



ESSEX
PROPERTY TRUST, INC.

AVENUE 64 Emeryville, CA

RETAIL AVAILABLE

BROKERS

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ABOUT

- » Located on the Ground Floor of Avenue 64, an Exclusive Residential Mid-Rise Apartment Community
- » Space Located Adjacent to 9Round Fitness and Black Diamond Café
- » Second Generation Sandwich Quick Service Restaurant Space With Type II Venting
- » Tenant Improvement Allowance Available

PROPERTY HIGHLIGHTS

- » 1,037 Square Feet Available
- » Second Generation Type II hood Space





Avenue 64

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CLIF CLIF BAR & COMPANY
397 Employees

Leap Frog
373 Employees

NOVARTIS
280 Employees

AAA
300 Employees

GRIFOLS
544 Employees

AG TRANSIT
511 Employees

OAKS CARD CLUB
430 Employees

IKEA
348 Employees

PIXAR
ANIMATION STUDIOS
1,155 Employees

NEIGHBORHOOD DEMOGRAPHICS

Population (2019)

1 Mile	3 Mile	5 Mile
16,280	213,312	412,098

Projected Pop (2024)

1 Mile	3 Mile	5 Mile
16,823	218,753	423,486

Daytime Population

1 Mile	3 Mile	5 Mile
26,403	174,433	261,245

Total Household

1 Mile	3 Mile	5 Mile
8,180	93,371	177,146

Project HH (2024)

1 Mile	3 Mile	5 Mile
8,645	98,127	185,469

Average HH Income

1 Mile	3 Mile	5 Mile
\$125,439	\$105,798	\$125,038

Employees

1 Mile	3 Mile	5 Mile
10,364	-	-





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