

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

FOR SALE: Legendary Cape Cod Style Building

Superb Street Frontage In Thriving Temescal District

4632 TELEGRAPH AVENUE

OAKLAND, CALIFORNIA

**FORMER
HOOPER'S
CHOCOLATES
BUILDING**



OFFERED EXCLUSIVELY BY: KEVIN GORDON

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Rare Opportunity To Own a Creative Reuse Property in the Heart of Oakland's Vibrant Temescal District

BUILDING SIZE

±13,563 SF (per county records)

LAND SIZE

±17,200 SF (per county records)

APN

13-1150-015-00

SALE PRICE

\$3,200,000

- Former food processing/warehouse and retail building for Hooper's Chocolates
- Double-door columned entrance, with paned windows
- Skylights, lots of storage, office space upstairs, 5 bathrooms, floor drainage
- Nicely landscaped, with pylon signage in front
- Semi-circular driveway in front and roll-up door along driveway on side of building. Outdoor patio.
- Zoned CN-2 (Neighborhood Commercial)
- Neighborhood of innovative and diverse people creating small, independent, thoughtfully-curated shops, restaurants, and services
- Adjacent to Burdell restaurant
- Amid other popular eateries including Roses' Taproom, Kingfish Pub & Cafe, Bird & Buffalo, Bakesale Betty, Pizzaiolo, Kansai Sushi, and Cholita Linda
- Dynamic, high-traffic pedestrian environment
- Daytime workforce of over 2,000 employees from nearby hospitals and DMV
- Just blocks from UCSF Benioff Children's Hospital, less than a mile to Kaiser Permanente, and one mile to Alta Bates Summit Medical Center
- Near 5110 Telegraph, a new luxury apartment building 204 units and ±35,000 sf of retail including Whole Foods
- .5 mile to MacArthur BART, .8 mile to Rockridge BART
- Easy access to highways 24/580

