

**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

### POTENTIAL FOR SELLER FINANCING

- 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**

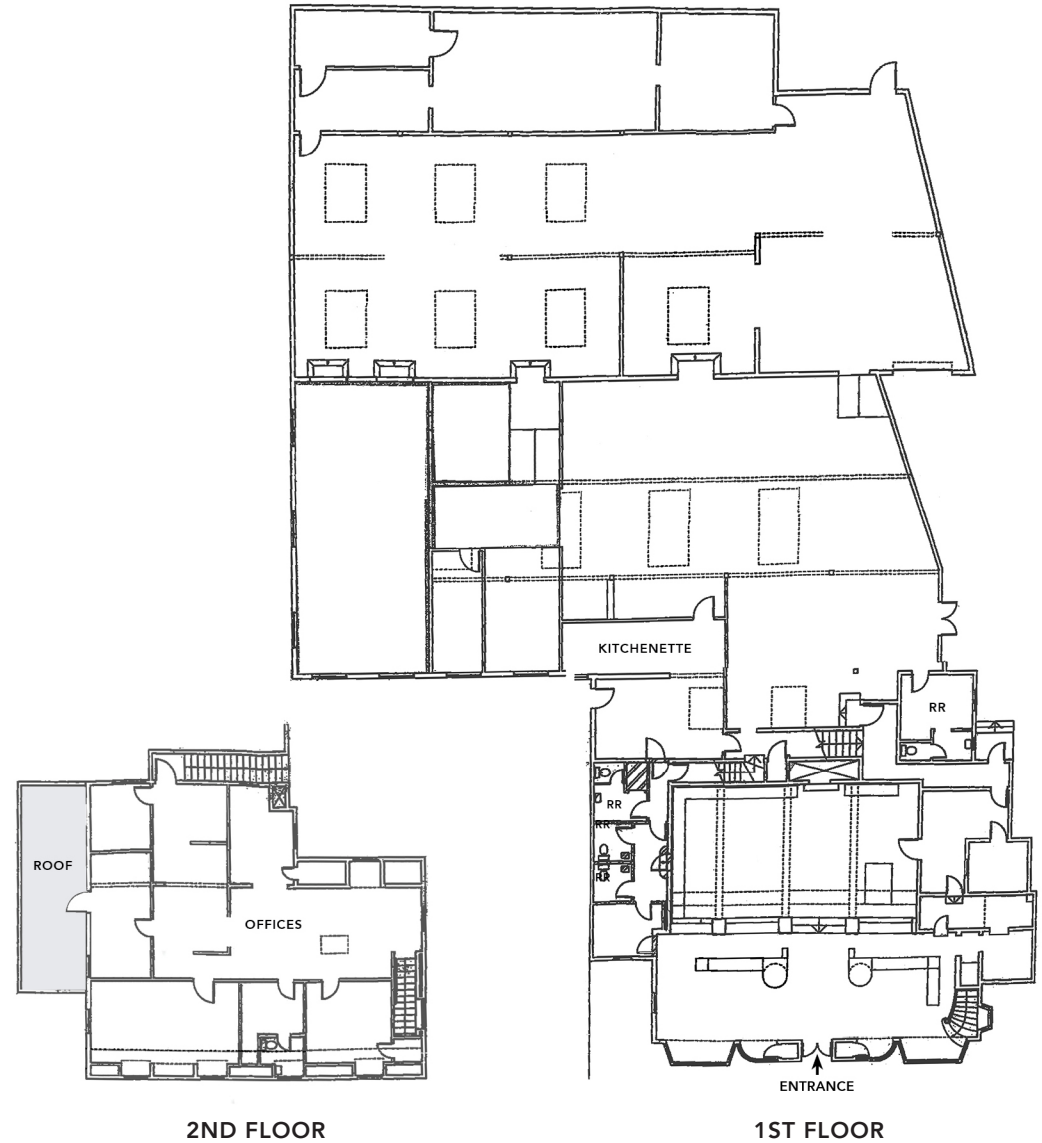
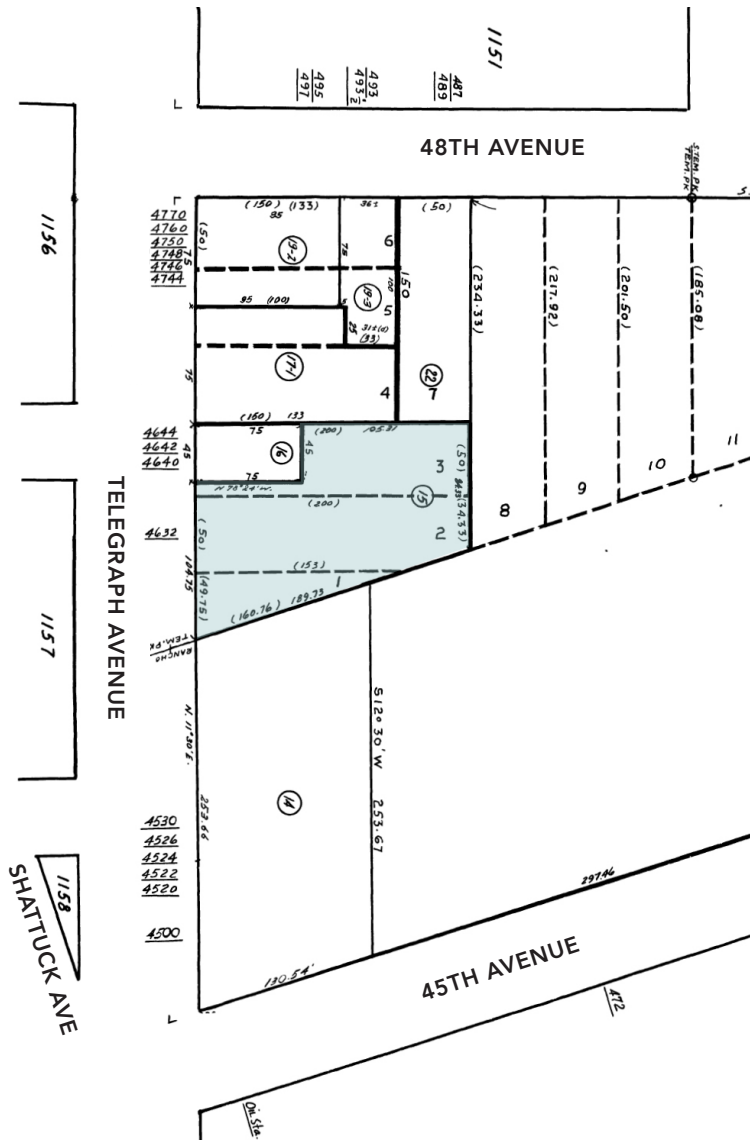


