

6201 SHELLMOUND STREET, #100 EMERYVILLE, CA 94608



LOCKEHOUSE 

477 9th Avenue, Suite 100, San Mateo, CA 94402
License #01784084

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LEASE DETAILS | 6201 SHELLMOUND STREET, #100 EMERYVILLE, CA 94608

PHYSICAL ADDRESS: 6201 Shellmound Street, Ste 100

LEASE DATE/TERM:

Commencement Date: 2/1/2018
Termination Date: 1/31/2038
First Option Term: 2/1/2038-1/31/2043
Second Option Term: 2/1/2043-1/31/2048
Third Option Term: 2/1/2048-1/31/2053
Fourth Option Term: 2/1/2053-1/31/2058

KEY LEASE TERMS:

CAM Initial estimate \$13.50 PSF
Insurance included with CAM
Real Property Taxes included with CAM

Expenses are under review with landlord - TBD

Percentage Rent None
Appx Square Footage 36,104
Extension of term: 365 days advance notice prior to expiration of term

BASE RENT SCHEDULE:

Years

1	5
6	10
11	15
16	20
First Option Term	
21	25
Second Option Term	
26	30
Third Option Term	
31	35
Fourth Option Term	
36	40

PARKING:

90 Exclusive on the first level
15 Exclusive spaces on the second level
Plus non exclusive right on the balance of the shared parking areas

UTILITY USAGE:

Year Built 2017 (Brand new mixed use project)
Clear height 19'-6"
HVAC tonnage 68 tons
Electrical Amperage 1600A, 277/480V, 3Phase
Water capacity 105 gallons / minute
Grease interceptor size (1) 1,500 gallons

* All fixtures and equipment brand new. (Complete list available on request)



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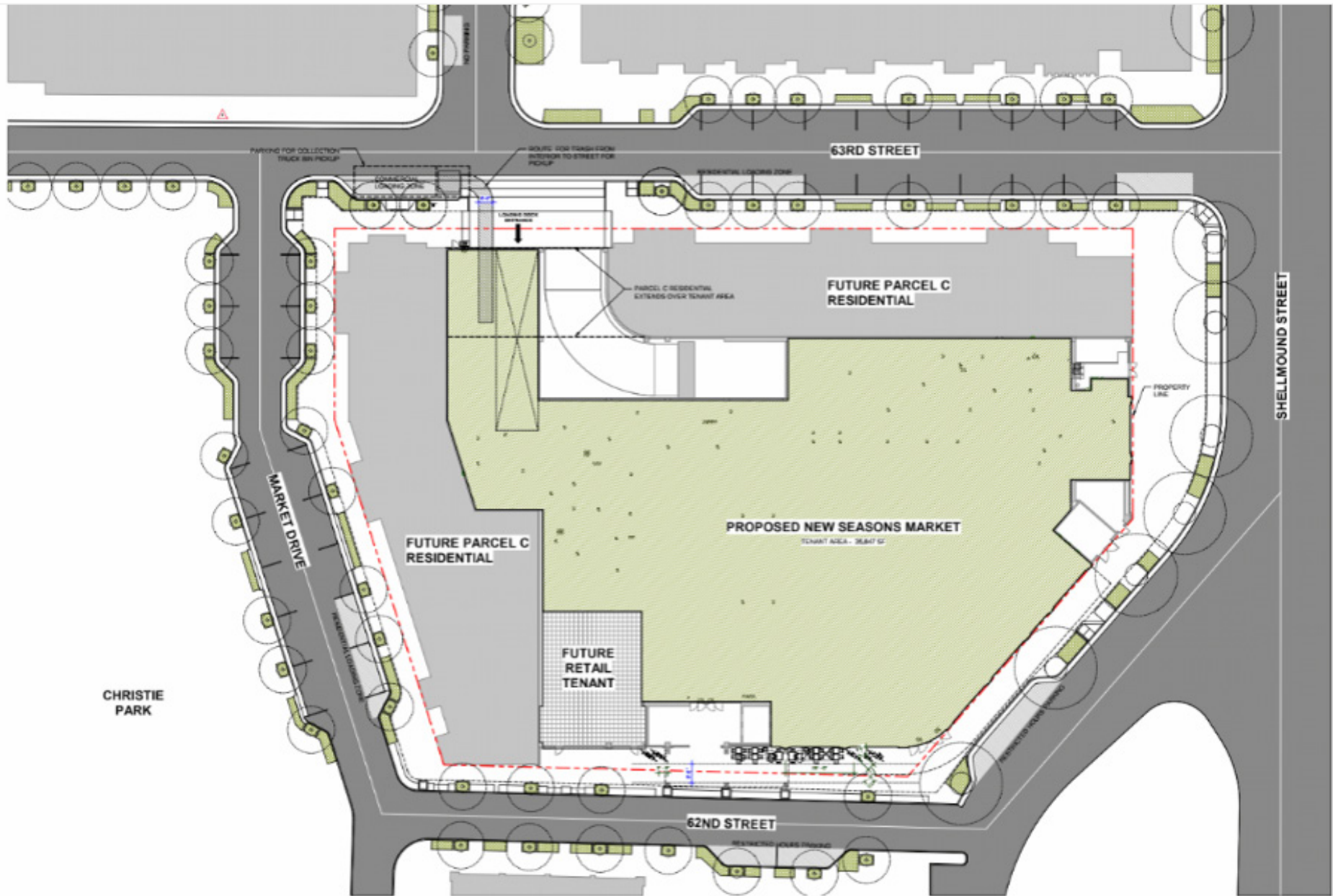
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SITE PLAN | 6201 SHELLMOUND STREET, #100 EMERYVILLE, CA 94608

