

1266 66th STREET

EMERYVILLE, CA

BEST IN CLASS BOUTIQUE MULTI-TENANT INVESTMENT OPPORTUNITY



OFFERING MEMORANDUM

HIGH QUALITY NET LEASED INVESTMENT
IN CORE BAY AREA LOCATION

NEWMARK

JONATHAN TOMASCO | 510.923.6262 | jonathan.tomasco@nmrk.com | RE Lic #01224562

PROPERTY HIGHLIGHTS

FOR SALE: RARE “BRICK AND TIMBER”

AREA

APN 049-1508-002-00

SUITE TOTAL : ±12,974 SF

OFFERING PRICE

CALL FOR PRICING

PROPERTY HIGHLIGHTS

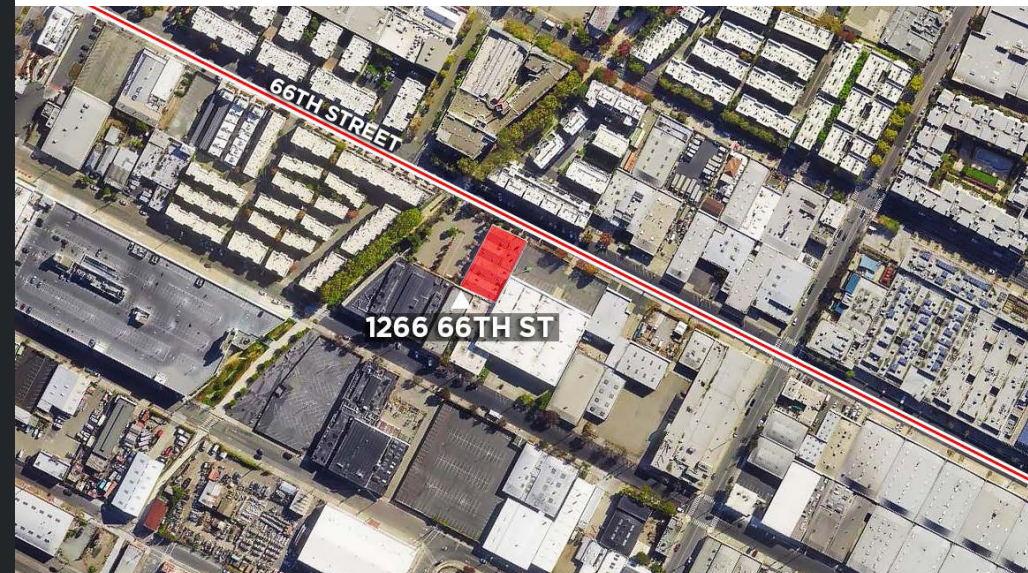
- Fabulous Office Conversion with Glass Storefront and Modern Lighting
- Classic Brick and Timber Architecture
- Open Truss Ceiling
- Generous Free Surface Parking
- Individual Suite HVAC
- 16' High Vaulted Solid Redwood Ceiling
- Excellent Tenant Identity
- Walking Distance to Restaurants and Emery Go-Round

