CITY STORAGE

San Francisco & Emeryville | *Offering Memorandum*

Core San Francisco Bay Self-Storage Assets





MATTHEWS™



4004 Adeline Street | Emeryville, CA 94608



500 Indiana Street | San Francisco, CA 94107

CITY STORAGE

500 Indiana Street | San Francisco, CA 94107
4004 Adeline Street | Emeryville, CA 94608

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500 INDIANA STREET
PROPERTY OVERVIEW

EXECUTIVE SUMMARY

CITY STORAGE PORTFOLIO

The City Storage Portfolio represents an institutional-quality opportunity to acquire 133,245 net rentable square feet (NRSF) across 2,966 total units (including 129,141 storage NRSF across 2,963 storage units) in two of Northern California's most high-barrier, urban infill markets: San Francisco and Emeryville. The portfolio is characterized by durable in-place cash flow, exceptional occupancy metrics, and a well-established operating footprint comprising standard indoor self-storage, specialized wine storage, retail, apartment, and office spaces. By integrating rooftop solar panels, the City Storage portfolio generates clean energy directly on-site to help offset overall facility electricity costs, while specialized climate-controlled wine storage units maintain strict temperature and humidity parameters to preserve valuable collections. Positioned within dense, land-constrained trade areas protected by extreme supply limits, both facilities offer immediate scale and long-term capital preservation in the heart of the San Francisco Bay Area.

500 INDIANA STREET

The San Francisco facility (500 Indiana Street) is a rare urban flagship totaling 96,321 NRSF across 2,145 units (1,621 indoor storage units and 524 wine storage units). Operating at 85% physical occupancy and 110% economic occupancy, the facility sits in the high-barrier Mission Bay and Dogpatch submarkets, where trade area supply is severely constrained at just 5.01 SF/capita (3-mile) and 3.68 SF/capita (5-mile). The asset benefits from strong, affluent demographics, featuring an average household income of $155,147 and a population exceeding 437,000 within a 3-mile radius. The site directly serves a booming residential catchment area, located within walking distance (<1 mile) of two massive waterfront master-planned developments that will deliver 5,300+ new residential units: Pier 70 (~2,750 units; 0.4 miles east) and the Potrero Power Station (~2,600 units; 0.8 miles southeast).

4004 ADELINE STREET

The Emeryville facility (4004 Adeline Street) totals 36,924 NRSF, including 32,820 storage NRSF, across 821 total units, including 818 storage units (684 self-storage units and 134 wine storage units), 1 retail space, 1 apartment, and 1 office unit. Demonstrating exceptional performance, the property operates at 91% physical occupancy and 132% economic occupancy. Positioned at the strategic intersection of Emeryville, Oakland, and Berkeley, the trade area maintains tight supply metrics of 3.45 SF/capita (3-mile) and 3.93 SF/capita (5-mile). The surrounding trade area features compelling demographics, with an average household income of $135,902 and a population of over ±274,000 within a 3-mile radius. The facility benefits directly from active regional infill growth, anchored by Emeryville's 1,800+ unit state-mandated housing target (RHNA) and close proximity to major commercial hubs like Bay Street Emeryville.

PORTFOLIO

Both submarkets share an identical core strength: extreme entitlement barriers, land scarcity, and high development costs that severely restrict competitive self-storage deliveries. Combined, the portfolio offers investors a rare opportunity to acquire irreplaceable Bay Area self-storage real estate featuring established operations, strong in-place yields, and direct operational leverage across two core regional assets.





PORTFOLIO OVERVIEW

CITY STORAGE PORTFOLIO

Rare Core Bay Area Portfolio Scale

An irreplaceable opportunity to acquire 133,245 NRSF portfolio with 2,966 total units (129,141 storage NRSF across 2,963 storage units) spanning two high-performing, infill self-storage assets in San Francisco and Emeryville. Both locations sit in dense, high-barrier urban markets protected by severe development restrictions.

Diversified Operating Footprint

Generates reliable cash flow across 2,305 storage units (1,621 SF, 684 Emeryville), 658 specialized wine storage units (524 SF, 134 Emeryville), and 3 ancillary units (1 retail, 1 apartment, 1 office space in Emeryville).





4004 Adeline Street | Emeryville, CA 94608



500 Indiana Street | San Francisco, CA 94107

INVESTMENT HIGHLIGHTS

500 INDIANA STREET | SAN FRANCISCO, CA

Rare Urban Scale in a Supply-Constrained Market

Features ±96,321 NRSF across 2,145 total units, including 1,621 non-climate-controlled indoor units and 524 specialized wine storage units, providing immediate institutional scale in San Francisco.

Strong Demographics

Serves an exceptionally affluent, high-density trade area with average household incomes of $155,147 and more than 437,000 residents within a 3-mile radius.

Durable In-Place Cash Flow

Strong customer demand supports 85% physical occupancy and 110% economic occupancy.

High Barriers to Entry

Protected by significant trade area supply constraints of only 5.01 SF per capita within 3 miles and 3.68 SF per capita within 5 miles.

Massive Surrounding Waterfront Pipeline (±1 Mile)

Positioned directly adjacent to major waterfront developments delivering more than 5,300 incoming housing units.

Potrero Power Station (±0.8 Miles)

Adding approximately 2,600 residential units across a 29-acre waterfront site.

Pier 70 (±0.4 Miles)

Delivering up to 2,750 residential units alongside 9 acres of waterfront parks, retail, and commercial space.

Complemented by Local Infill Projects

Supported by nearby residential developments including Mission Bay South Block 9A, Sophie Maxwell Building, Mission Rock, and Block 4E.



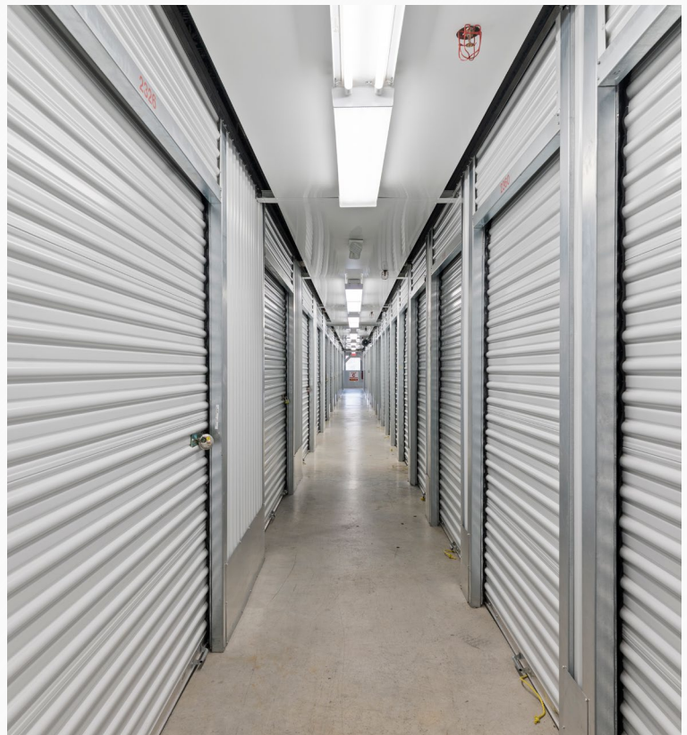





CITY STORAGE
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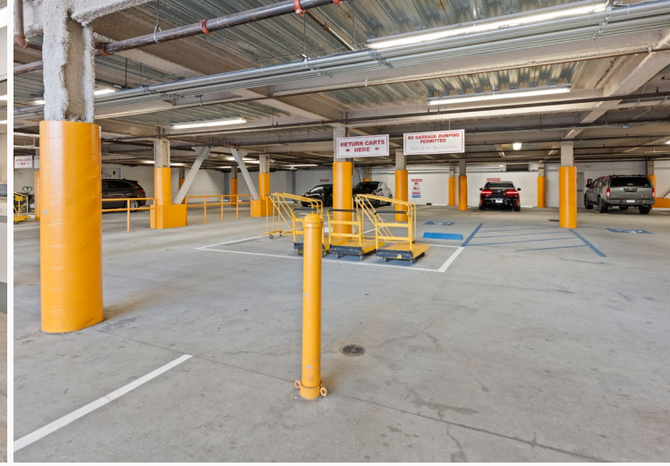
ASSET OVERVIEW