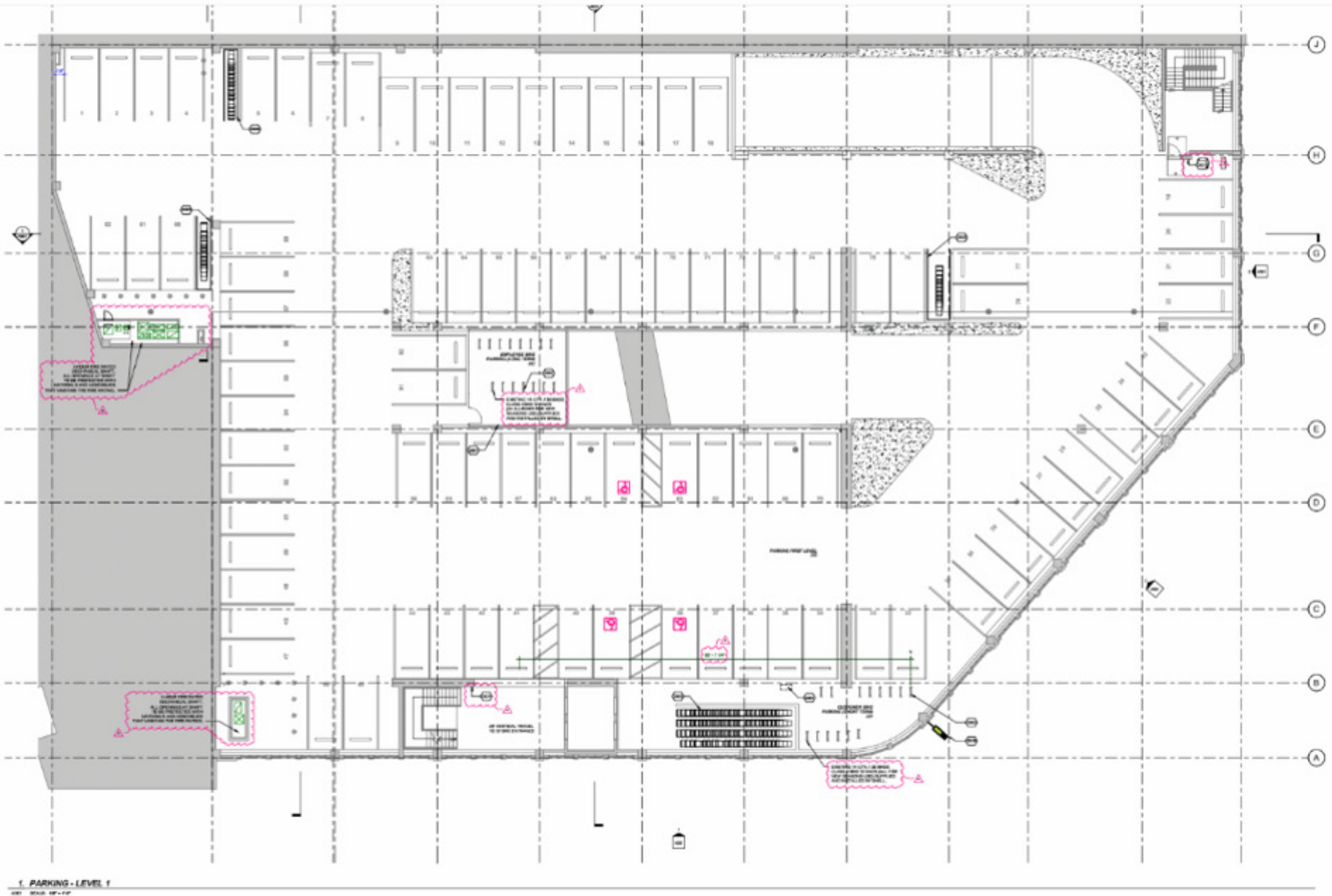


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