

±800 – 3,630 SF **FOR LEASE**

3990
HOLLIS ST
EMERYVILLE, CA



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PROJECT HIGHLIGHTS



End Cap Location on Hard Corner



Strong Visibility and Signage from both 40th St. and Hollis St.



Key Arterial into East Bay Bridge Center, a Regional Shopping Destination



Iconic Signage Available



Shadow anchored by Home Depot, Ulta, Nordstrom Rack, Ashley, Target, and more

DEMOGRAPHICS

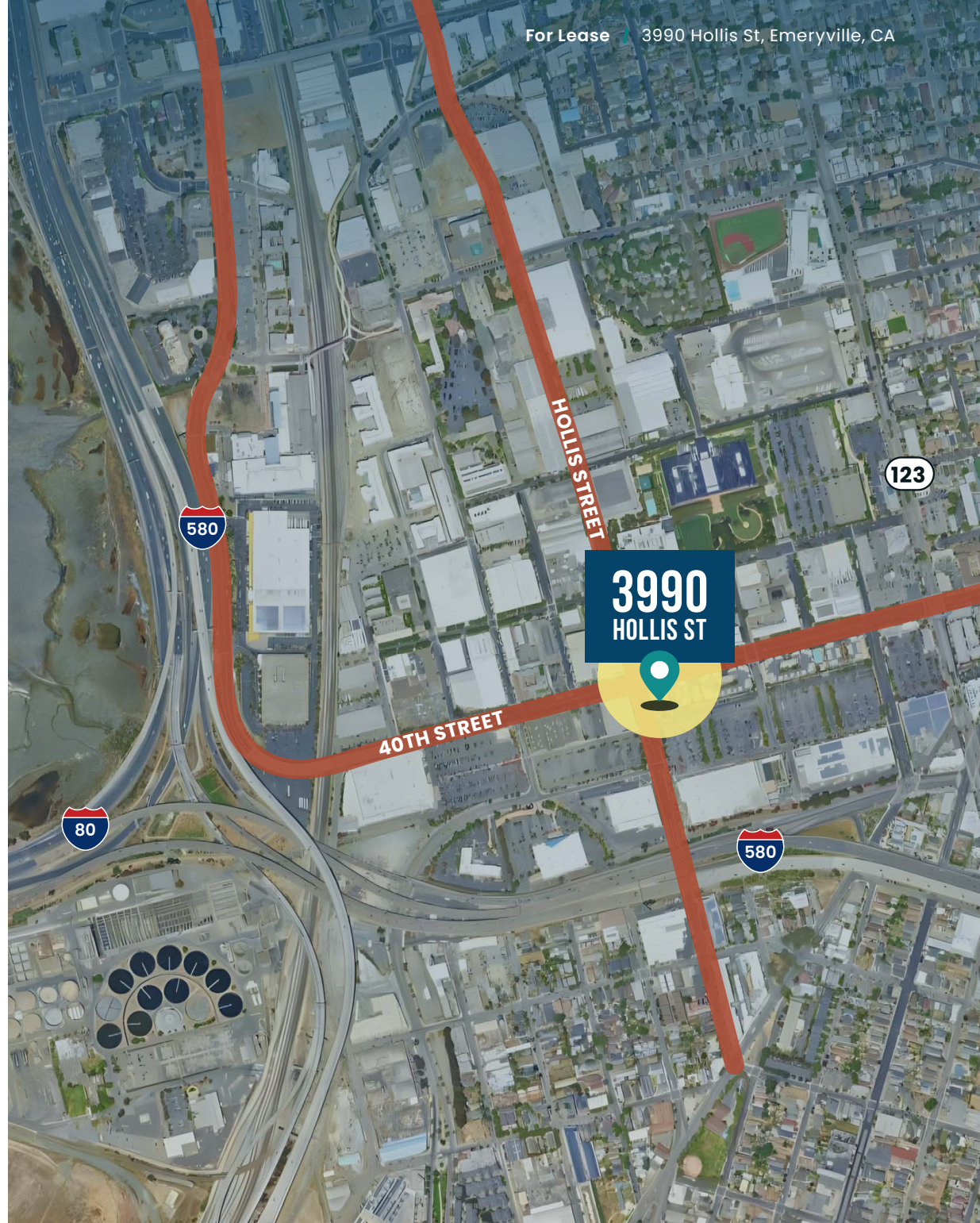
	1 MILE	3 MILES	5 MILES
Population	30,282	250,961	484,174
Avg. HH Income	\$175,493	\$163,134	\$171,801
Daytime Population	32,862	314,713	553,651