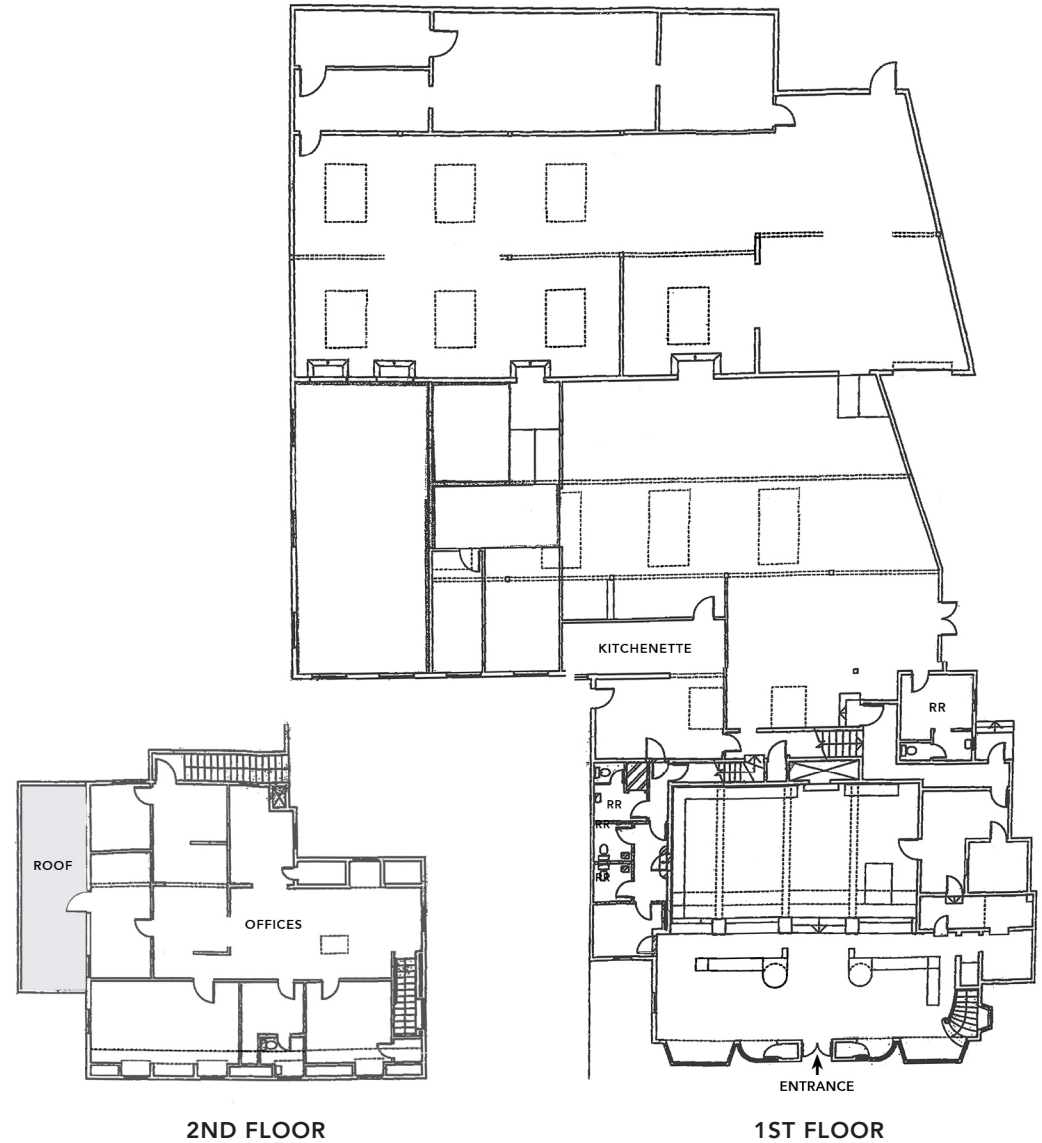
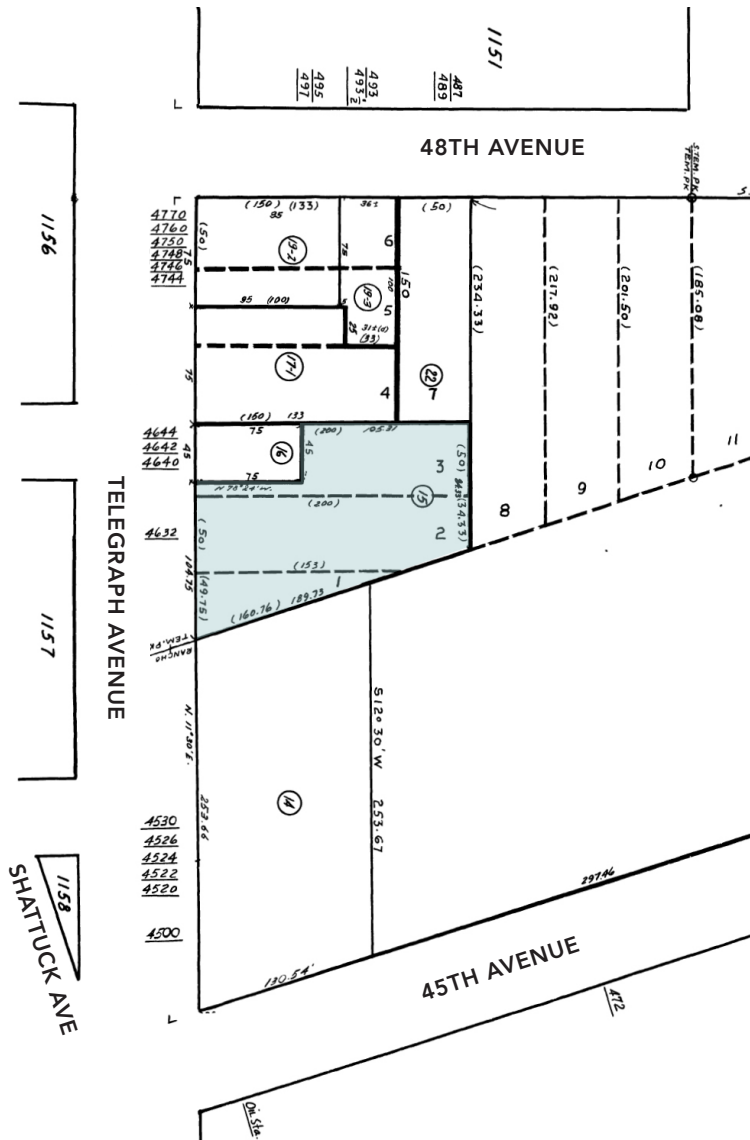
**TEMESCAL
TELEGRAPH**



"Oakland's 'there there' is in its diversity, its distinction, its sense of place, its people"
– National Geographic Travel







These drawings are intended to be used as an aid for planning. Though care was taken in drawing these, accuracy is not guaranteed.