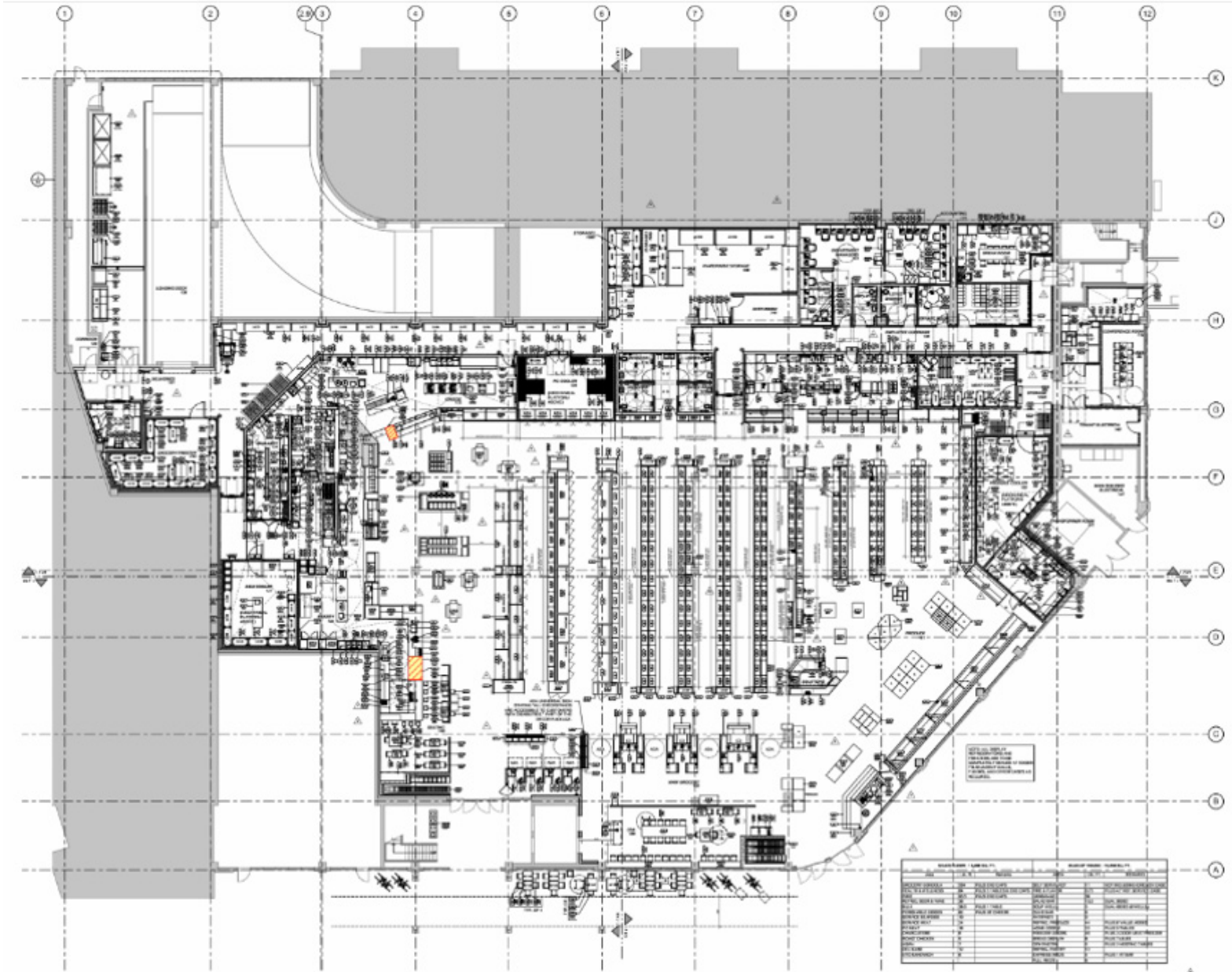