TRAFFIC COUNTS

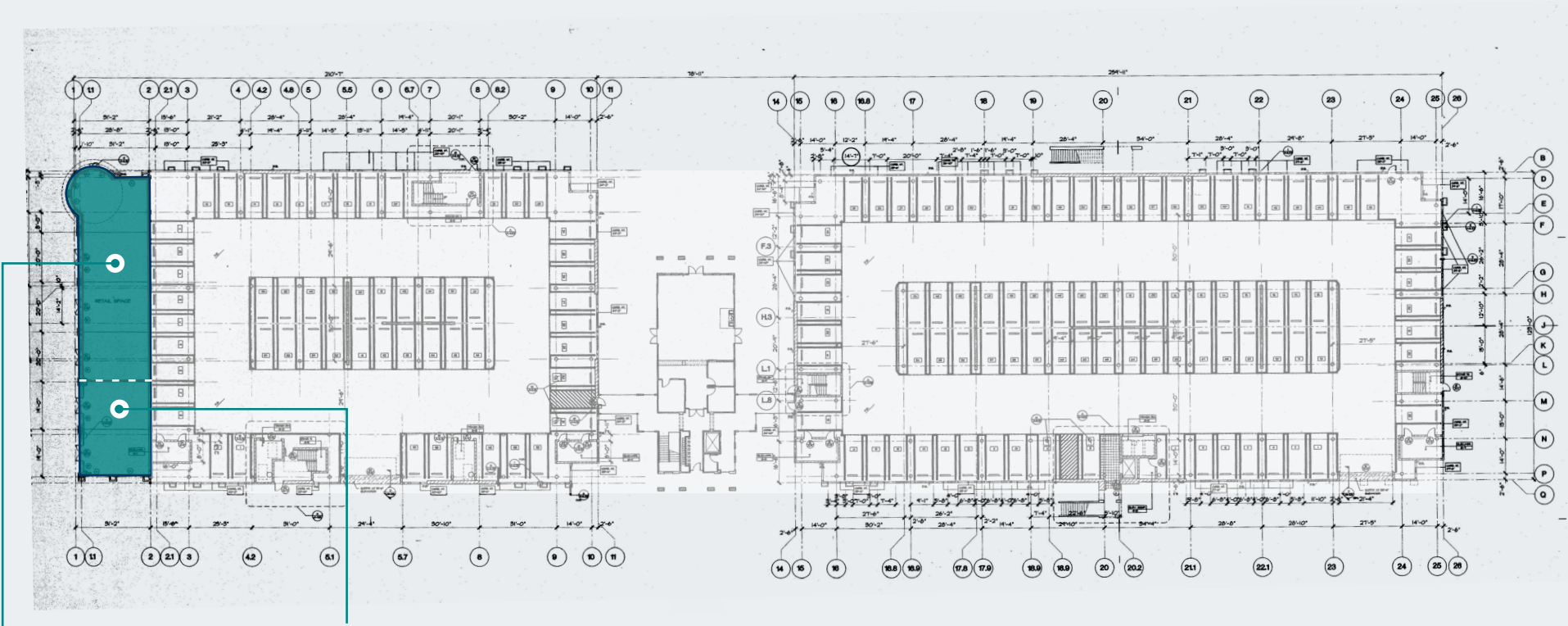
Hollis St	10,830 ADT
40th St	17,480 ADT
San Pablo Ave	27,670 ADT
I-580	148,000 ADT

Source: 2024 Esri.