500 INDIANA STREET | SAN FRANCISCO, CA

Facility Name	City Storage San Francisco
Address	500 Indiana St
City, State	San Francisco, CA
County	San Francisco
Parcel Number	3998 -021
Lot Size (Acres)	±0.80
Year Built	1999, 2001
Number of Buildings	1
Number of Stories	5
Elevators	4
Net Rentable SF	±96,321
Total Units	2,145
Non-Climate Controlled Indoor	1,621
Wine Storage	524
Unit Occupancy	85%
Square Foot Occupancy	89%
Economic Occupancy	110%
3-Mile SF/Capita	5.01
5-Mile SF/Capita	3.68

CONTACT BROKER FOR PRICING









UNIT MIX As of 9/30/2026

500 INDIANA STREET | SAN FRANCISCO, CA 94107

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rates	Gross Potential	Gross Occupied	Monthly Actual	Annual Potential	Annual Occupied	Annual Actual	Unit Type
4 x 4	16	224	189	35	3,584	$76	$17,024	$14,364	$20,364	$204,288	$172,368	$244,368	Non-Climate Controlled
4 x 5	20	20	15	5	400	$137	$2,730	$2,048	$2,166	$32,760	$24,570	$25,992	Non-Climate Controlled
4 x 6	24	190	152	38	4,560	$124	$23,554	$18,843	$23,672	$282,652	$226,121	$284,064	Non-Climate Controlled
5 x 5	25	46	43	3	1,150	$149	$6,838	$6,392	$7,618	$82,055	$76,703	$91,416	Non-Climate Controlled
4 x 7	28	38	32	6	1,064	$173	$6,592	$5,551	$6,699	$79,102	$66,612	$80,388	Non-Climate Controlled
5 x 6	30	1	1	0	30	$254	$254	$254	$265	$3,048	$3,048	$3,180	Non-Climate Controlled
4 x 8	32	39	32	7	1,248	$148	$5,784	$4,746	$7,613	$69,409	$56,951	$91,356	Non-Climate Controlled
8 x 4	32	7	3	4	224	$150	$1,049	$450	$474	$12,588	$5,395	$5,688	Non-Climate Controlled
5 x 7	35	76	69	7	2,660	$150	$11,434	$10,381	$14,370	$137,210	$124,573	$172,440	Non-Climate Controlled
6 x 6	36	72	50	22	2,592	$176	$12,642	$8,779	$10,374	$151,701	$105,348	$124,488	Non-Climate Controlled
4 x 10	40	5	5	0	200	$302	$1,510	$1,510	$1,705	$18,120	$18,120	$20,460	Non-Climate Controlled
5 x 8	40	37	32	5	1,480	$191	$7,075	$6,119	$7,576	$84,902	$73,428	$90,912	Non-Climate Controlled
4 x 11	44	1	1	0	44	$179	$179	$179	$174	$2,148	$2,148	$2,088	Non-Climate Controlled
6 x 8	48	76	66	10	3,648	$178	$13,500	$11,724	$15,690	$161,999	$140,683	$188,280	Non-Climate Controlled
8 x 6	48	16	12	4	768	$167	$2,674	$2,006	$2,196	$32,089	$24,067	$26,352	Non-Climate Controlled
7 x 7	49	4	3	1	196	$262	$1,048	$786	$1,057	$12,576	$9,432	$12,684	Non-Climate Controlled
5 x 10	50	197	180	17	9,850	$201	$39,499	$36,090	$43,766	$473,982	$433,080	$525,192	Non-Climate Controlled
7 x 8	56	5	5	0	280	$299	$1,495	$1,495	$1,491	$17,940	$17,940	$17,892	Non-Climate Controlled
8 x 7	56	6	4	2	336	$203	$1,218	$812	$726	$14,616	$9,744	$8,712	Non-Climate Controlled
5 x 12	60	1	1	0	60	$357	$357	$357	$394	$4,284	$4,284	$4,728	Non-Climate Controlled
6 x 10	60	25	21	4	1,500	$227	$5,668	$4,761	$6,364	$68,016	$57,133	$76,368	Non-Climate Controlled
8 x 8	64	60	55	5	3,840	$215	$12,906	$11,831	$16,449	$154,872	$141,966	$197,388	Non-Climate Controlled
7 x 10	70	27	20	7	1,890	$209	$5,633	$4,173	$6,279	$67,596	$50,071	$75,348	Non-Climate Controlled
10 x 7	70	2	2	0	140	$234	$468	$468	$473	$5,616	$5,616	$5,676	Non-Climate Controlled
6 x 12	72	25	23	2	1,800	$212	$5,300	$4,876	$6,873	$63,600	$58,512	$82,476	Non-Climate Controlled
12 x 6	72	7	6	1	504	$195	$1,363	$1,168	$1,368	$16,356	$14,019	$16,416	Non-Climate Controlled

UNIT MIX

500 INDIANA STREET | SAN FRANCISCO, CA 94107

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rates	Gross Potential	Gross Occupied	Monthly Actual	Annual Potential	Annual Occupied	Annual Actual	Unit Type	
8 x 10	80	95	90	5	7,600	$270	$25,686	$24,334	$32,661	$308,233	$292,010	$391,932		Non-Climate Controlled
10 x 8	80	1	1	0	80	$297	$297	$297	$287	$3,564	$3,564	$3,444		Non-Climate Controlled
7 x 12	84	23	19	4	1,932	$283	$6,511	$5,379	$8,078	$78,133	$64,545	$96,936		Non-Climate Controlled
9 x 10	90	30	28	2	2,700	$265	$7,947	$7,417	$11,286	$95,364	$89,006	$135,432		Non-Climate Controlled
8 x 12	96	97	94	3	9,312	$328	$31,774	$30,792	$36,163	$381,291	$369,499	$433,956		Non-Climate Controlled
12 x 8	96	2	2	0	192	$279	$558	$558	$555	$6,696	$6,696	$6,660		Non-Climate Controlled
10 x 10	100	87	79	8	8,700	$401	$34,899	$31,690	$36,126	$418,790	$380,281	$433,512		Non-Climate Controlled
9 x 12	108	31	29	2	3,348	$378	$11,727	$10,970	$15,621	$140,724	$131,645	$187,452		Non-Climate Controlled
10 x 12	120	13	13	0	1,560	$463	$6,022	$6,022	$7,463	$72,264	$72,264	$89,556		Non-Climate Controlled
10 x 13	130	20	19	1	2,600	$522	$10,440	$9,918	$10,919	$125,280	$119,016	$131,028		Non-Climate Controlled
11 x 12	132	2	2	0	264	$437	$874	$874	$1,187	$10,488	$10,488	$14,244		Non-Climate Controlled
12 x 12	144	4	4	0	576	$709	$2,836	$2,836	$2,868	$34,032	$34,032	$34,416		Non-Climate Controlled
14 x 12	168	1	1	0	168	$492	$492	$492	$477	$5,904	$5,904	$5,724		Non-Climate Controlled
13 x 13	169	4	4	0	676	$767	$3,068	$3,068	$3,122	$36,816	$36,816	$37,464		Non-Climate Controlled
16 x 12	192	1	1	0	192	$457	$457	$457	$419	$5,484	$5,484	$5,028		Non-Climate Controlled
10 x 20	200	3	3	0	600	$680	$2,040	$2,040	$2,066	$24,480	$24,480	$24,792		Non-Climate Controlled
2 x 4	8	6	6	0	48	$132	$792	$792	$521	$9,504	$9,504	$6,252	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
3 x 3	9	2	2	0	18	$99	$198	$198	$140	$2,376	$2,376	$1,680	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
4 x 4	16	174	128	46	2,784	$67	$11,658	$8,576	$10,292	$139,896	$102,912	$123,504	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
4 x 5	20	41	40	1	820	$197	$8,097	$7,900	$6,628	$97,165	$94,795	$79,536	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
4 x 6	24	7	7	0	168	$217	$1,519	$1,519	$1,462	$18,228	$18,228	$17,544	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
5 x 5	25	3	3	0	75	$284	$852	$852	$878	$10,224	$10,224	$10,536	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
4 x 7	28	27	27	0	756	$169	$4,569	$4,569	$6,754	$54,827	$54,827	$81,048	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
6 x 5	30	1	1	0	30	$364	$364	$364	$424	$4,368	$4,368	$5,088	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
4 x 8	32	9	9	0	288	$197	$1,773	$1,773	$2,739	$21,276	$21,276	$32,868	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
5 x 7	35	9	9	0	315	$369	$3,321	$3,321	$3,599	$39,852	$39,852	$43,188	Not Stacked|No High Ceilings	Climate Controlled Wine Storage