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SITE PLAN OF DISTRICT | 6201 SHELLMOUND STREET, #100 EMERYVILLE, CA 94608



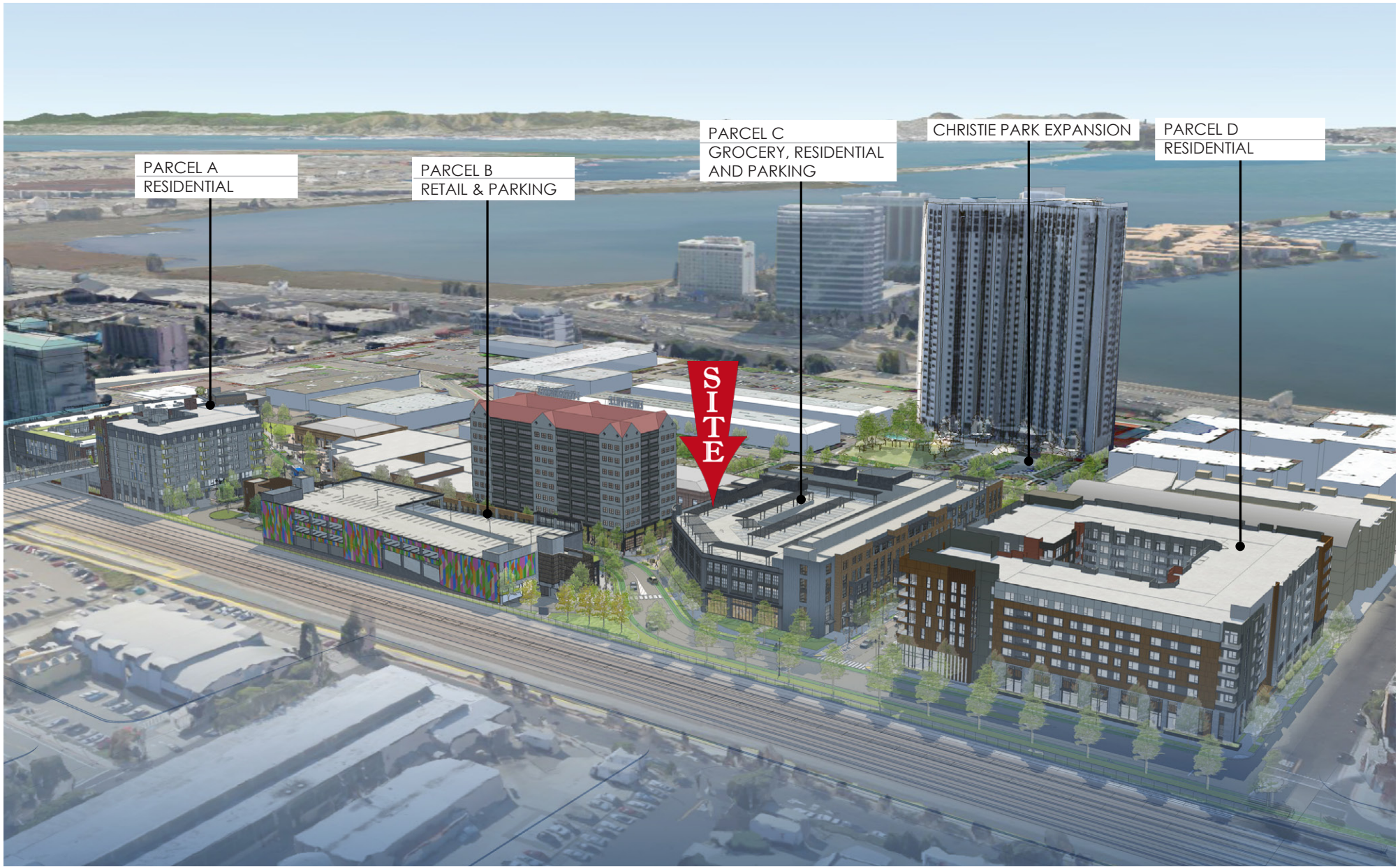
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AERIAL VIEW OF DISTRICT | 6201 SHELLMOUND STREET, #100 EMERYVILLE, CA 94608



