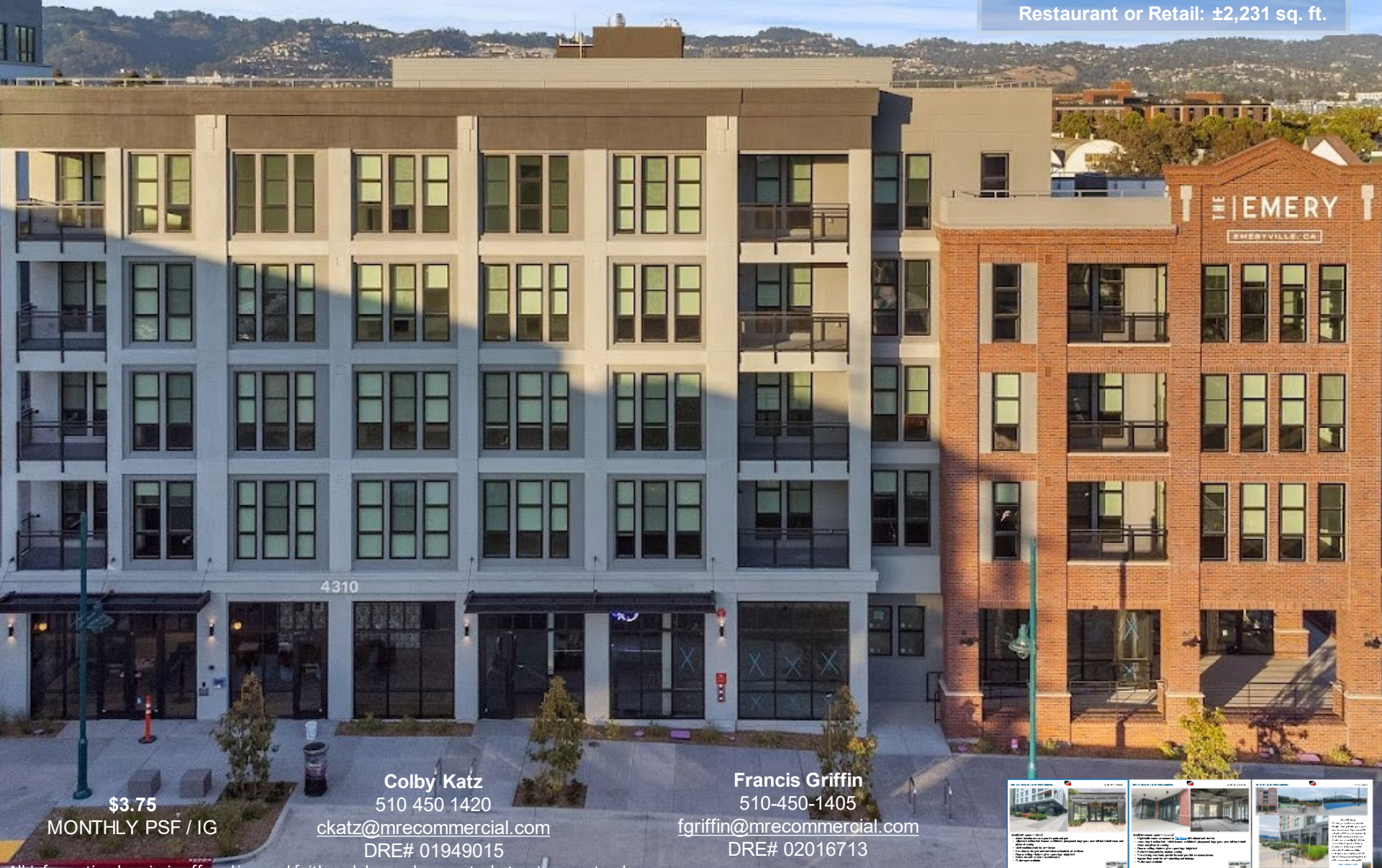




Seeking Retail and Food Users for Emeryville's Hottest High-End Development

- 4515 Hubbard Street Suite B-1
Café or Retail: ±953 sq. ft.
- 4310 Hubbard Street Suite C
Restaurant or Retail: ±2,231 sq. ft.



\$3.75
MONTHLY PSF / IG

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All information herein is offered in good faith and deemed accurate, but not guaranteed.



Retail/Café Space – ±953 SF

- Corner location next to expansive patio and park
- Adjacent Huchiu Park features a children's playground, large grass area, full basketball court, and plenty of seating
- Shell condition ready for new layout
- Next door to the gym and convenient to hundreds of residents
- Floor to ceiling windows gives space large, bright feel
- Perfect for café, exercise, or mini-market
- TI Allowance available

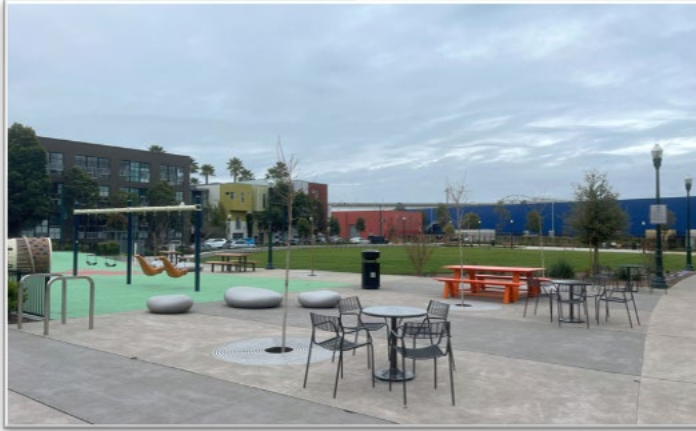




Retail/Restaurant Space – ±2,231 SF

- High-Profile corner at entrance to [The Emery](#) off Hubbard and Sherwin
- Across from Huchiu Park, which features a children's playground, large grass area, full basketball court, and plenty of seating
- Floor to ceiling windows gives space large, bright feel
- Exclusive front patio for outdoor seating
- Two existing vent shafts provide for many possible restaurant layouts
- Dug-out floor ready for new plumbing and drainage
- TI Allowance available





About the Emery

“The Emery presents an unprecedented lifestyle in Emeryville, offering an array of amenities and modern-day residences that integrate with the surrounding community while still presenting an entirely unique character and personality. Each of the four residential buildings within The Emery showcase a distinct design vision that celebrates the eclectic mix of style, creativity and modernity found within the waterfront Bay Area town—among the first of this size and caliber in Emeryville.”

[Source](#) • [Slide Show](#) • [Aerial](#)