For Lease 3990 Hollis St, Emeryville, CA



PROPERTY
SITE PLAN



UNIT 3990

UNIT 3980

COMBINED SF TOTAL

±2,080 SF

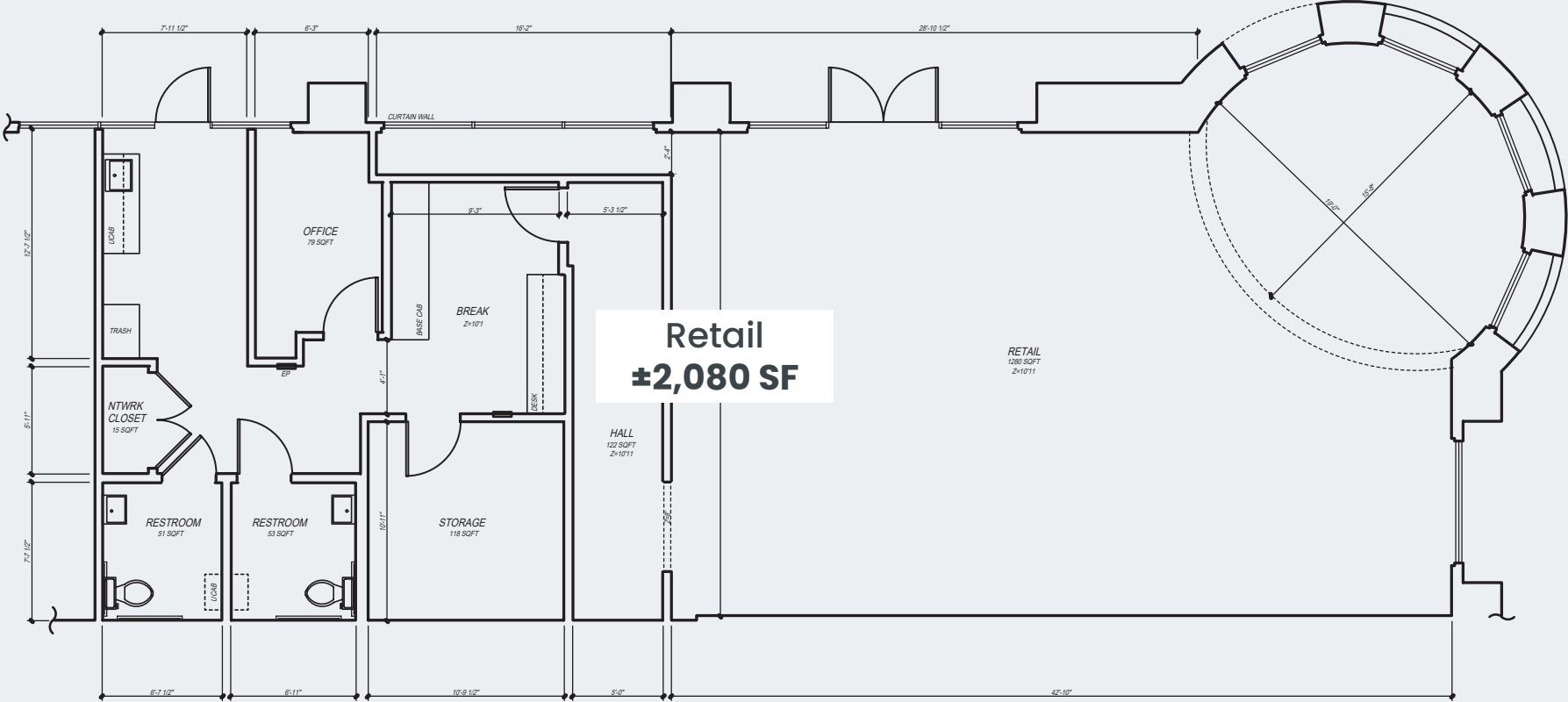
+

±1,150 SF

=

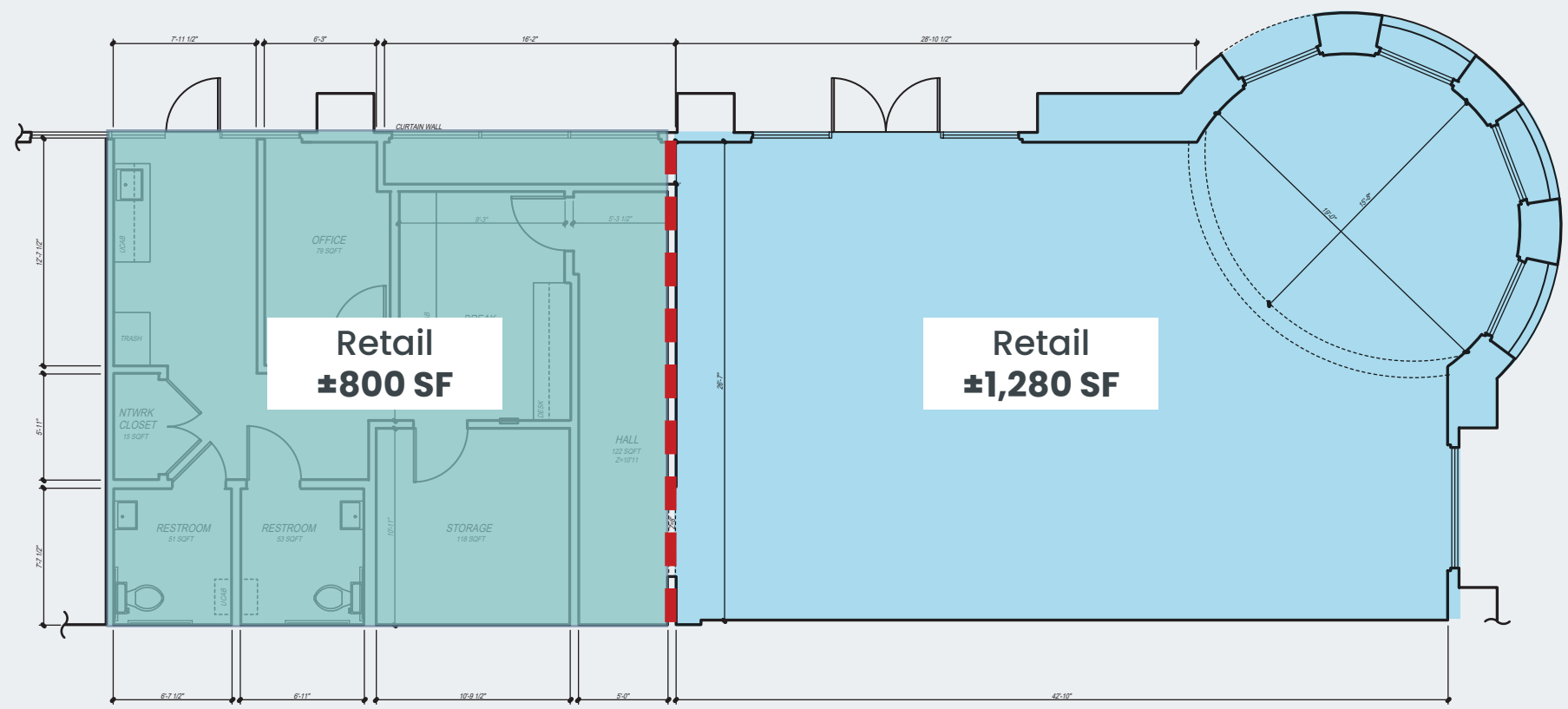