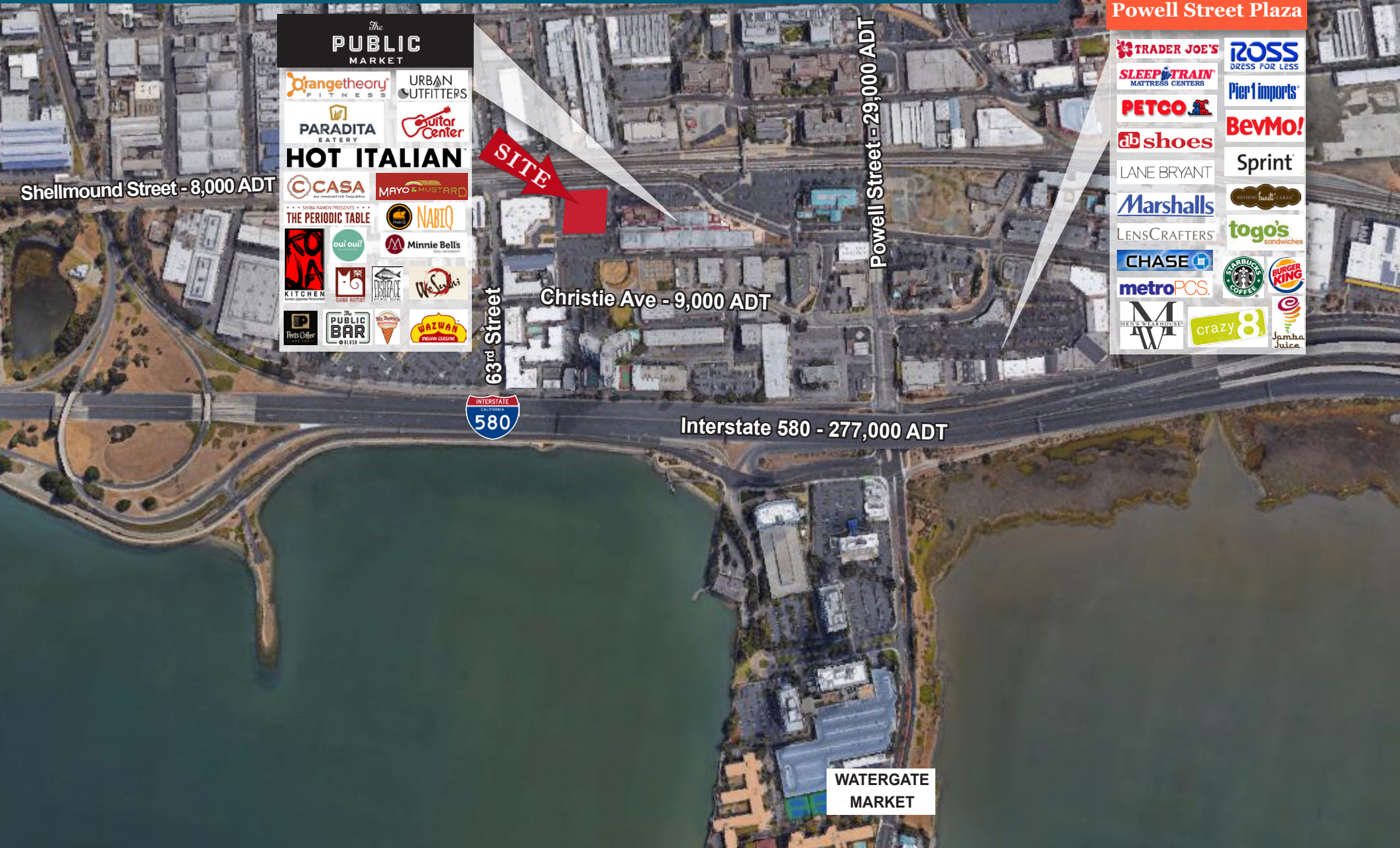
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AERIAL MAP | 6201 SHELLMOUND STREET, #100 EMERYVILLE, CA 94608