UNIT MIX

500 INDIANA STREET | SAN FRANCISCO, CA 94107

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rates	Gross Potential	Gross Occupied	Monthly Actual	Annual Potential	Annual Occupied	Annual Actual	Unit Type	
6 x 6	36	5	5	0	180	$334	$1,670	$1,670	$2,251	$20,040	$20,040	$27,012	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
4 x 10	40	1	1	0	40	$342	$342	$342	$378	$4,104	$4,104	$4,536	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
8 x 5	40	2	2	0	80	$239	$478	$478	$395	$5,736	$5,736	$4,740	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
6 x 7	42	1	1	0	42	$354	$354	$354	$432	$4,248	$4,248	$5,184	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
5 x 9	45	6	6	0	270	$332	$1,992	$1,992	$2,032	$23,904	$23,904	$24,384	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
6 x 8	48	7	7	0	336	$284	$1,988	$1,988	$2,527	$23,856	$23,856	$30,324	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
7 x 8	56	2	2	0	112	$412	$824	$824	$940	$9,888	$9,888	$11,280	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
8 x 7	56	1	1	0	56	$409	$409	$409	$456	$4,908	$4,908	$5,472	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
8 x 8	64	8	8	0	512	$362	$2,896	$2,896	$3,842	$34,752	$34,752	$46,104	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
8 x 10	80	1	0	1	80	$384	$384	$0	$0	$4,608	$0	$0	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
10 x 8	80	1	1	0	80	$389	$389	$389	$425	$4,668	$4,668	$5,100	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
8 x 11	88	1	0	1	88	$319	$319	$0	$0	$3,828	$0	$0	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
9 x 10	90	2	2	0	180	$574	$1,148	$1,148	$1,316	$13,776	$13,776	$15,792	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
10 x 10	100	1	1	0	100	$602	$602	$602	$673	$7,224	$7,224	$8,076	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
10 x 13	130	5	5	0	650	$642	$3,210	$3,210	$3,540	$38,520	$38,520	$42,480	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
10 x 18	180	1	0	1	180	$600	$600	$0	$0	$7,200	$0	$0	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
3 x 3	9	1	1	0	9	$102	$102	$102	$80	$1,224	$1,224	$960	Not Stacked|High Ceilings	Climate Controlled Wine Storage
4 x 4	16	35	31	4	560	$148	$5,175	$4,584	$4,060	$62,101	$55,004	$48,720	Not Stacked|High Ceilings	Climate Controlled Wine Storage
4 x 5	20	1	0	1	20	$139	$139	$0	$0	$1,668	$0	$0	Not Stacked|High Ceilings	Climate Controlled Wine Storage
8 x 4	32	1	1	0	32	$179	$179	$179	$222	$2,148	$2,148	$2,664	Not Stacked|High Ceilings	Climate Controlled Wine Storage
4 x 4	16	148	107	41	2,368	$62	$9,176	$6,634	$8,086	$110,112	$79,608	$97,032	Stacked|No High Ceilings	Climate Controlled Wine Storage
8 x 4	32	12	1	11	384	$134	$1,608	$134	$134	$19,296	$1,608	$1,608	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
8 x 7	56	2	2	0	112	$234	$468	$468	$379	$5,616	$5,616	$4,548	Not Stacked|No High Ceilings	Climate Controlled Wine Storage
Non-Climate Controlled		**1,621**	**1,411**	**210**	**84,548**	-	**$333,422**	**$297,305**	**$375,494**	**$4,001,068**	**$3,567,663**	**$4,505,928**		
Wine Storage		**524**	**417**	**107**	**11,773**	-	**$67,595**	**$58,266**	**$65,605**	**$811,142**	**$699,194**	**$787,260**		
Facility Totals		**2,145**	**1,828**	**317**	**96,321**	-	**$401,017**	**$355,571**	**$441,099**	**$4,812,210**	**$4,266,858**	**$5,293,188**		

FINANCIAL OVERVIEW

500 INDIANA STREET | SAN FRANCISCO, CA 94107

		T-12			Year 1			Year 2			Year 3			Year 4	
		Total	**$/SF**		**Total**	**$/SF**		**Total**	**$/SF**		**Total**	**$/SF**		**Total**	**$/SF**
INCOME															
Gross Potential Rent		$4,812,210	$49.96	10.00%	$5,293,430	$54.96	5.00%	$5,558,102	$57.70	5.00%	$5,836,007	$60.59	5.00%	$6,127,807	$63.62
Physical Vacancy	-14.78%		$0.00	-12.50%		$0.00	-12.50%		$0.00	-12.50%		$0.00	-12.50%		$0.00
Economic Vacancy	9.99%	$480,978	$4.99	5.00%	$264,672	$2.75	0.00%	$-	$0.00	-2.50%	$(145,900)	($1.51)	-5.00%	$(306,390)	($3.18)
Rental Income		$5,293,188	$54.95		$5,558,102	$57.70		$5,558,102	$57.70		$5,690,107	$59.07		$5,821,417	$60.44
Fees Income		$44,232	$0.46		$45,559	$0.47		$46,925	$0.49		$48,333	$0.50		$49,783	$0.52
Cell Tower Income		$61,183	$0.64		$63,263	$0.66		$65,414	$0.68		$67,638	$0.70		$69,938	$0.73
Merchandise Income Net		$5,997	$0.06		$6,177	$0.06		$6,362	$0.07		$6,553	$0.07		$6,749	$0.07
Tenant Insurance Net		$74,427	$0.77		$93,641	$0.97		$96,450	$1.00		$99,344	$1.03		$102,324	$1.06
EFFECTIVE GROSS INCOME		**$5,479,026**	**$56.88**		**$5,766,741**	**$59.87**		**$5,773,254**	**$59.94**		**$5,911,975**	**$61.38**		**$6,050,211**	**$62.81**
EXPENSES															
Real Estate Taxes		$93,094	$0.97		$94,025	$0.98		$94,965	$0.99		$95,915	$1.00		$96,874	$1.01
Insurance		$115,241	$1.20		$117,546	$1.22		$119,896	$1.24		$122,294	$1.27		$124,740	$1.30
Utilities		$27,705	$0.29		$28,259	$0.29		$28,824	$0.30		$29,401	$0.31		$29,989	$0.31
On-Site Payroll		$264,795	$2.75		$270,091	$2.80		$275,492	$2.86		$281,002	$2.92		$286,622	$2.98
Management Fees		$156,409	$1.62		$173,002	$1.80		$173,198	$1.80		$177,359	$1.84		$181,506	$1.88
Bank and Credit Card Fees		$123,626	$1.28		$100,918	$1.05		$101,032	$1.05		$103,460	$1.07		$105,879	$1.10
Advertising & Marketing		$35,771	$0.37		$36,486	$0.38		$37,216	$0.39		$37,960	$0.39		$38,719	$0.40
Office & Software		$24,781	$0.26		$25,276	$0.26		$25,782	$0.27		$26,298	$0.27		$26,824	$0.28
Repairs & Maintenance		$52,879	$0.55		$53,937	$0.56		$55,016	$0.57		$56,116	$0.58		$57,238	$0.59
Total Operating Expenses		**$894,300**	**$9.28**		**$899,540**	**$9.34**		**$911,422**	**$9.46**		**$929,805**	**$9.65**		**$948,392**	**$9.85**
Operating Expense Ratio		16.3%	-		15.6%	-		15.8%	-		15.7%	-		15.7%	-
NET OPERATING INCOME		**$4,584,726**	**$47.60**		**$4,867,201**	**$50.53**		**$4,861,832**	**$50.48**		**$4,982,170**	**$51.72**		**$5,101,820**	**$52.97**

