



4TH & U

Emeryville, CA

RETAIL AVAILABLE

CONTACT

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ESSEX
PROPERTY TRUST, INC.

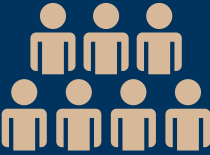


- » Downtown Berkeley is the city's vibrant urban hub, where arts, dining, shopping, and lodging are in great supply. There's also an abundance of things to do, both downtown and on the UC Berkeley Campus across the street.
- » The University Avenue Association represents more than 200 merchants who do business on University Avenue, all the way from the freeway to the entrance to the campus

PROPERTY HIGHLIGHTS

- » Fully Built out restaurant Available 5,484 SF
- » 4th Street amenities across University Ave
- » Adjacent to Berkeley Amtrak Station
- » Surface Parking to Building





2019 Total Population

16,622

540

2019 Group Quarters

1.41%

2019-2024 Annual Rate

2019 Total Daytime Population



30,969
Workers



7,100
Residents

2019 Employed Population



16+ by Industry



16+ by Occupation

9,710

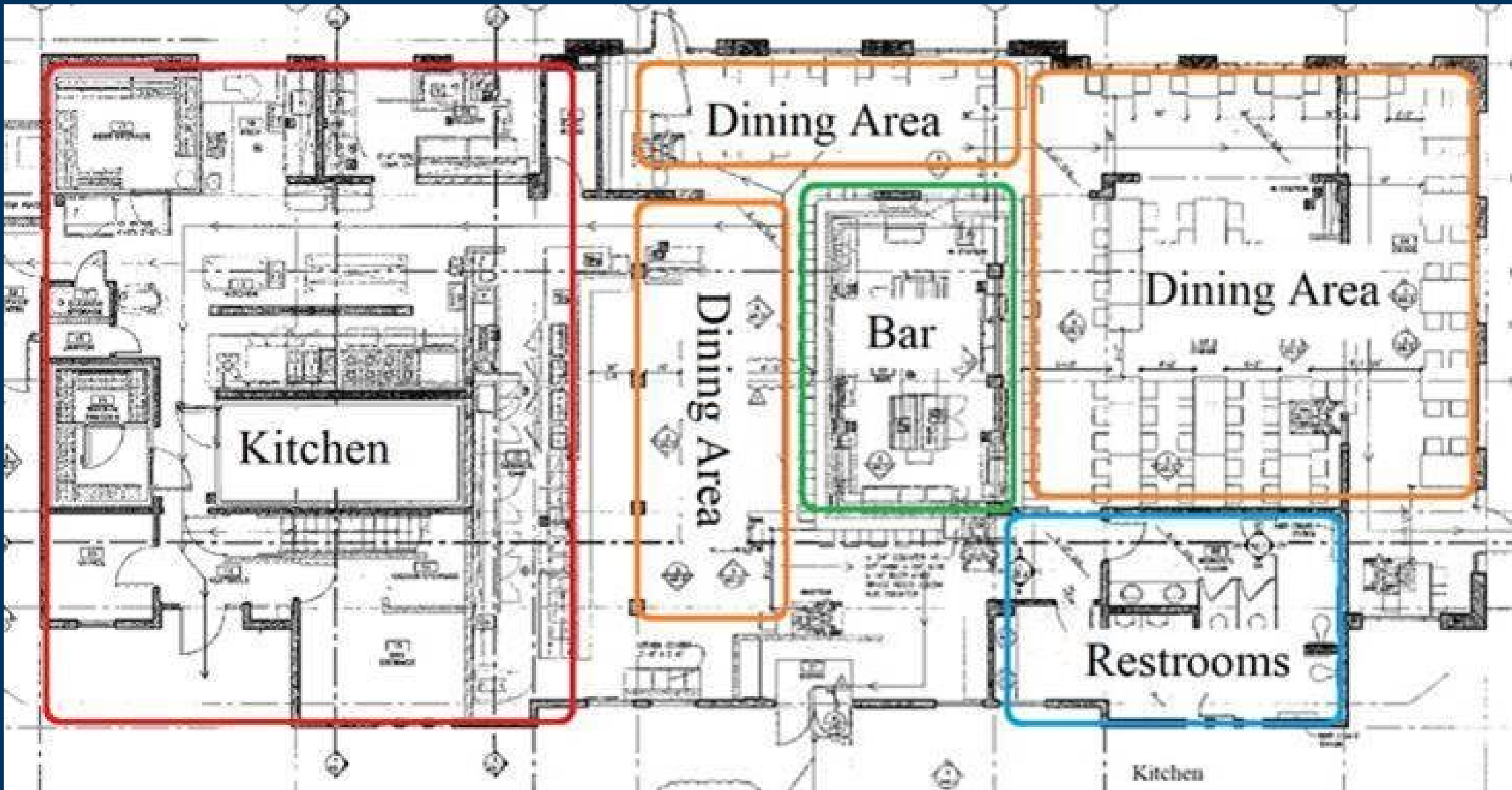
Median Household Income



2019

\$87,817







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