The PUBLIC MARKET

- Orangetheory FITNESS
- URBAN OUTFITTERS
- PARADITA EATERY
- Guitar Center
- HOT ITALIAN**
- CASA
- MAYO & MUSTARD
- THE PERIODIC TABLE
- NABIQ
- oui oui!
- Minnie Bells
- KITCHEN
- SHIBA RAMEN PRESENTS THE PERIODIC TABLE
- RESURFACE
- We Sachi
- Pets Office
- THE PUBLIC BAR
- McDonald's
- WAZWAN INDIAN CUISINE

Powell Street Plaza

- TRADER JOE'S
- ROSS DRESS FOR LESS
- SLEEP TRAIN MATTRESS CENTERS
- Pier 1 imports
- PETCO
- BevMo!
- shoes
- Sprint
- LANE BRYANT
- Marshalls
- LENSCRAFTERS
- togo's sandwiches
- CHASE
- STARBUCKS COFFEE
- metroPCS
- BURGER KING
- M
- crazy 8
- Jamba Juice

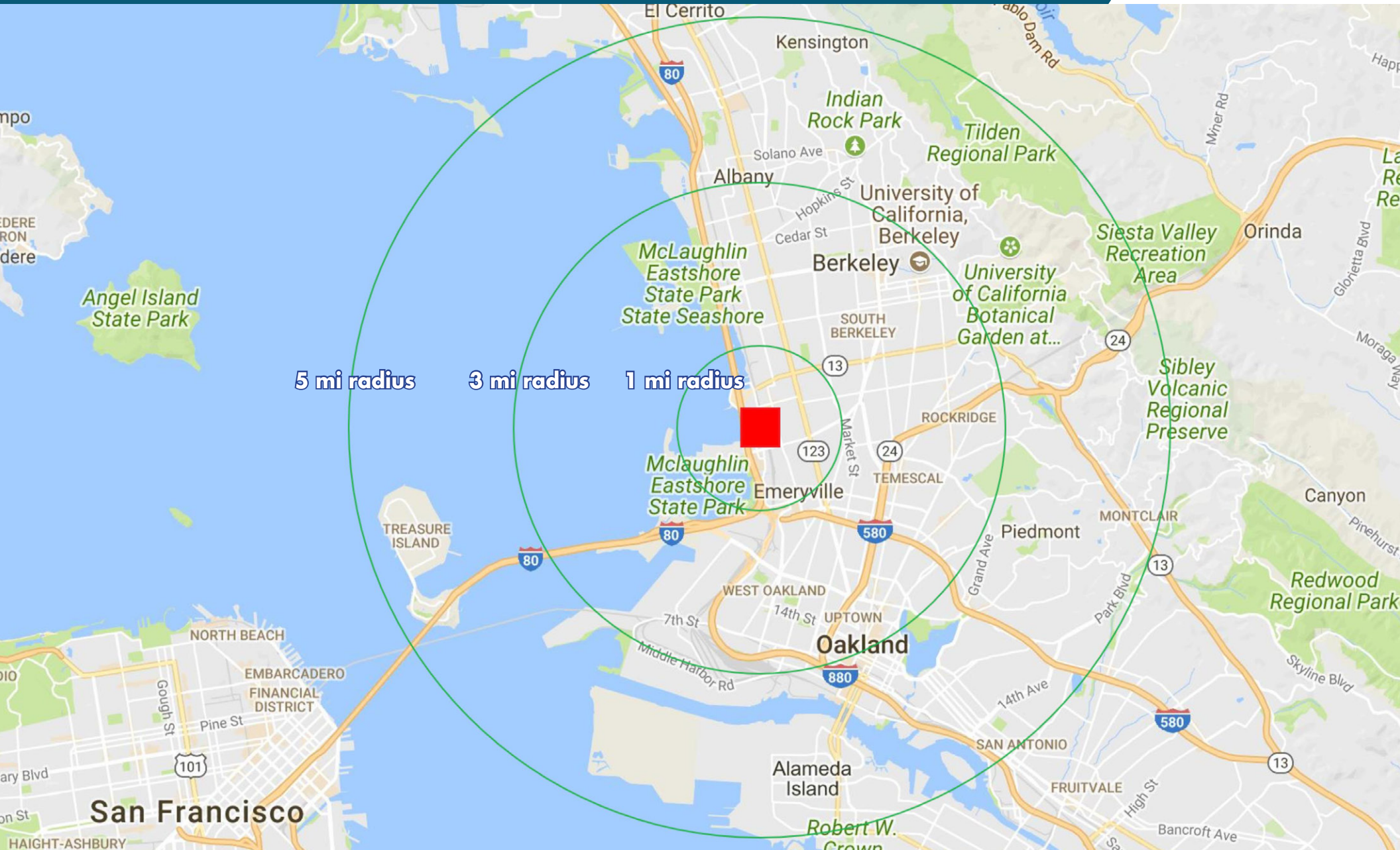
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LOCATION MAP | 6201 SHELLMOUND STREET, #100 EMERYVILLE, CA 94608