Assumptions:

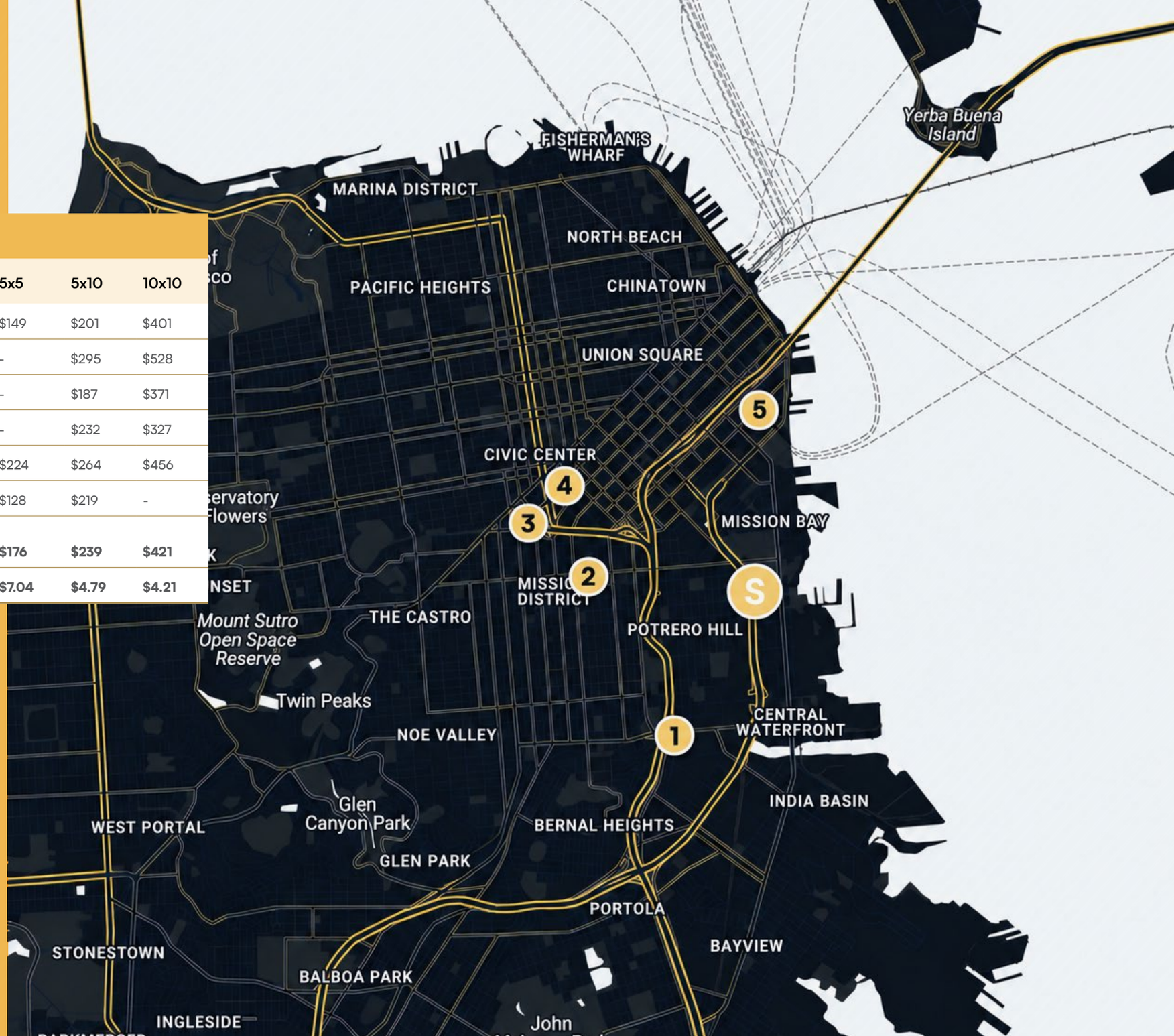
Gross Potential Rent - 10% Year one, 5% thereafter
Additional Fees - 3% Increase YoY
Cell Tower Income - 3.4% Increase YoY
Tenant Insurance - 80% Sell Through Rate

Management Fee - 3% of Effective Gross Income
Bank and Credit Card Fees - 1.75% of Effective Gross Income
Expense Increase YoY - 2%
Real Estate Taxes will be reassessed after the sale

RENT COMPARABLES

500 INDIANA ST. SAN FRANCISCO, CA

	NON-CLIMATE CONTROLLED				
	Facility Name	**Address**	**5x5**	**5x10**	**10x10**
SP	**Subject Property**	500 Indiana St, San Francisco, CA	$149	$201	$401
1	Extra Space Storage	2501 Cesar Chavez St, San Francisco, CA	-	$295	$528
2	Public Storage	300 Treat Ave, San Francisco, CA	-	$187	$371
3	Extra Space Storage	190 Otis St, San Francisco, CA	-	$232	$327
4	Soma Self Storage	1475 Mission St, San Francisco, CA	$224	$264	$456
5	Public Storage	611 2nd St, San Francisco, CA	$128	$219	-
	Averages Excluding Subject Property		**$176**	**$239**	**$421**
	Average Rent Per Foot		**$7.04**	**$4.79**	**$4.21**



UNIVERSITY OF SAN FRANCISCO

University of San Francisco
±9,000 Students | ±2,000 Employees

etta

Etta Apartments
±107 Units

SAN FRANCISCO FILM SCHOOL

San Francisco Film School
±140 Students | ±15 Employees



Downtown San Francisco

± 130,000 VPD

ORACLE PARK
HOME OF THE SAN FRANCISCO GIANTS

N

± 72,000 VPD

1

101

± 44,000 VPD

the fillmore center
SAN FRANCISCO

Fillmore Center Apartments
±1,114 Units

INTERSTATE 80

Mission Bay South Block 9A

CHORUS

Chorus San Francisco
±416 Units

UCSF School of Nursing

UCSF School of Nursing
±256 Students | ±150 Employees

CHASE CENTER

ALCHEMY

Alchemy Apartments
±330 Units

MOUNT SUTRO APARTMENTS

Mt. Sutro Apartments
±330 Units

VARA

Vara Apartments
±86 Units

Subject Property

THE SOPHIE MAXWELL BUILDING

Potrero 1010

Potrero 1010 Apartments
±453 Units

Potrero Power Station

Mission High School
±990 Students

CITY COLLEGE OF SAN FRANCISCO

City College of SF - Mission
±19,200 Students | ±1,800 Employees

UCSF Health
Parnassus Campus

UCSF Parnassus Campus
±3,793 Students | ±7,993 Employees

New Development

PIER 70

$3.5 Billion, 28-Acre Mixed-Use Mega-Development Project
±2,750 New Residential Units
±1.82M SF Commercial | ±115K SF Retail