**"Oakland's 'there there' is in its diversity, its distinction, its sense of place, its people"**  
– National Geographic Travel









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

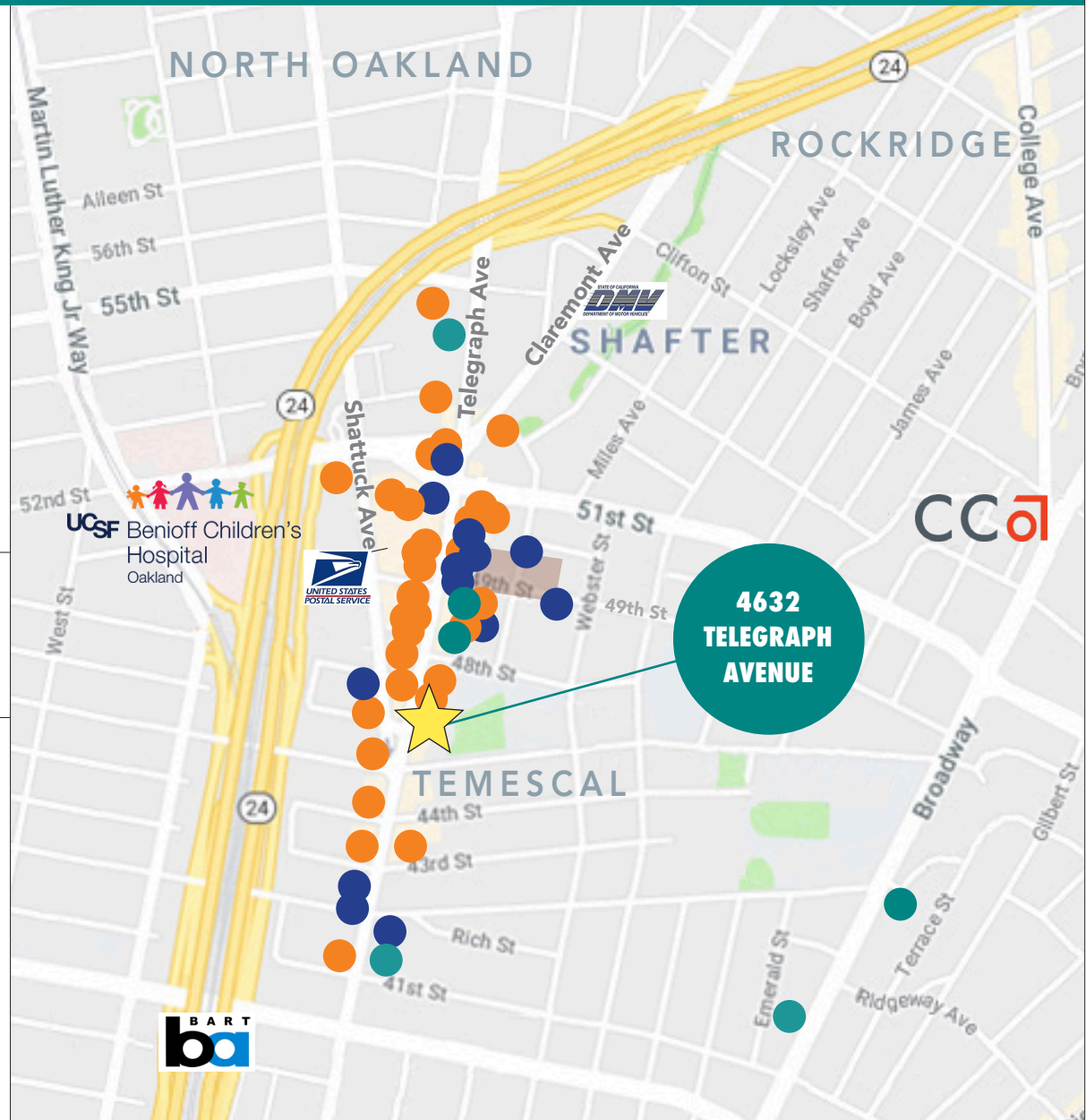
|                           |                                 |
|---------------------------|---------------------------------|
| Burdell Restaurant        | Khana Peena                     |
| Cholita Linda             | Hawking Bird Restaurant         |
| Kingfish Pub & Cafe       | Burma Bites                     |
| 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       | <b>Temescal Alley:</b>          |
| 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

