

±2,080 SF

Iconic 2nd Generation
Retail Unit

3990
HOLLIS ST
EMERYVILLE, CA



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



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



Iconic Signage Available

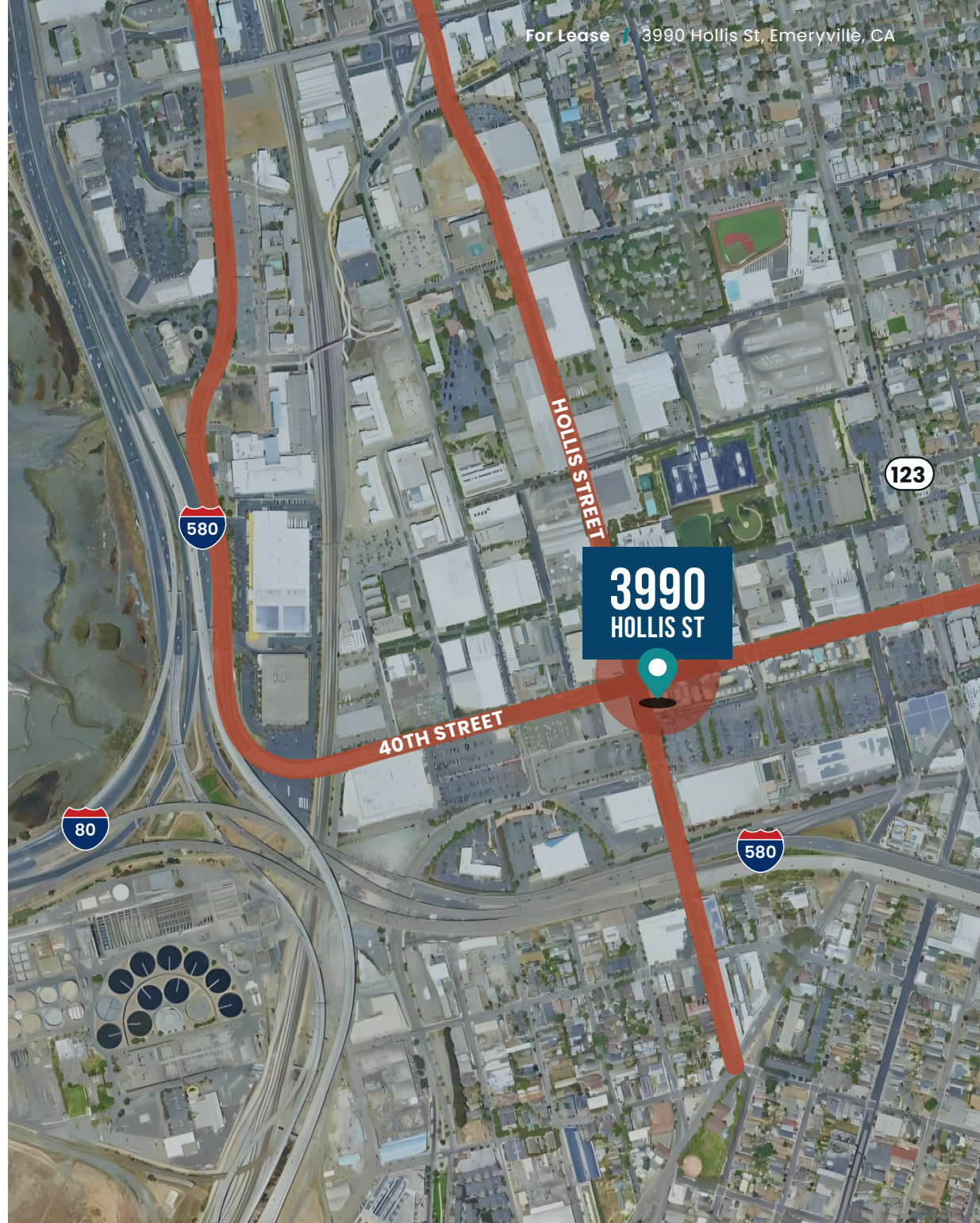
DEMOGRAPHICS

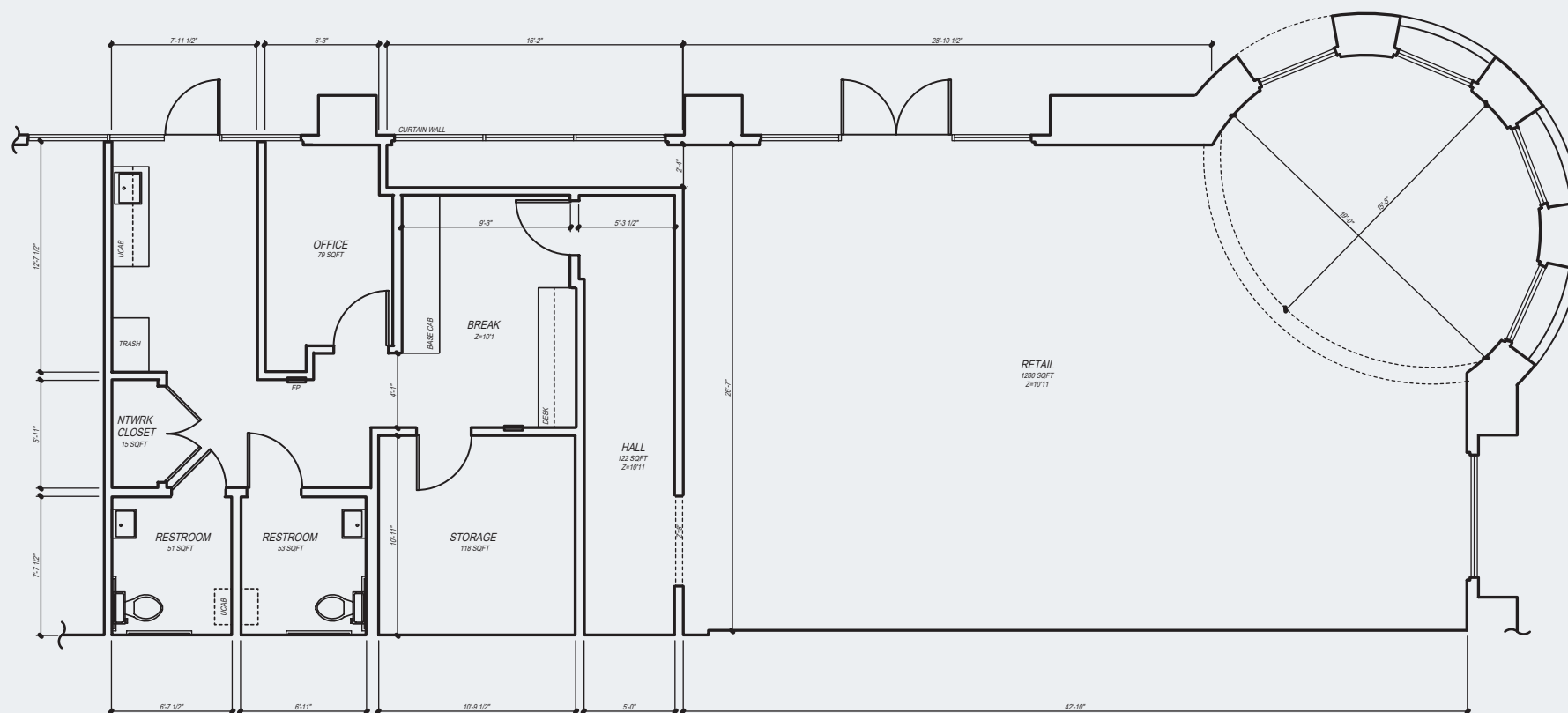
	1 MILE	3 MILES	5 MILES
Population	28,682	246,256	481,383
Avg. HH Income	\$150,388	\$150,189	\$159,595
Daytime Population	18,199	189,984	290,644