Leonard R. Flynn Elementary
±400 Students

Google Earth

NEW DEVELOPMENT MAP

500 INDIANA STREET | SAN FRANCISCO, CA

TREASURE ISLAND

$6B Investment
±500K SF Commercial
±8,000 Units Residential
±500 Hotel Rooms
±300 Acres Parks



POTRERO POWER STATION

$2B Investment
29 Acres Project Size
±2,601 Units Residential
±100K Retail
$860M Public Benefits



SP

MISSION ROCK

$2.5B Investment
28 Acres Project Size
±1,200 Units Residential
±100K Retail
±1.4M SF Office/Lab



PIER 70

$3.5B Investment
28 Acres Project Size
±2,750 Units Residential
±2.0M SF Commercial
9 Acres Open Space



HUNTERS POINT SHIPYARD

$8B Investment
750+ Acres Project Size
±12,000 Units Residential
±3.0M SF Office Space
300+ Acres Public Parks



02

4004 ADELINE STREET
PROPERTY OVERVIEW









INVESTMENT HIGHLIGHTS

4004 ADELINE STREET | EMERYVILLE, CA

Multiple Income Sources

Features 36,924 NRSF, including 32,820 storage NRSF, across 821 total units, including 818 storage units (684 self-storage units and 134 wine storage units), 1 retail space, 1 apartment, and 1 office unit.

Exceptional Operational Performance

Operates at 91% physical occupancy and 132% economic occupancy, demonstrating strong local storage demand.

Densely Populated, Affluent Trade Area

Supported by an average household income of $135,902 and a population exceeding 274,000 people within a 3-mile radius.

Strategic Tri-City Intersection

Positioned at the border of Emeryville, Oakland, and Berkeley with tight supply constraints of 3.45 SF per capita within 3 miles and 3.93 SF per capita within 5 miles.

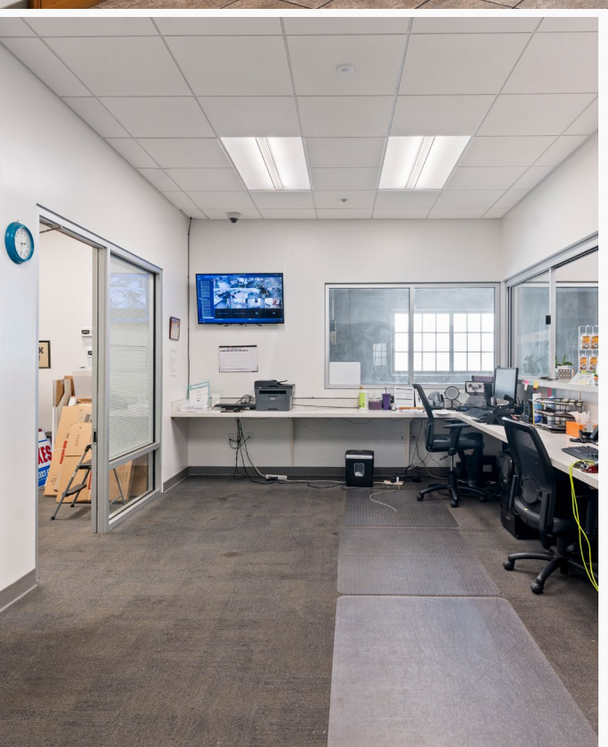
Active Regional Housing Expansion

Benefits directly from surrounding urban infill growth, including Emeryville's 1,800+ unit state-mandated housing target (RHNA) and close proximity to major commercial nodes such as Bay Street Emeryville.




TOP
WORK
PLACES
2022
TOP
WORK
PLACES
2020


1283
1287
1288
1286
1284
1187
1188
EXIT




2367
2370


EXIT

ASSET OVERVIEW

4004 ADELINE STREET | EMERYVILLE, CA

Facility Name	City Storage & City Cellars
Address	4004 Adeline St
City, State	Emeryville, CA
County	Alameda
Parcel Number	49-1022-4, 12-1022-4-1
Lot Size (Acres)	±0.80
Year Built	2015
Number of Buildings	1
Number of Stories	2
Elevators	1
Net Rentable SF	±36,924
Storage SF	±32,820
Total Units	821
Storage Units	818
Non-Climate Controlled Ground Floor	186
Non-Climate Controlled Second Floor	498
Wine Storage	134
Apartment	1
Office	1
Retail	1
Physical Occupancy	91%
Square Foot Occupancy	94%
Economic Occupancy	132%
3-Mile SF/Capita	3.45
5-Mile SF/Capita	3.93

CONTACT BROKER FOR PRICING







UNIT MIX As of 9/30/2026

4004 ADELINE STREET | EMERYVILLE, CA 94608

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rates	Gross Potential	Gross Occupied	Monthly Actual	Annual Potential	Annual Occupied	Annual Actual	Unit Type
4 x 5	20	2	2	0	40	$84	$168	$168	$173	$2,016	$2,016	$2,076	Non-Climate Controlled
5 x 5	25	81	65	16	2,025	$60	$4,896	$3,929	$6,644	$58,748	$47,143	$79,728	Non-Climate Controlled
5 x 7	35	1	1	0	35	$127	$127	$127	$134	$1,524	$1,524	$1,608	Non-Climate Controlled
6 x 6	36	2	2	0	72	$119	$238	$238	$130	$2,856	$2,856	$1,560	Non-Climate Controlled
4 x 10	40	1	1	0	40	$127	$127	$127	$109	$1,524	$1,524	$1,308	Non-Climate Controlled
5 x 8	40	3	3	0	120	$127	$381	$381	$432	$4,572	$4,572	$5,184	Non-Climate Controlled
5 x 9	45	4	4	0	180	$174	$696	$696	$885	$8,352	$8,352	$10,620	Non-Climate Controlled
5 x 10	50	6	5	1	300	$109	$654	$545	$1,178	$7,848	$6,540	$14,136	Non-Climate Controlled
5 x 11	55	3	3	0	165	$127	$381	$381	$269	$4,572	$4,572	$3,228	Non-Climate Controlled
7 x 9	63	3	3	0	189	$257	$771	$771	$856	$9,252	$9,252	$10,272	Non-Climate Controlled
8 x 8	64	1	1	0	64	$239	$239	$239	$272	$2,868	$2,868	$3,264	Non-Climate Controlled
7 x 10	70	2	2	0	140	$224	$448	$448	$509	$5,376	$5,376	$6,108	Non-Climate Controlled
8 x 9	72	2	2	0	144	$239	$478	$478	$480	$5,736	$5,736	$5,760	Non-Climate Controlled
7 x 11	77	2	2	0	154	$379	$758	$758	$838	$9,096	$9,096	$10,056	Non-Climate Controlled
8 x 10	80	3	3	0	240	$152	$456	$456	$829	$5,472	$5,472	$9,948	Non-Climate Controlled
7 x 12	84	1	1	0	84	$432	$432	$432	$479	$5,184	$5,184	$5,748	Non-Climate Controlled
9 x 10	90	20	20	0	1,800	$252	$5,040	$5,040	$6,455	$60,480	$60,480	$77,460	Non-Climate Controlled
9 x 11	99	1	1	0	99	$552	$552	$552	$579	$6,624	$6,624	$6,948	Non-Climate Controlled
10 x 10	100	19	19	0	1,900	$299	$5,681	$5,681	$7,671	$68,172	$68,172	$92,052	Non-Climate Controlled
10 x 11	110	4	4	0	440	$347	$1,388	$1,388	$1,033	$16,656	$16,656	$12,396	Non-Climate Controlled
8 x 15	120	1	1	0	120	$497	$497	$497	$572	$5,964	$5,964	$6,864	Non-Climate Controlled
9 x 14	126	1	1	0	126	$467	$467	$467	$475	$5,604	$5,604	$5,700	Non-Climate Controlled
9 x 15	135	2	2	0	270	$369	$738	$738	$1,017	$8,856	$8,856	$12,204	Non-Climate Controlled
10 x 14	140	6	6	0	840	$579	$3,474	$3,474	$3,558	$41,688	$41,688	$42,696	Non-Climate Controlled
10 x 15	150	15	15	0	2,250	$459	$6,885	$6,885	$8,410	$82,620	$82,620	$100,920	Non-Climate Controlled
4 x 4	16	32	27	5	512	$44	$1,408	$1,188	$2,273	$16,896	$14,256	$27,276	Non-Climate Controlled
4 x 5	20	58	51	7	1,160	$46	$2,664	$2,342	$3,981	$31,967	$28,109	$47,772	Non-Climate Controlled