±3,630 SF

UNIT 3990
FLOOR PLAN



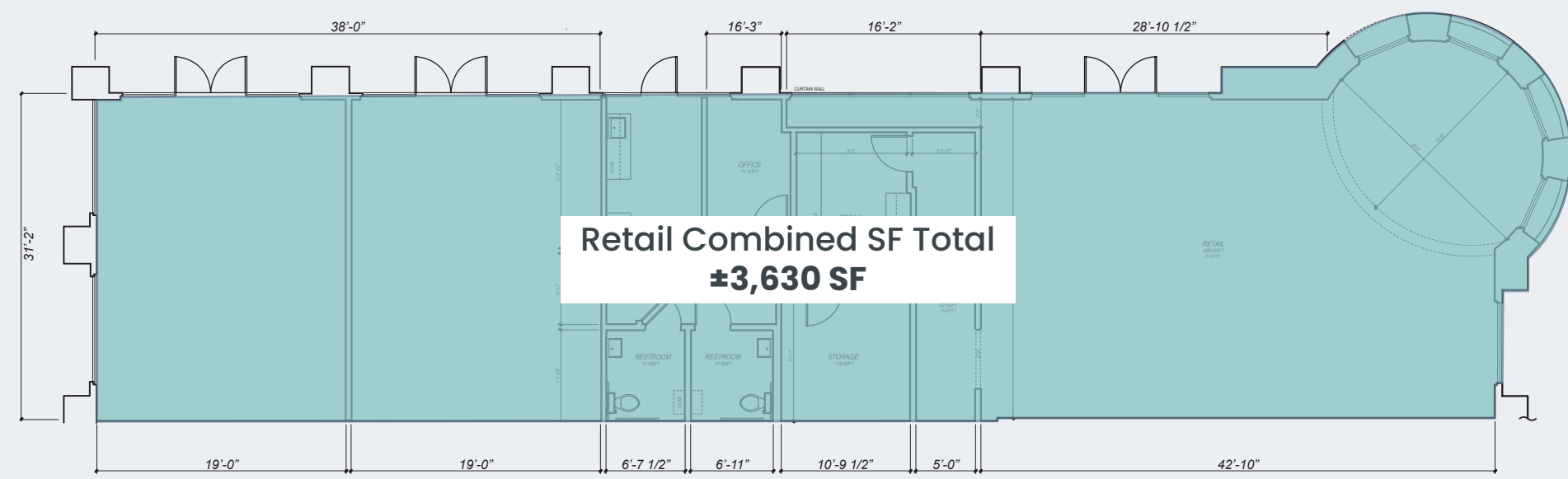
UNIT 3990

DEMISING PLAN



Note: Total of ±2,080 SF with potential to demise.

UNIT 3990 & 3980
COMBINED PLAN



Note: Floor plan not to scale.