RESTAURANTS, CAFÉS AND BARS

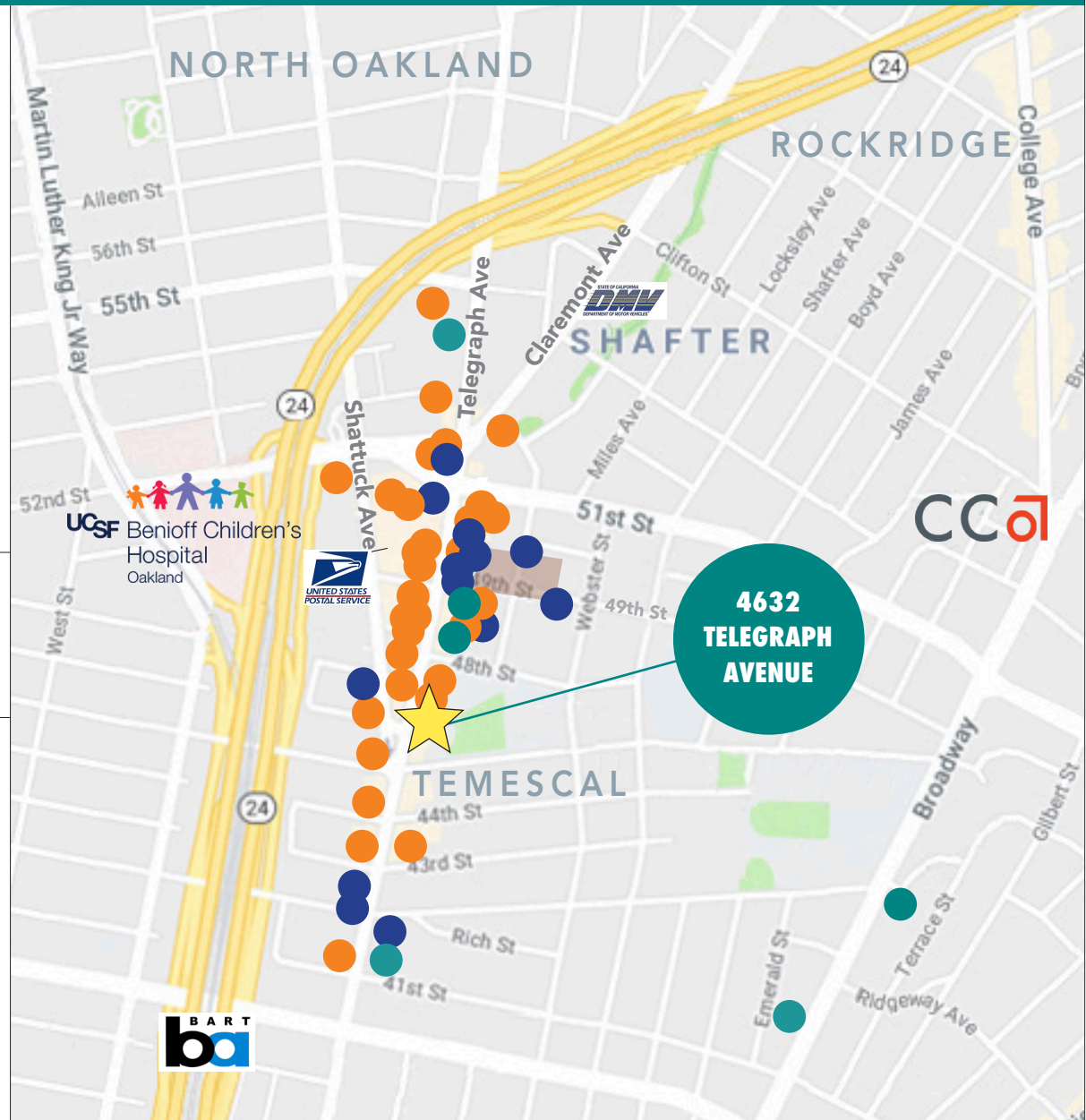
Burdell Restaurant	Khana Peena
Cholita Linda	Hawking Bird Restaurant
Kingfish Pub & Cafe	Burma Bites
Daytrip Restaurant	Bird & Buffalo Thai
Shangri-La Vegan	The Avenue
Artichoke Basille's Pizza	FOB Kitchen
Red Sea Restaurant	Mountain Mike's Pizza
Izza Japanese Restaurant	North Light Bar
Bowl'd BBQ x Vons Chicken	Mariposa Baking Company
Bakesale Betty	Big House Beans Coffee Shop
Temescal Brewing	Roses' Taproom
La Calaca Loca Taqueria	Asmara Restaurant
Abesha Ethiopian Cuisine	Smokin Woods BBQ
Burma Superstar	
Peet's Coffee & Tea	Temescal Alley:
Pizzaiolo	Curbside Creamery, The Cro Cafe