UNIT MIX

4004 ADELINE STREET | EMERYVILLE, CA 94608

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rates	Gross Potential	Gross Occupied	Monthly Actual	Annual Potential	Annual Occupied	Annual Actual	Unit Type
5 x 5	25	72	65	7	1,800	$59	$4,248	$3,835	$5,927	$50,976	$46,020	$71,124	Non-Climate Controlled
5 x 6	30	42	34	8	1,260	$65	$2,730	$2,210	$4,082	$32,760	$26,520	$48,984	Non-Climate Controlled
4 x 8	32	42	38	4	1,344	$69	$2,898	$2,622	$4,070	$34,776	$31,464	$48,840	Non-Climate Controlled
5 x 7	35	46	43	3	1,610	$79	$3,634	$3,397	$6,017	$43,608	$40,764	$72,204	Non-Climate Controlled
4 x 10	40	4	4	0	160	$102	$408	$408	$637	$4,896	$4,896	$7,644	Non-Climate Controlled
5 x 8	40	44	40	4	1,760	$102	$4,488	$4,080	$5,807	$53,856	$48,960	$69,684	Non-Climate Controlled
6 x 7	42	3	3	0	126	$172	$516	$516	$862	$6,192	$6,192	$10,344	Non-Climate Controlled
5 x 9	45	7	7	0	315	$107	$749	$749	$1,087	$8,988	$8,988	$13,044	Non-Climate Controlled
6 x 8	48	1	1	0	48	$184	$184	$184	$318	$2,208	$2,208	$3,816	Non-Climate Controlled
5 x 10	50	92	91	1	4,600	$142	$13,051	$12,909	$17,721	$156,613	$154,911	$212,652	Non-Climate Controlled
6 x 9	54	1	1	0	54	$169	$169	$169	$0	$2,028	$2,028	$0	Non-Climate Controlled
6 x 10	60	15	15	0	900	$147	$2,205	$2,205	$3,370	$26,460	$26,460	$40,440	Non-Climate Controlled
8 x 8	64	1	1	0	64	$144	$144	$144	$114	$1,728	$1,728	$1,368	Non-Climate Controlled
6 x 11	66	1	1	0	66	$214	$214	$214	$144	$2,568	$2,568	$1,728	Non-Climate Controlled
7 x 10	70	14	14	0	980	$157	$2,198	$2,198	$2,906	$26,376	$26,376	$34,872	Non-Climate Controlled
8 x 10	80	23	22	1	1,840	$167	$3,841	$3,674	$6,315	$46,092	$44,088	$75,780	Non-Climate Controlled
4 x 4	16	119	103	16	1,904	$27	$3,213	$2,781	$5,640	$38,556	$33,372	$67,680	Climate Controlled Wine Storage
4 x 8	32	15	14	1	480	$222	$3,330	$3,108	$1,638	$39,960	$37,296	$19,656	Climate Controlled Wine Storage
Non-Climate Controlled Ground Floor		**186**	**169**	**17**	**11,837**		**$35,972**	**$34,896**	**$43,987**	**$431,660**	**$418,747**	**$527,844**	
Non-Climate Controlled 2nd Floor		**498**	**458**	**40**	**18,599**		**$45,749**	**$43,045**	**$65,631**	**$548,989**	**$516,536**	**$787,572**	
Wine Storage		**134**	**117**	**17**	**2,384**		**$6,543**	**$5,889**	**$7,278**	**$78,516**	**$70,668**	**$87,336**	
Retail		**1**	**1**	**0**	**1,604**		**$5,863**	**$5,863**	**$5,863**	**$70,356**	**$70,356**	**$70,356**	
Apartment		**1**	**1**	**0**	**1,200**		**$3,863**	**$3,863**	**$3,863**	**$46,350**	**$46,350**	**$46,350**	
Office		**1**	**1**	**0**	**1,300**		**$3,900**	**$3,900**	**$3,900**	**$46,800**	**$46,800**	**$46,800**	
Storage Totals		**818**	**744**	**74**	**32,820**		**$88,264**	**$83,829**	**$116,896**	**$1,059,164**	**$1,005,951**	**$1,402,752**	
Ancillary Unit Totals		**3**	**3**	**0**	**4,104**		**$13,625**	**$13,625**	**$13,625**	**$163,506**	**$163,506**	**$163,506**	
Facility Totals		**821**	**747**	**74**	**36,924**		**$101,889**	**$97,455**	**$130,521**	**$1,222,670**	**$1,169,457**	**$1,566,258**	

