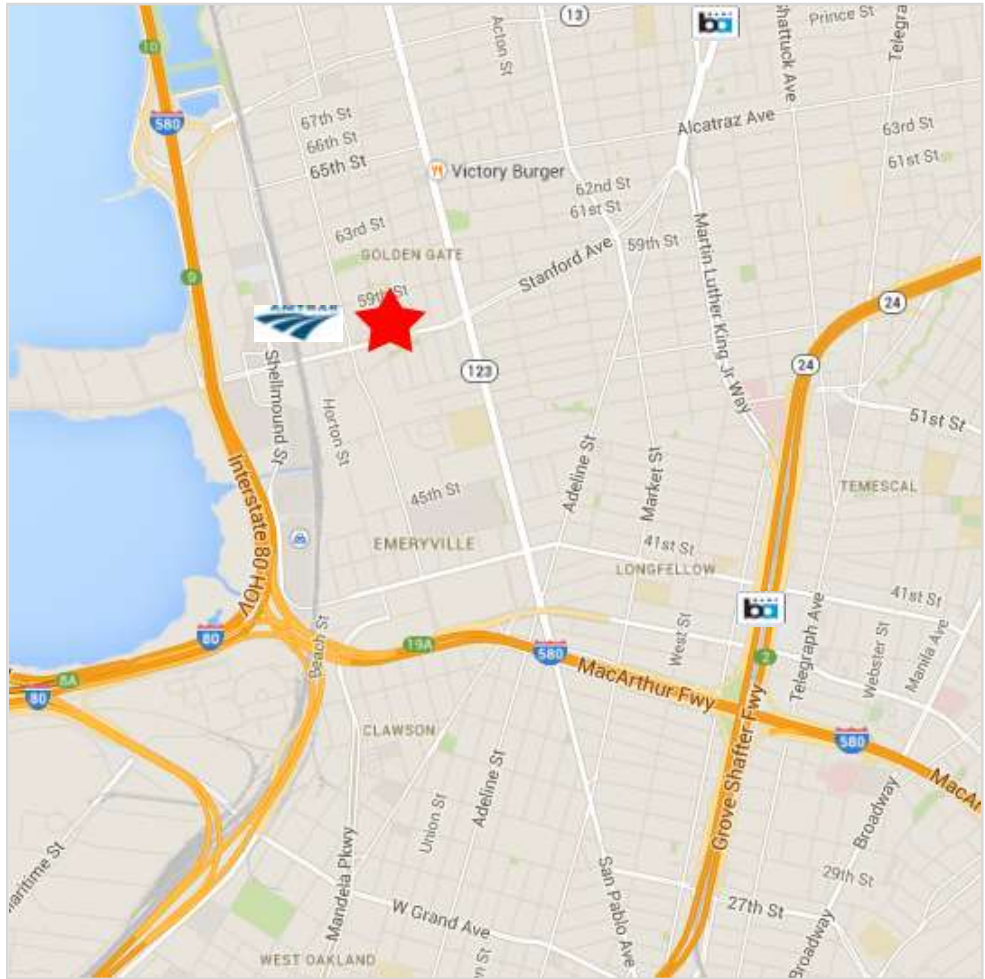
2014 Demographics

	1-mile	3-mile	5-mile
Population	28,036	233,190	450,118
Avg. HH Income	\$55,169	\$71,078	\$83,276

2012 Traffic Counts

1-80 South at Powell St	300,000 ADT
1-80 North at Powell St	270,000 ADT

Area Map



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Photos





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Emery Go-Round Map

The Emery Go-Round provides free shuttle bus service from MacArthur BART to businesses and shopping locations throughout Emeryville, and also to the Amtrak station. The Hollis St. line stops just 2 blocks from 1260 Powell Street..