TRAFFIC COUNTS

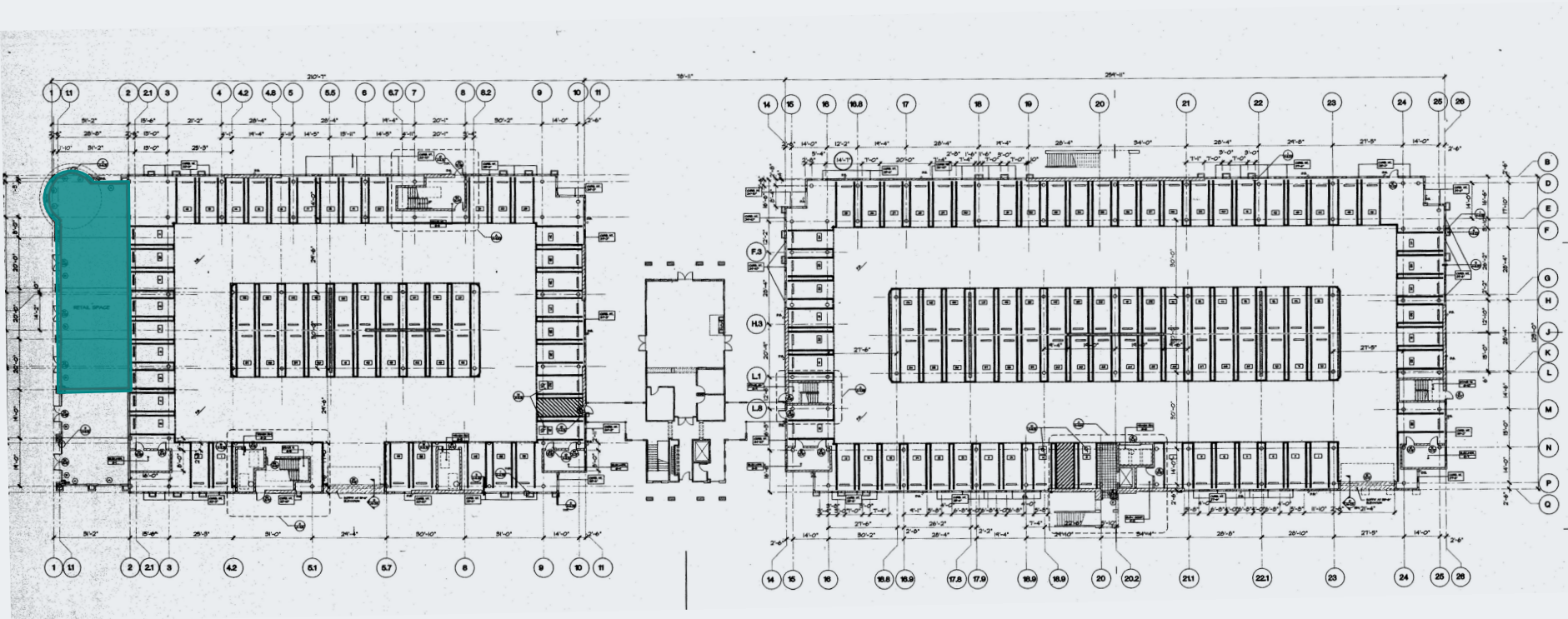
Hollis St	10,830 ADT
40th St	17,480 ADT
San Pablo Ave	27,670 ADT
I-580	148,000 ADT

Source: 2020 Esri.

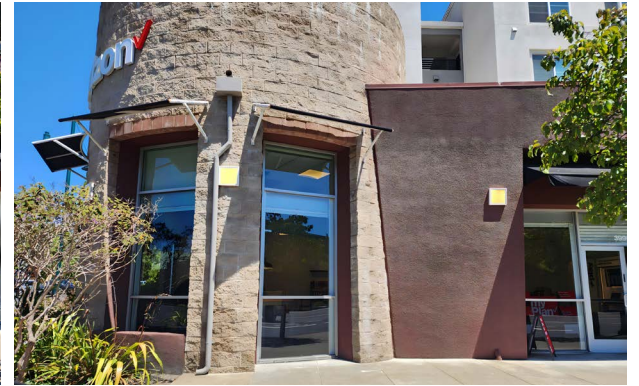
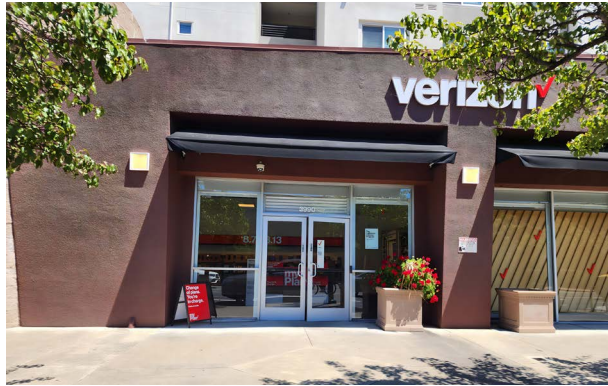




PROPERTY
SITE PLAN



SITE GALLERY



INTELLIGENT
FITNESS

ExtraSpace
Storage

Ashley
HOMESTORE

NORDSTROM
Rack

ULTA
BEAUTY

THE
HOME
DEPOT

Office
DEPOT

BEST
BUY

extended
STAY
AMERICA

SAFEWAY

3990
HOLLIS ST

Michaels

TARGET

ORU KAYAK

DECORIUM

GRANITE EXPO

Chick-fil-A

P I X A R

Peet's Coffee



SPROUTS
FARMERS MARKET



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



3990
HOLLIS ST



80



PIEDMONT

MIDDLE HARBOR
SHORLINE PARK



OAKLAND



CLEVELAND
HEIGHTS



JOSH SHUMSKY

jshumsky@theeoniccompany.com

(408) 863-1445

CA RE License #01883266

MEGAN MCARTHUR

mmcarthur@theeoniccompany.com

(408) 863-1446

CA RE License #02089762

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