FINANCIAL OVERVIEW

4004 ADELINE STREET | EMERYVILLE, CA 94608

		T-12			Year 1			Year 2			Year 3			Year 4	
		Total	**$/SF**		**Total**	**$/SF**		**Total**	**$/SF**		**Total**	**$/SF**		**Total**	**$/SF**
INCOME															
Gross Potential Rent		$1,059,164	$28.68	10.00%	$1,165,081	$31.55	5.00%	$1,223,335	$33.13	5.00%	$1,284,502	$34.79	5.00%	$1,348,727	$36.53
Physical Vacancy	-9.05%			-7.50%			-7.50%			-7.50%			-7.50%		
Economic Vacancy	32.44%	$343,588	$9.31	25.00%	$291,270	$7.89	20.00%	$244,667	$6.63	15.00%	$192,675	$5.22	10.00%	$134,873	$3.65
Rental Income		$1,402,752	$37.99		$1,456,351	$39.44		$1,468,002	$39.76		$1,477,177	$40.01		$1,483,599	$40.18
Fees Income		$24,673	$0.67		$25,413	$0.69		$26,176	$0.71		$26,961	$0.73		$27,770	$0.75
Apartment Income		$46,350	$1.26		$47,741	$1.29		$49,173	$1.33		$50,648	$1.37		$52,167	$1.41
Retail Income		$67,843	$1.84		$71,235	$1.93		$74,797	$2.03		$78,537	$2.13		$82,463	$2.23
Office Income		$11,700	$0.32		$46,800	$1.27		$46,800	$1.27		$46,800	$1.27		$46,800	$1.27
Merchandise Income Net		$2,850	$0.08		$2,935	$0.08		$3,023	$0.08		$3,114	$0.08		$3,207	$0.09
Tenant Insurance Net		$33,479	$0.91		$36,691	$0.99		$37,792	$1.02		$38,925	$1.05		$40,093	$1.09
Retail CAM Reimbursement		$29,548	$0.80		$29,548	$0.80		$29,548	$0.80		$29,548	$0.80		$29,548	$0.80
EFFECTIVE GROSS INCOME		**$1,619,195**	**$43.85**		**$1,716,714**	**$46.49**		**$1,735,310**	**$47.00**		**$1,751,709**	**$47.44**		**$1,765,648**	**$47.82**
EXPENSES															
Real Estate Taxes		$113,518	$3.07		$114,653	$3.11		$115,800	$3.14		$116,958	$3.17		$118,127	$3.20
Insurance		$43,199	$1.17		$44,063	$1.19		$44,944	$1.22		$45,843	$1.24		$46,760	$1.27
Utilities		$39,869	$1.08		$40,666	$1.10		$41,479	$1.12		$42,309	$1.15		$43,155	$1.17
On-Site Payroll		$173,554	$4.70		$177,025	$4.79		$180,566	$4.89		$184,177	$4.99		$187,860	$5.09
Management Fees		$86,056	$2.33		$85,836	$2.32		$86,765	$2.35		$87,585	$2.37		$88,282	$2.39
Bank and Credit Card Fees		$29,920	$0.81		$30,042	$0.81		$30,368	$0.82		$30,655	$0.83		$30,899	$0.84
Advertising & Marketing		$25,892	$0.70		$26,410	$0.72		$26,938	$0.73		$27,477	$0.74		$28,027	$0.76
Office & Software		$22,528	$0.61		$22,978	$0.62		$23,438	$0.63		$23,906	$0.65		$24,384	$0.66
Repairs & Maintenance		$52,337	$1.42		$53,384	$1.45		$54,451	$1.47		$55,540	$1.50		$56,651	$1.53
Total Operating Expenses		**$586,873**	**$15.89**		**$595,057**	**$16.12**		**$604,750**	**$16.38**		**$614,451**	**$16.64**		**$624,147**	**$16.90**
Operating Expense Ratio		36.2%	-		34.7%	-		34.8%	-		35.1%	-		35.3%	-
NET OPERATING INCOME		**$1,032,322**	**$27.96**		**$1,121,656**	**$30.38**		**$1,130,560**	**$30.62**		**$1,137,258**	**$30.80**		**$1,141,502**	**$30.91**

Assumptions:

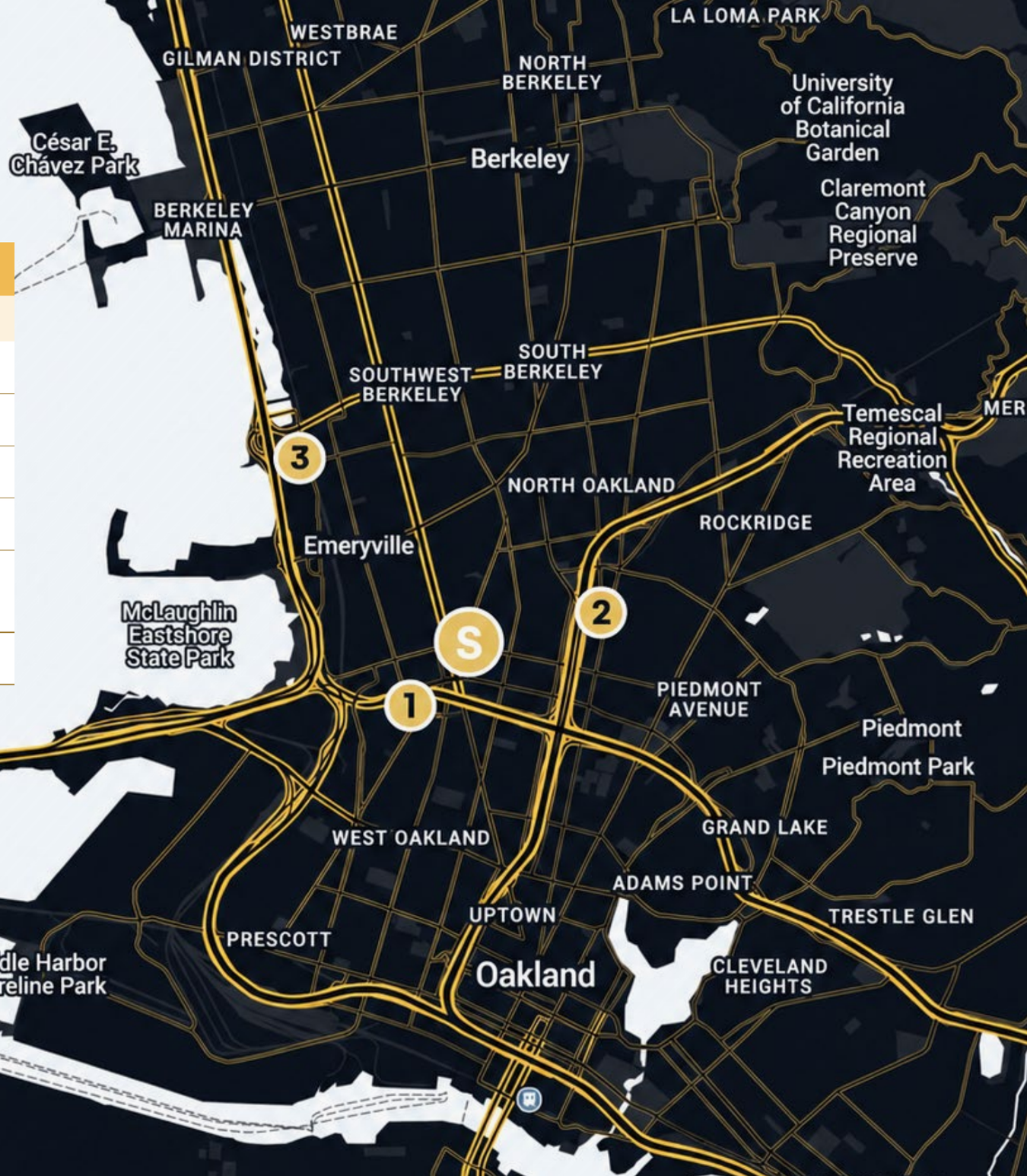
Gross Potential Rent - 10% year one, 5% thereafter
Additional Fees - 3% Increase YoY
Retail Income - 5% Increase YoY
Tenant Insurance - 80% Sell Through Rate

Management Fee - 5% of Effective Gross Income
Bank and Credit Card Fees - 1.75% of Effective Gross Income
Expense Increase - 2% YoY
Real Estate Taxes will be reassessed after the sale

RENT COMPARABLES

4004 ADELINE ST. EMERYVILLE, CA

	NON-CLIMATE CONTROLLED					
	Facility Name	**Address**	**5x5**	**5x10**	**10x10**	**10x15**
SP	**Subject Property**	4004 Adeline St, Emeryville, CA	$60	$142	$299	$459
1	Extra Space Storage	3406 Hollis St, Emeryville, CA	$139	$183	$329	$364
2	StorQuest	4601 Shattuck Ave, Oakland, CA	$156	$185	$414	-
3	Public Storage	6501 Shellmound St, Emeryville, CA	$113	$187	$340	$446
	Averages Excluding Subject Property		**$136**	**$185**	**$361**	**$405**
	Average Rent Per Foot		**$5.44**	**$3.70**	**$3.61**	**$2.70**