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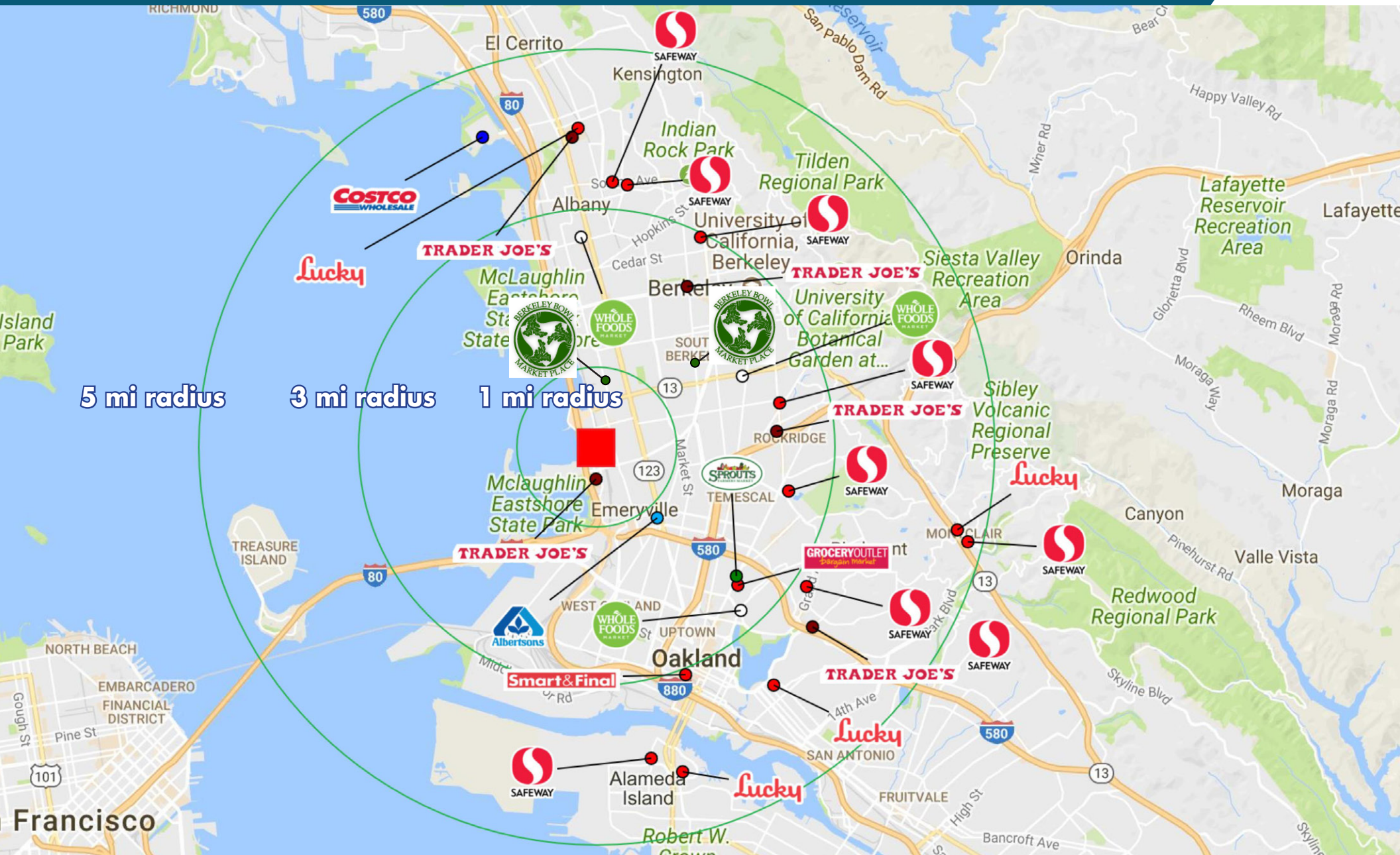
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MAP OF COMPETITORS | 6201 SHELLMOUND STREET, #100 EMERYVILLE, CA 94608