FITNESS

Temescal Fitness & Movement	Workout Spot
9Round Fitness	Bliss Fitness and Health
Square One Yoga	Temescal Pilates and Bodywork

RETAIL

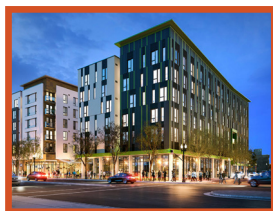
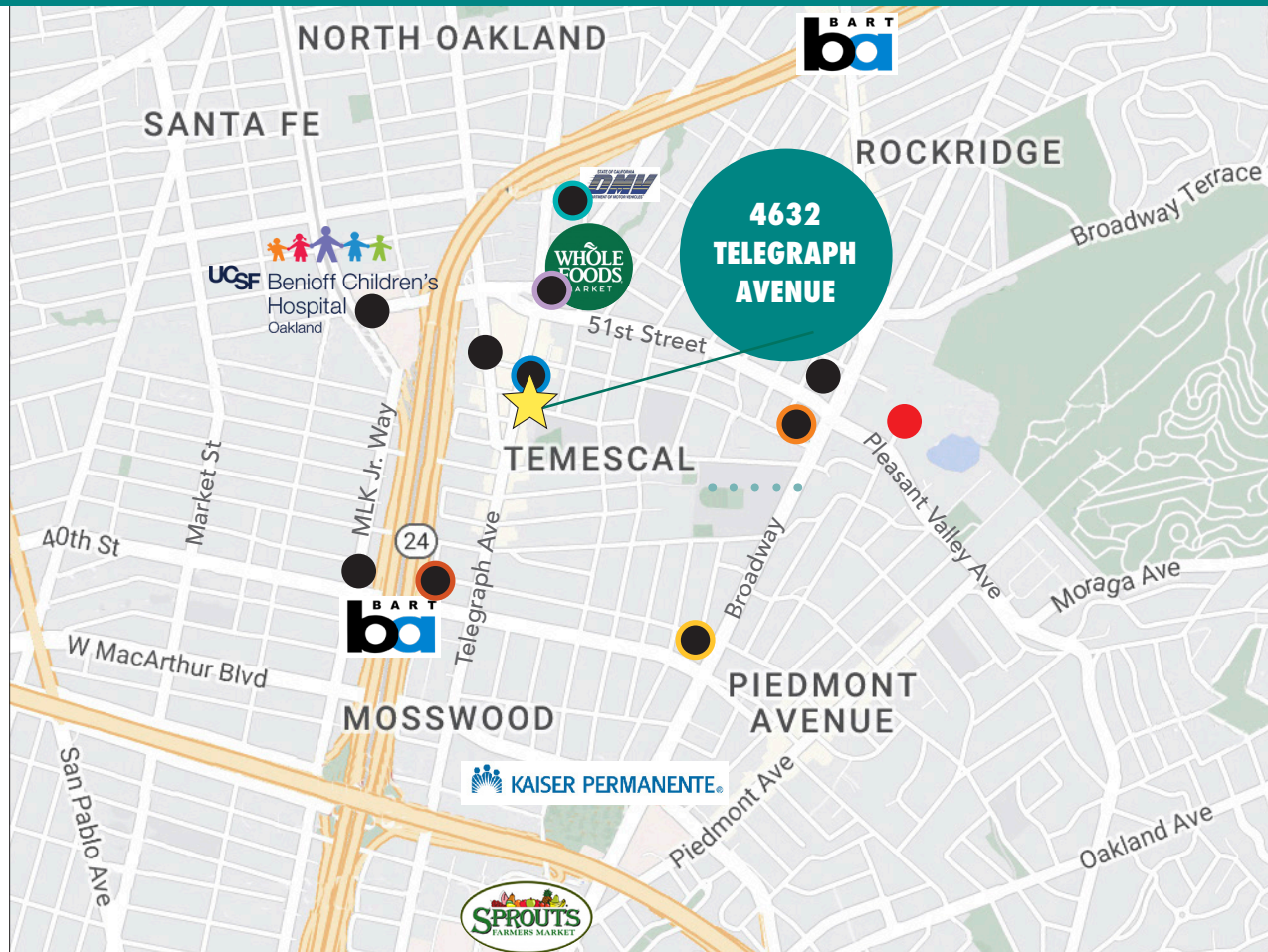
Tip Top Bike Shop	Walgreens
Marisa Mason Jewelry	East Bay Depot Creative Reuse
Temescal Produce Market	It's Your Move Games
Preserved	Standard & Strange Men's Clothing
Blick Art Materials	
Kelly-Moore Paints	Temescal Alley:
Benjamin Moore Paints	Ali Golden, Crimson, Esqueleto,
Mark's Paint Mart	Temescal Barbershop, Marisa Mason,
Understory Outdoor Clothing	Sagrada Sacred Arts, Lauren Wolf
Shoe Palace	Jewelry Design, Claflin Thayer & Co.
	Outerwear and Leather Goods