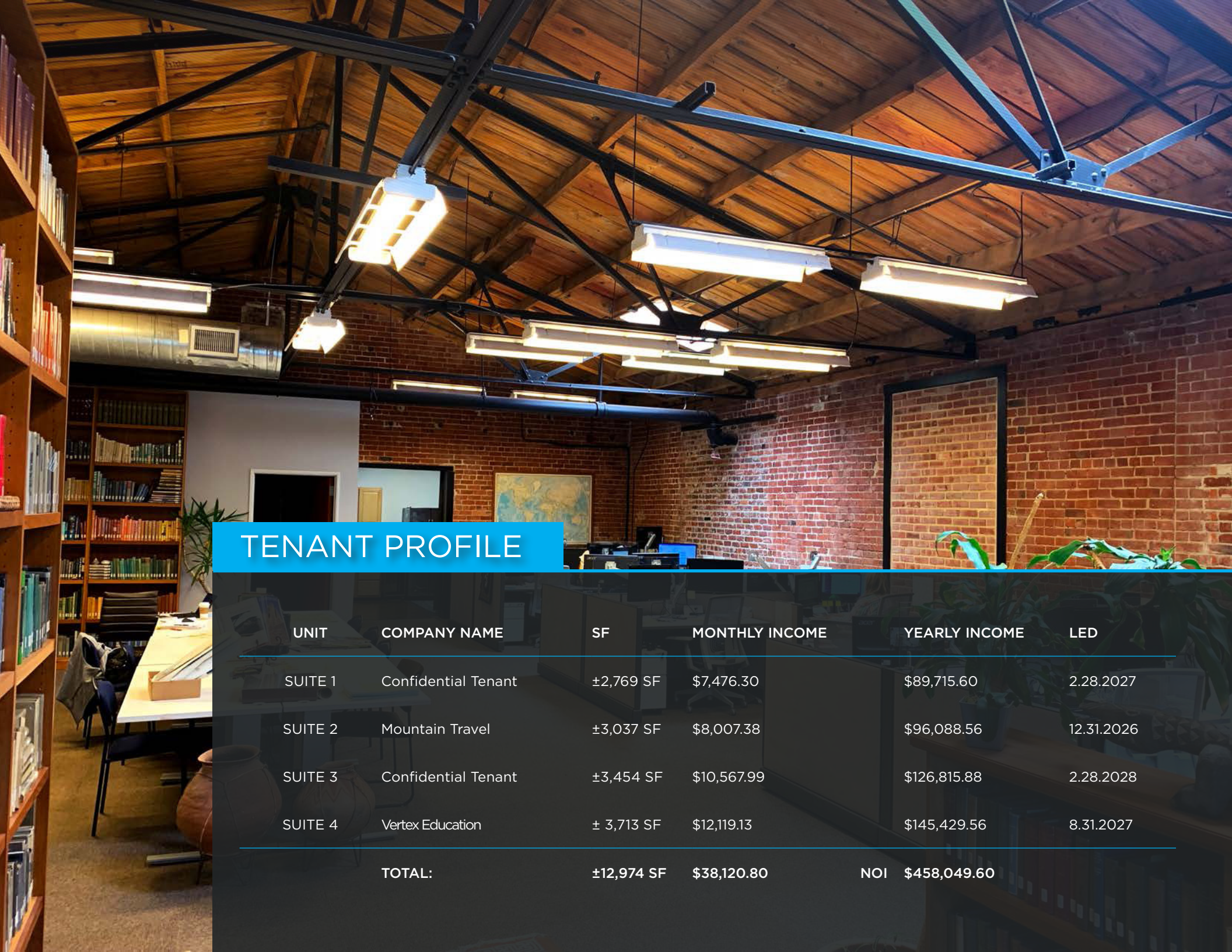
Confidential
Tenant



MT·SOBEK™
The Adventure Company | Est. 1969

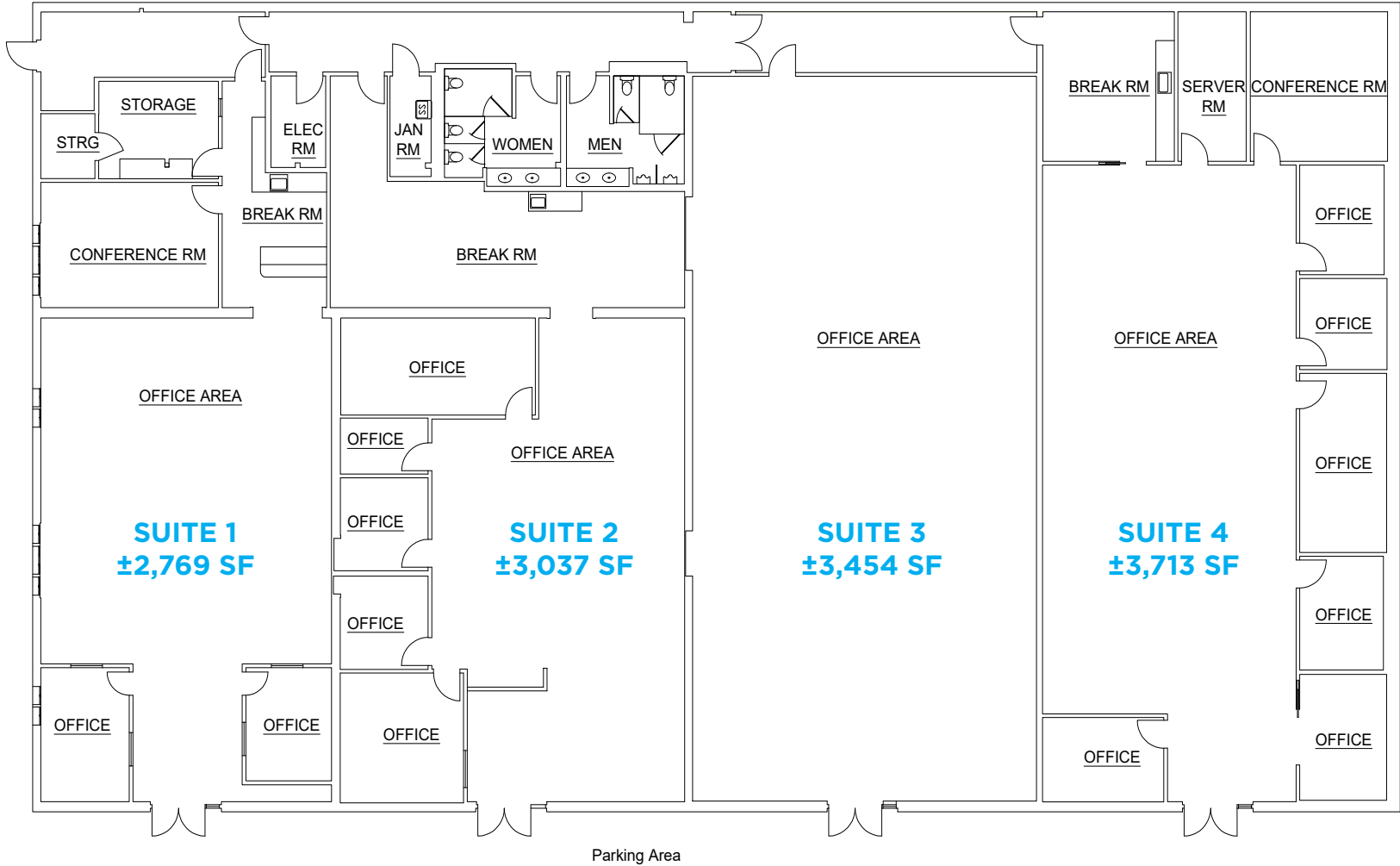
Confidential
Tenant





TENANT PROFILE

UNIT	COMPANY NAME	SF	MONTHLY INCOME	YEARLY INCOME	LED
SUITE 1	Confidential Tenant	±2,769 SF	\$7,476.30	\$89,715.60	2.28.2027
SUITE 2	Mountain Travel	±3,037 SF	\$8,007.38	\$96,088.56	12.31.2026
SUITE 3	Confidential Tenant	±3,454 SF	\$10,567.99	\$126,815.88	2.28.2028
SUITE 4	Vertex Education	± 3,713 SF	\$12,119.13	\$145,429.56	8.31.2027
TOTAL:		±12,974 SF	\$38,120.80	NOI \$458,049.60	



FLOOR PLAN ±12,974 SF

PUBLIC MARKET

An outdoor retailer anchored by 18 restaurants, Orangetheory Fitness, Urban Outfitters, and The Lounge Nail Spa

POWELL STREET PLAZA

An outdoor retailer anchored by Ross, Trader Joe's, BevMo, and Marshalls

BAY STREET EMERYVILLE

A mixed-use development which currently has 65 stores, 10 restaurants, a 16-screen movie theater, 230 room hotel, and 400 residential units

SHERWIN WILLIAMS DEVELOPMENT SITE

Future luxury multifamily (540 units) with structured parking and public park

← 9 MILES TO SAN FRANCISCO

↓ 3 MILES TO OAKLAND

↘ 1.5 MILES TO BART STATION



1266 66TH ST.
EMERYVILLE, CA



agenus



PIXAR HQ

SUBMARKET AERIAL

1266 66TH STREET EMERYVILLE, CA

1266 66th STREET

EMERYVILLE, CA

HIGH QUALITY MULTI-TENANT INVESTMENT PROPERTY

JONATHAN TOMASCO | 510.923.6262 | jonathan.tomasco@nrmk.com | RE Lic #01224562

NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 17-0483.11/20