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6201 Shellmound St Emeryville, CA 94608	3 min drivetime		5 min drivetime		7 min drivetime		10 min drivetime	
Population								
Estimated Population (2017)	73,857		241,793		390,476		709,441	
Projected Population (2022)	79,691		257,676		415,433		754,621	
Census Population (2010)	64,947		219,617		358,125		646,104	
Census Population (2000)	60,845		203,590		340,201		616,077	
Projected Annual Growth (2017-2022)	5,834	1.6%	15,883	1.3%	24,957	1.3%	45,180	1.3%
Historical Annual Growth (2010-2017)	8,910	2.0%	22,176	1.4%	32,351	1.3%	63,337	1.4%
Historical Annual Growth (2000-2010)	4,102	0.7%	16,027	0.8%	17,924	0.5%	30,027	0.5%
Estimated Population Density (2017)	7,664 <i>psm</i>		9,982 <i>psm</i>		8,935 <i>psm</i>		8,328 <i>psm</i>	
Trade Area Size	9.6 <i>sq mi</i>		24.2 <i>sq mi</i>		43.7 <i>sq mi</i>		85.2 <i>sq mi</i>	
Households								
Estimated Households (2017)	31,669		106,038		167,183		293,629	
Projected Households (2022)	33,982		112,484		176,891		310,546	
Census Households (2010)	28,678		99,020		157,704		272,638	
Census Households (2000)	25,987		93,788		151,010		255,910	
Projected Annual Growth (2017-2022)	2,313	1.5%	6,446	1.2%	9,709	1.2%	16,917	1.2%
Historical Annual Change (2000-2017)	5,682	1.3%	12,250	0.8%	16,173	0.6%	37,719	0.9%
Race and Ethnicity								
Total Population (2017)	73,857		241,793		390,476		709,441	
White (2017)	29,451	39.9%	109,365	45.2%	174,912	44.8%	305,643	43.1%
Black or African American (2017)	19,749	26.7%	45,124	18.7%	63,812	16.3%	107,411	15.1%
American Indian or Alaska Native (2017)	587	0.8%	1,364	0.6%	1,942	0.5%	4,239	0.6%
Asian (2017)	12,370	16.7%	55,626	23.0%	102,710	26.3%	187,140	26.4%
Hawaiian or Pacific Islander (2017)	196	0.3%	463	0.2%	827	0.2%	2,096	0.3%
Other Race (2017)	5,759	7.8%	13,242	5.5%	20,895	5.4%	59,556	8.4%
Two or More Races (2017)	5,745	7.8%	16,610	6.9%	25,378	6.5%	43,355	6.1%