SOME OF THE PROJECTS COMPLETED IN LAST 5 YEARS WITHIN A 1-2 MILE RADIUS

- Children's Hospital expansion
- 43 new residential units at 4801 Shattuck
- 47 new residential units at 4045 Broadway – "Common Maya"
- 48 residential units and ±4,700 SF of retail at 4700 Telegraph – "47Hundred"
- 204 new units of residential and ±33,800 SF of retail, including Whole Foods Market, located at 5110 Telegraph – "The Logan"
- 385 residential units in three separate buildings totaling ±284,154 SF, at 539-540 39th Street – "MacArthur Commons"
- The Skylyne at Temescal
- 33 residential units located at 5239 Claremont Ave – "Idora"
- 130 residential units 4901 Broadway – Baxter on Broadway
- 144,130 SF Retail Community Center at 5100 Broadway – "The Ridge"

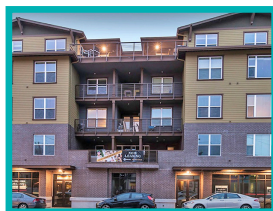
● Completed ● Under construction



MacArthur Commons



Common Maya



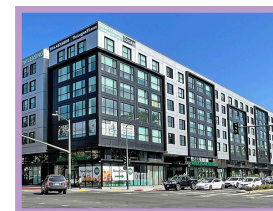
Idora



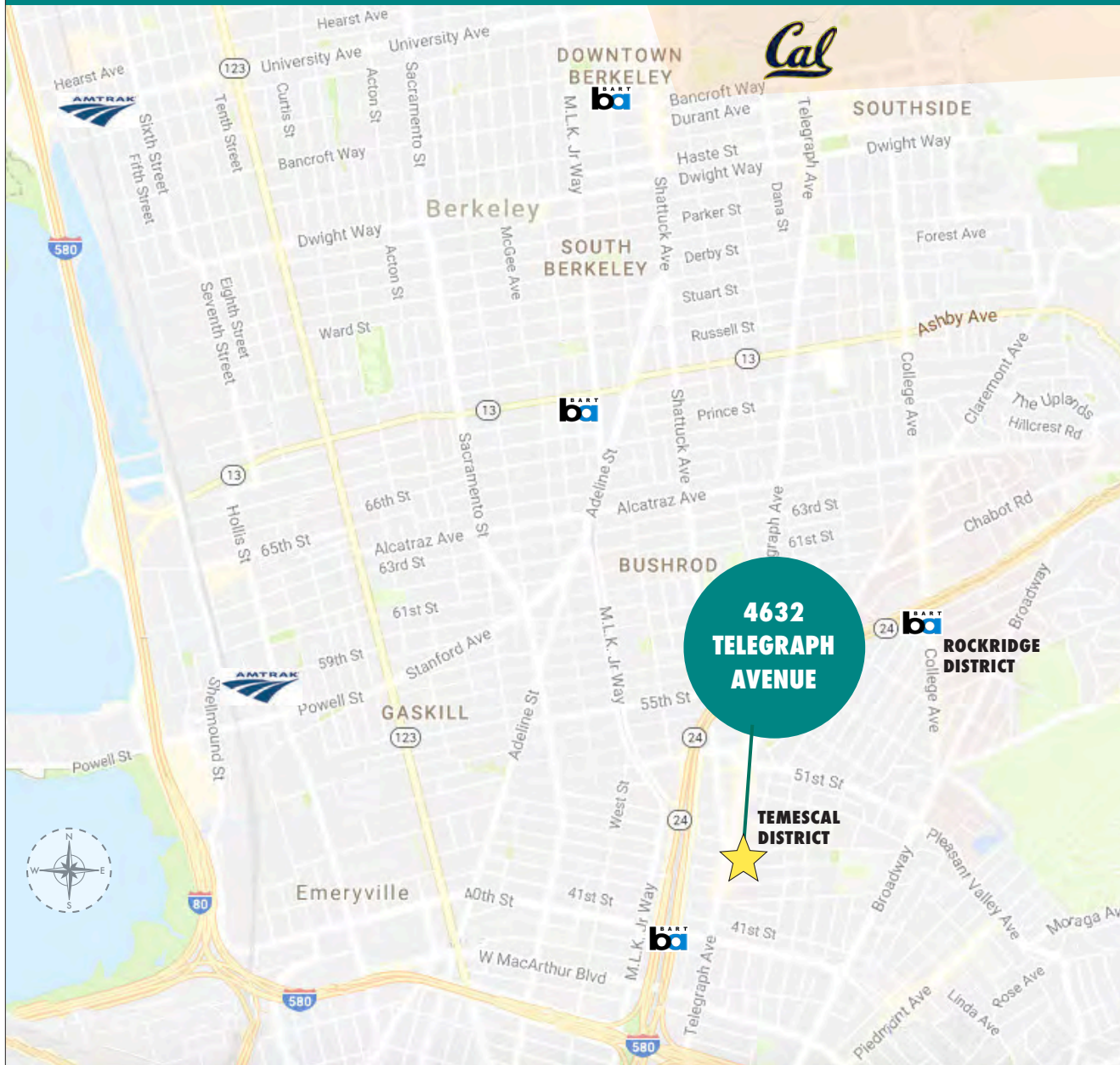
47Hundred



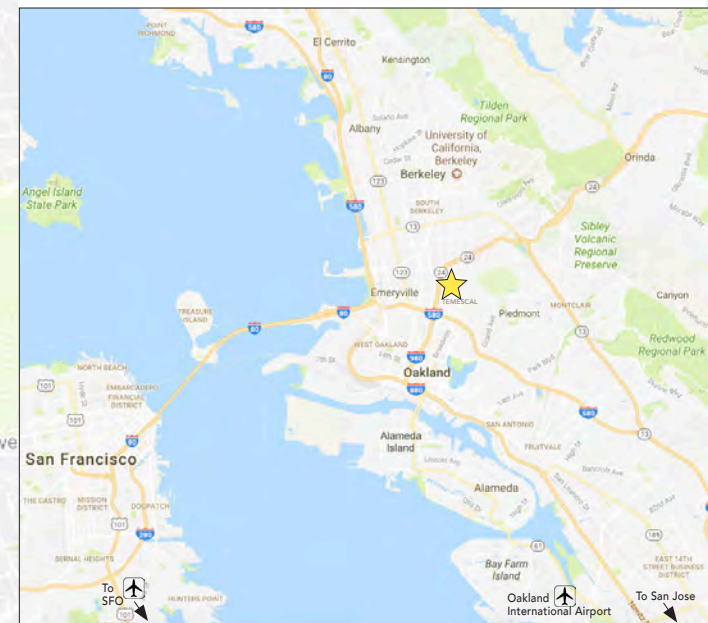
Baxter on Broadway

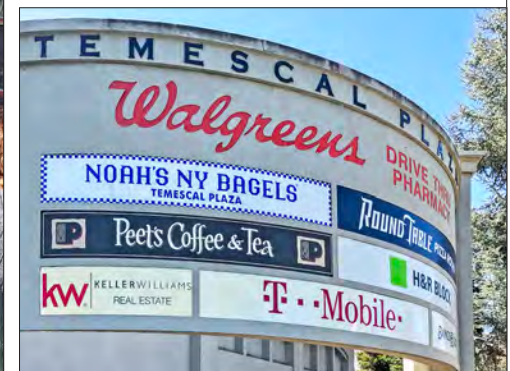


The Logan



- Near several major cities via extensive transportation system
- Easy freeway access; close to 3 international airports (OAK, SFO and SJC), 3 train stations, and a ferry terminal.
- Many cafés and eateries within 1-2 blocks