BARNES & NOBLE
AMC THEATRES
SEPHORA
UNI QLO
H&M west elm

PIXAR
ANIMATION STUDIOS

enliven

IKEA

Peet's Coffee

GRANITE EXPO

3990
HOLLIS ST

DECORIUM

WELLS FARGO
baskin **BR** robbins®
SUBWAY

RUG DEPOT
OUTLET

Michaels

Total Wine & MORE

PET CLUB
FOOD AND SUPPLIES

BEST BUY

TARGET
CVS

SAFeway

NORDSTROM RACK

THE HOME DEPOT



BERKELEY



CALIFORNIA
MEMORIAL STADIUM

SIESTA VALLEY

McLAUGHLIN
EASTSHORE
STATE SEASHORE



DOWNTOWN
BERKELEY

CLAREMONT CANYON
REGIONAL PRESERVE

123

WILLARD PARK

SAN PABLO PARK



Powell St Plaza Shopping Center



Bay St Emeryville



East Bay Bridge



ROCKRIDGE

NORTH OAKLAND
REGIONAL SPORTS CENTER

The Ridge



GLEN
HIGHLANDS



PIEDMONT

MIDDLE HARBOR
SHORLINE PARK



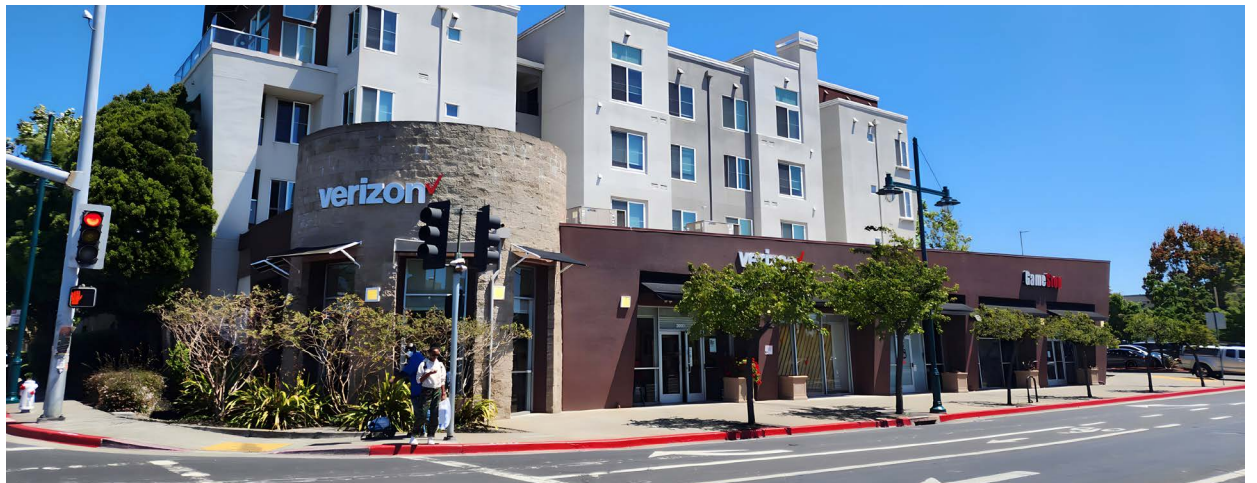
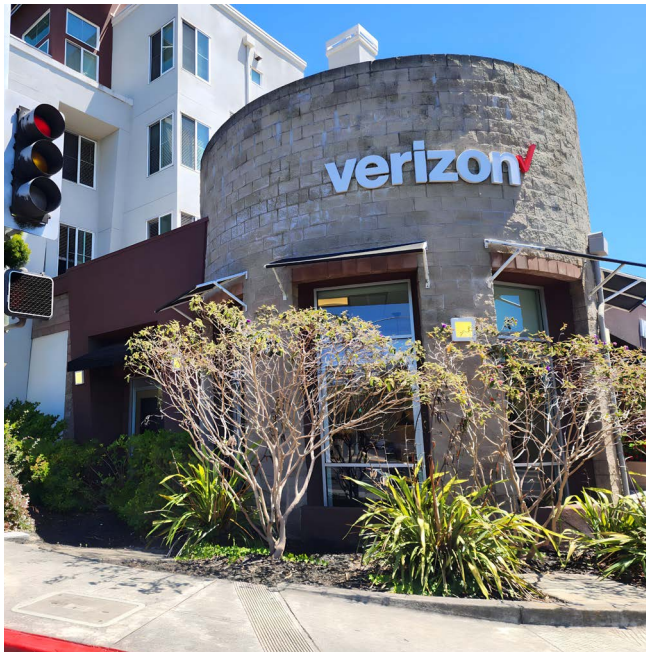
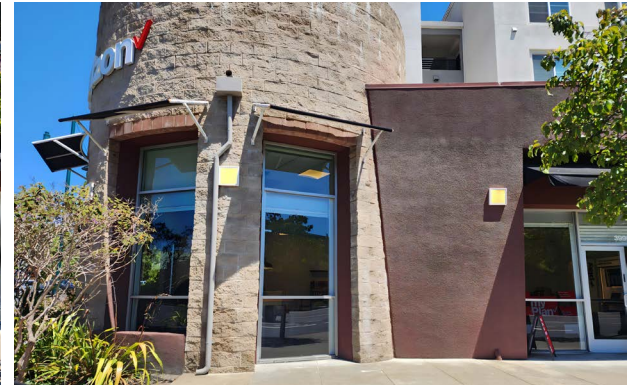
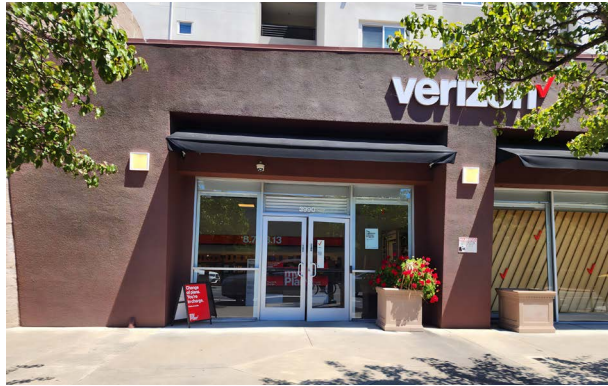
OAKLAND



CLEVELAND
HEIGHTS



SITE GALLERY



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