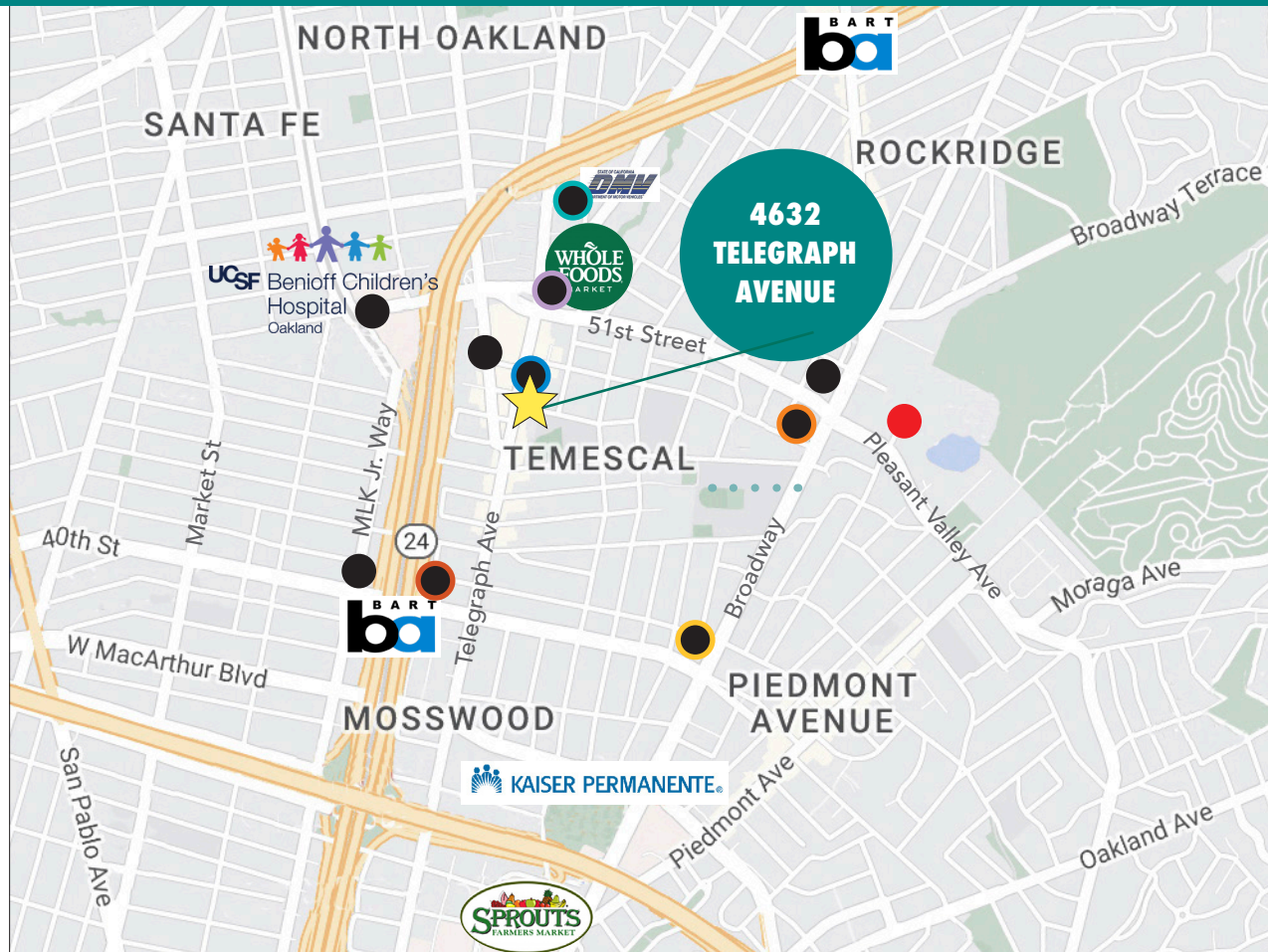
|                             |                                      |
|-----------------------------|--------------------------------------|
| Tip Top Bike Shop           | Walgreens                            |
| Marisa Mason Jewelry        | East Bay Depot Creative Reuse        |
| Temescal Produce Market     | It's Your Move Games                 |
| Preserved                   | Standard & Strange Men's Clothing    |
| Blick Art Materials         |                                      |
| Kelly-Moore Paints          | <b>Temescal Alley:</b>               |
| 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"