- 2.5 miles to UC Berkeley Campus
- 2.5 miles to Uptown Oakland
- 3.5 miles to Jack London Square, with Amtrak and SF Bay Ferry
- 9 miles to famed Oakland's Oracle Arena
- 10 miles to San Francisco Embarcadero



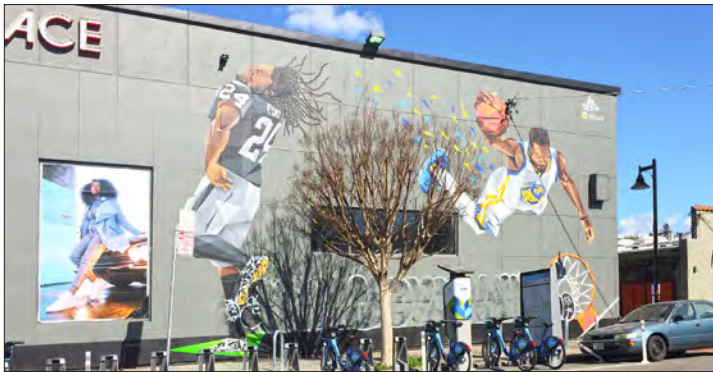


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COMMERCIAL REAL ESTATE BROKERAGE

4632 TELEGRAPH AVENUE, OAKLAND, CA
NEIGHBORHOOD

Oakland's Temescal District is highly walkable and bikeable. A mural featuring Raiders running back Marshawn Lynch and Golden State Warriors forward Kevin Durant can be seen at 4900 Telegraph Avenue, near Temescal Alley. With 103 restaurants, 40 clubs and bars, and over 24 art galleries, Temescal offers something for everyone.



DEMOGRAPHICS

Temescal Population / 3 miles	± 291,666
Temescal Population / 5 miles	± 505,596
Average Household Income	\$ 131,795
Median Age	39
Daytime Employees / 3 miles	231,182

(Source: CoStar)

AVERAGE DAILY TRAFFIC COUNTS PER DAY

Highway 24 at Telegraph Avenue North or East Bound	155,463
Highway 24 at Telegraph Avenue South or West Bound	129,000
On Telegraph Avenue, at 44th Street	14,675

NEARBY BART STATIONS	Drive	Walk	Distance
• Rockridge	10 min	18 min	.8 mi
• MacArthur	5 min	10 min	.5 mi



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to sale.