NEW DEVELOPMENT MAP

4004 ADELINE STREET | EMERYVILLE, CA

SUTTER HOSPITAL

±12 Acres Project Size
±785K SF Hospital
325 Beds Available
±619K SF Medical Office
133 Units Residential



PERENNIAL APARTMENTS

$12.7M City Investment
362 Units Residential
126 Units Phase I
132 Units Phase II
104 Units Phase III



THE EMERY

±10 Acres Project Size
500 Units Residential
±74K SF Office Space
±8K SF Retail
±3.53 Acres Open Space



SP

PUBLIC MARKET EMERYVILLE

±15 Acres Project Size
674 Units Residential
±180K SF Retail Space
±120K SF Office Space
9 Buildings Planned



SAN PABLO AVE CORRIDOR

$31.8M City Investment
54 Units Senior Living
68 Units Residential
13 Units (TAY) Living
100% Affordable



N

University Village

INTERSTATE 580

123

± 267,000 VPD

± 19,950 VPD

BERKELEY LAB
±3,800 Employees

Berkeley
UNIVERSITY OF CALIFORNIA
UC Berkeley
±46,150 Students | ±3,020 Employees

Berkeley Marina
CALIFORNIA
±300K Annual Visitors

Washington Elementary
±400 Students

24

± 177,000 VPD

PARKER
Parker Apartments
±155 Units

Clark Kerr Student Housing
Holds ±1,200 Students

The Landing
±232 Unit Apartment

Berkeley High School
±3,200 Students

URBAN DENSITY.
LASTING DEMAND.

Bay Street Emeryville
COACH NEW YORK · IKEA · west elm · Philz Coffee · amc · URBAN OUTFITTERS · ALDO · FOGO DE CHÃO · Bath & Body Works · BARNES & NOBLE

Emeryville

CLAREMONT CLUB & SPA
A FAIRMONT HOTEL

Subject Property

Claremont Country Club
Golf Course

PIXAR
ANIMATION STUDIOS

THE SKYLYNE AT TEMESCAL
The Skylyne at Temescal
±402 Units

13

± 64,000 VPD

INTERSTATE 80

± 43,000 VPD

Oakland Technical High School
±1,900 Students

Piedmont High School
±760 Students

HOLLIS OAK
Hollis Oak Apartments
±125 Units

Oakland

Google Earth

03

MARKET OVERVIEW

SAN FRANCISCO

Market Demographics

437,000 2025 Population	**202,178** 2025 Households	**$155,147** Average HH Income	**51,252** Owner Occupied Housing
150,926 Renter Occupied Housing	**$1,086,592** Median Home Value	**$6.7B** Consumer Spending	**57%** Bachelor's Degree %

1

San Francisco is a global center for **technology, AI, finance, healthcare, and life sciences,** supported by approximately **2.45 million employed across the Bay Area**

2

The region is anchored by major employers including **UCSF Health, Salesforce, United Airlines, Sutter Health, Wells Fargo, Kaiser Permanente, and Uber**

3

San Francisco combines **leading AI investment with** exceptional household purchasing power, including **36.8% of households earning $200K+ annually**

4

500 Indiana Street offers convenient access to **SFO, BART, Caltrain, Downtown, Mission Bay, UCSF, the Peninsula, and Silicon Valley**





SAN FRANCISCO'S ECONOMIC POWERHOUSE

TECHNOLOGY, HEALTHCARE, FINANCE, PROFESSIONAL SERVICES, LIFE SCIENCES & TOURISM

MAJOR EMPLOYMENT HUBS

- **Downtown / Financial District |** Finance & Professional Services
- **SoMa |** Technology, AI & Startups
- **Mission Bay |** Healthcare, Biotech & Life Sciences
- **SF / Peninsula |** Technology & Life Sciences Corridor

GLOBAL INNOVATION HUB

- **60%** of U.S. AI VC from 2023—2025 went to San Francisco companies
- **20%+** of U.S. AI job postings have been concentrated in San Francisco
- **45%** of U.S. seed funding went to Bay Area startups in 2025
- **$90B** in Bay Area VC investment in 2024
- **57%** of U.S. venture funding represented by the Bay Area in 2024

MAJOR EMPLOYERS

UCSF Health	±29,475 Employees
salesforce	±11,953 Employees
UNITED	±10,000 Employees
Sutter Health	±6,134 Employees
WELLS FARGO	±5,886 Employees
KAISER PERMANENTE®	±4,676 Employees
Uber	±3,413 Employees

#1 GLOBAL AI CITY
5W AI City Index 2026

#1 GLOBAL STARTUP ECOSYSTEM
StartupBlink 2025

#6 MOST EDUCATED U.S. METRO
WalletHub 2026

1.13M NON-FARMING JOBS
San Francisco, San Mateo, Redwood City

+1.1% YOY EMPLOYMENT GROWTH
August 2026

2.45M EMPLOYED WORKERS
San Francisco, Oakland, Fremont Metro





CONNECTIVITY

500 INDIANA STREET

11 MILES
To San Francisco International Airport
Major international gateway serving 50M+ annual passengers

0.2 MILES
To T Third Street Light Rail
Direct service through Mission Bay, Downtown SF & Chinatown

2 MILES
To Mission District BART
Regional connections to Downtown SF, Oakland, East Bay & SFO

0.2 MILES
To I-280 & US-101
Key regional routes connecting Downtown SF, SFO, Peninsula & Silicon Valley

4004 ADELINE STREET

1 MILE
To MacArthur BART Station
Regional connections to Downtown SF, Oakland, East Bay & SFO

2 MILES
To Emeryville Amtrak Station
Connecting Sacramento, Oakland, San Jose & major Bay Area

0.2 MILES
To AC Transit / Transbay Service
Service with local routes and Transbay connections to San Francisco

1 MILE
To I-80 / Bay Bridge Access
Convenient connectivity to San Francisco, Oakland & the greater East Bay

AFFLUENCE IN SAN FRANCISCO

HIGH-INCOME HOUSEHOLD CONCENTRATION

- **36.8%** of Households **Earn $200K+**
- **±137,000** households **earning $200K+ annually**
- **47.8%** of Households **Earn $150K+**
- **45.8%** of Families **Earn $200K+**

CONSUMER SPENDING

- **$117,578** Average Annual Household Spending
- **Highest among 22 major U.S. metros** reported by BLS
- **Approximately 51%** above the U.S. average
- **$46,849** per household spent across key retail, food & beverage categories



Market Demographics

274,777
2025 Population

120,506
2025 Households

$1,047,041
Median Home Value

$135,902
Average HH Income

1.5%
Annual Growth 2020-2026

$3.9B
Consumer Spending

76.0%
Labor Force Participation

6+ COLLEGES
Within 3 Miles

EAST BAY | EMERYVILLE, CA

Strategically positioned between **Oakland and Berkeley**, Emeryville serves as a key East Bay hub with convenient access to **San Francisco via the Bay Bridge.** The area combines strong household demographics, a dense employment base, and proximity to major institutions such as **UC Berkeley,** along with prominent technology, life science, healthcare, and research employers. Continued residential development and connectivity through **I-80, I-580, BART, Amtrak, and the Emery Go-Round** further support Emeryville as a well-connected location within the broader Bay Area.

2.9 MILES AWAY
From Subject Property

46,150
Students

#1
Public University

$965M
Annual Sponsored Research

60
Nobel Prizes

CITY STORAGE

San Francisco & Emeryville, CA | *Offering Memorandum*

500 Indiana Street | San Francisco, CA 94107 | 4004 Adeline Street | Emeryville, CA 94608

EXCLUSIVELY LISTED BY



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1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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