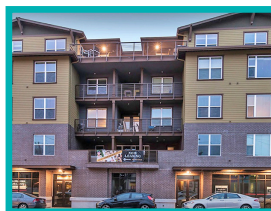
● Completed ● Under construction



MacArthur Commons



Common Maya



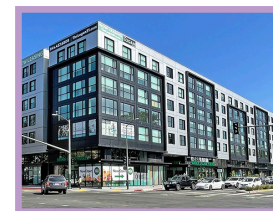
Idora



47Hundred

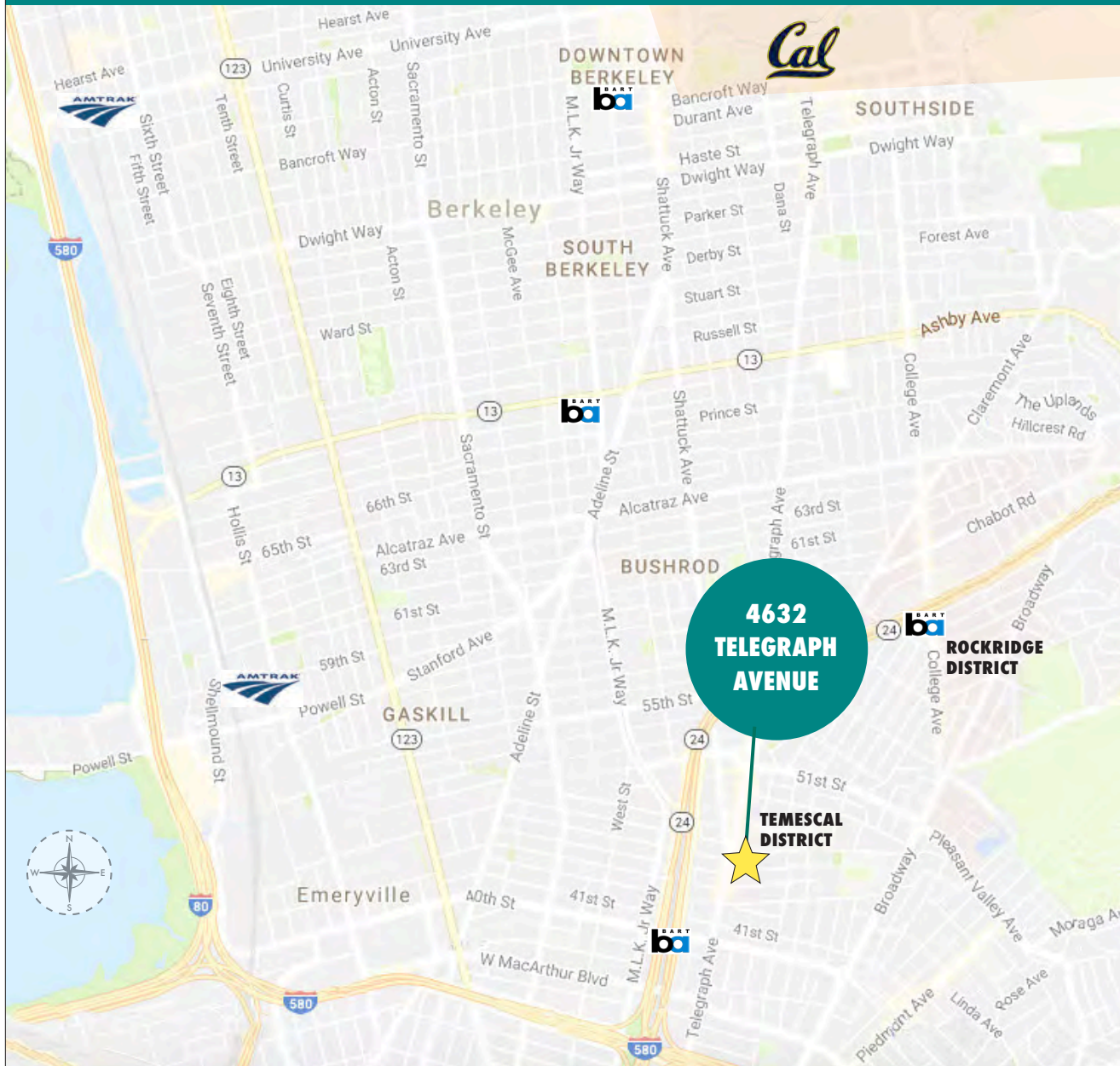


Baxter on Broadway

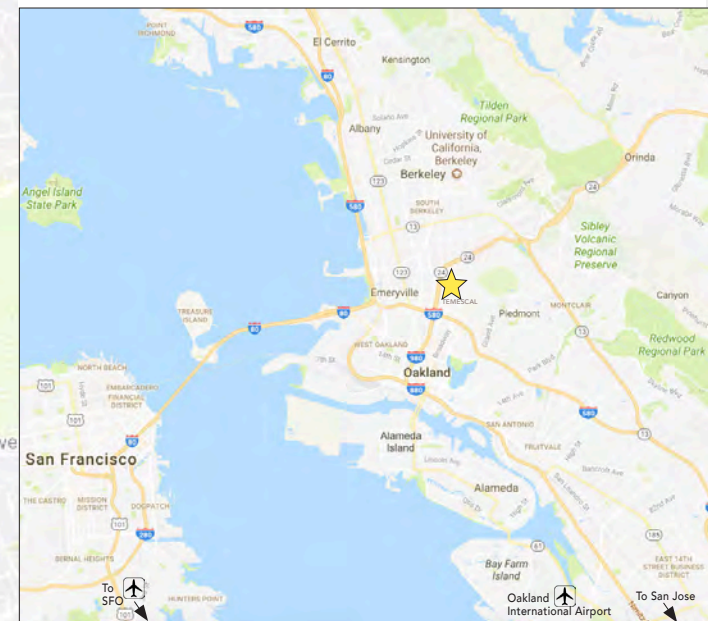


The Logan

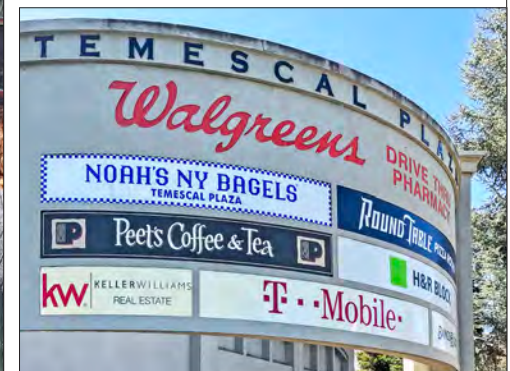




- Near several major cities via extensive transportation system
- Easy freeway access; close to 3 international airports (OAK, SFO and SJC), 3 train stations, and a ferry terminal.
- Many cafés and eateries within 1-2 blocks
- 2.5 miles to UC Berkeley Campus
- 2.5 miles to Uptown Oakland
- 3.5 miles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







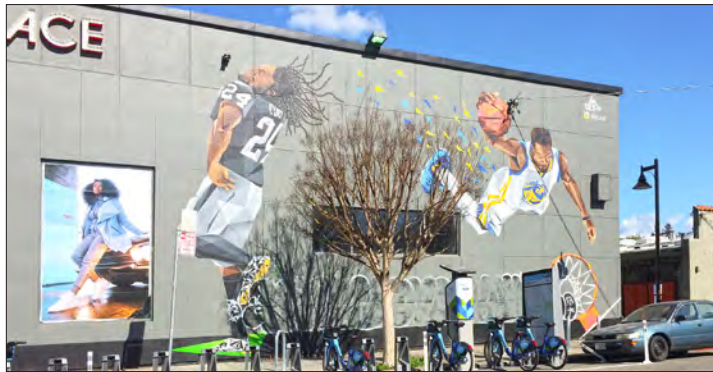


# GORDON

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<br>North or East Bound | 155,463 |
| Highway 24 at Telegraph Avenue<br>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.