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COMMERCIAL REAL ESTATE BROKERAGE

FOR SALE: Legendary Cape Cod Style Building

Superb Street Frontage In Thriving Temescal District

4632 TELEGRAPH AVENUE

OAKLAND, CALIFORNIA

OFFERED EXCLUSIVELY BY: KEVIN GORDON 510 898-0513 • kevin@gordoncommercial.com • DRE# 01884390

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4632 TELEGRAPH AVENUE, OAKLAND, CA
PROPERTY OVERVIEW

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: $2,250,000

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 Bakesale Betty, Kingfish Pub & Cafe, Bird & Buffalo, Noah's Bagels, 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

Walk Score **98**

Near Popular **Eateries**

Bike Score **96**

15,905 Traffic Count

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

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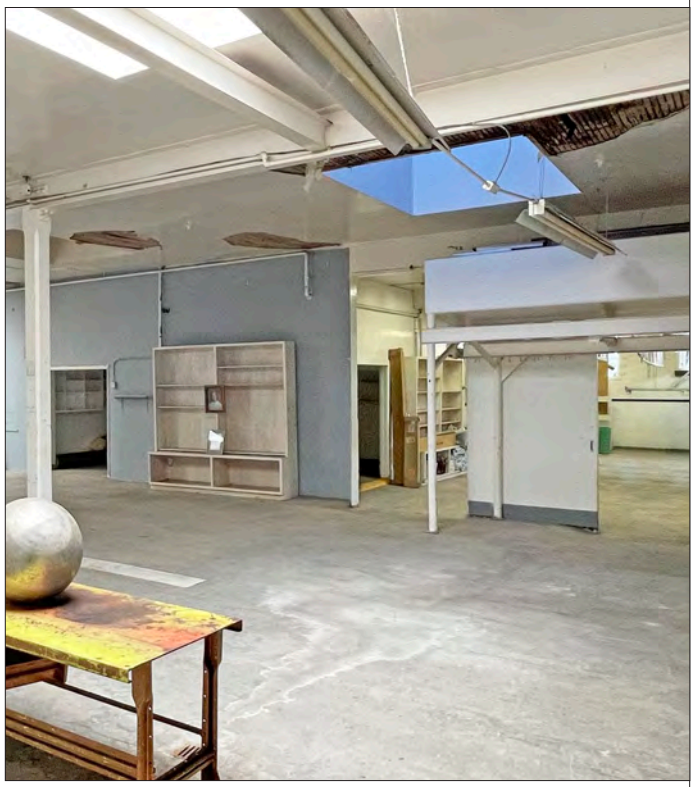
4632 TELEGRAPH AVENUE, OAKLAND, CA
PHOTO TOUR



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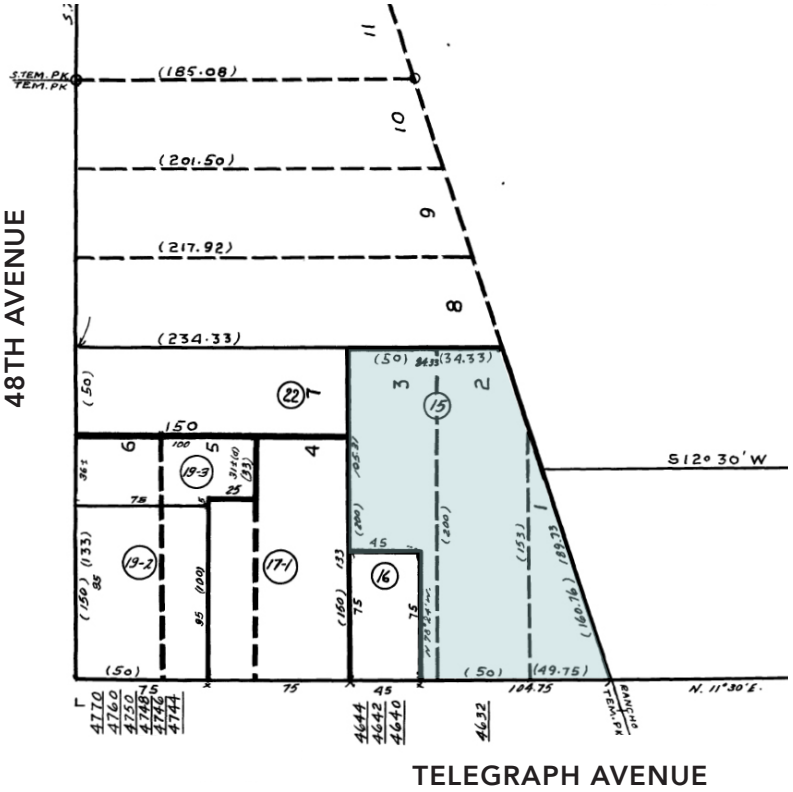
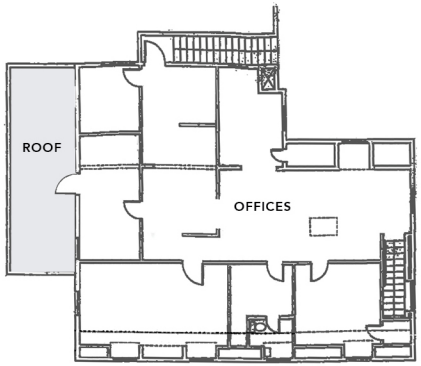
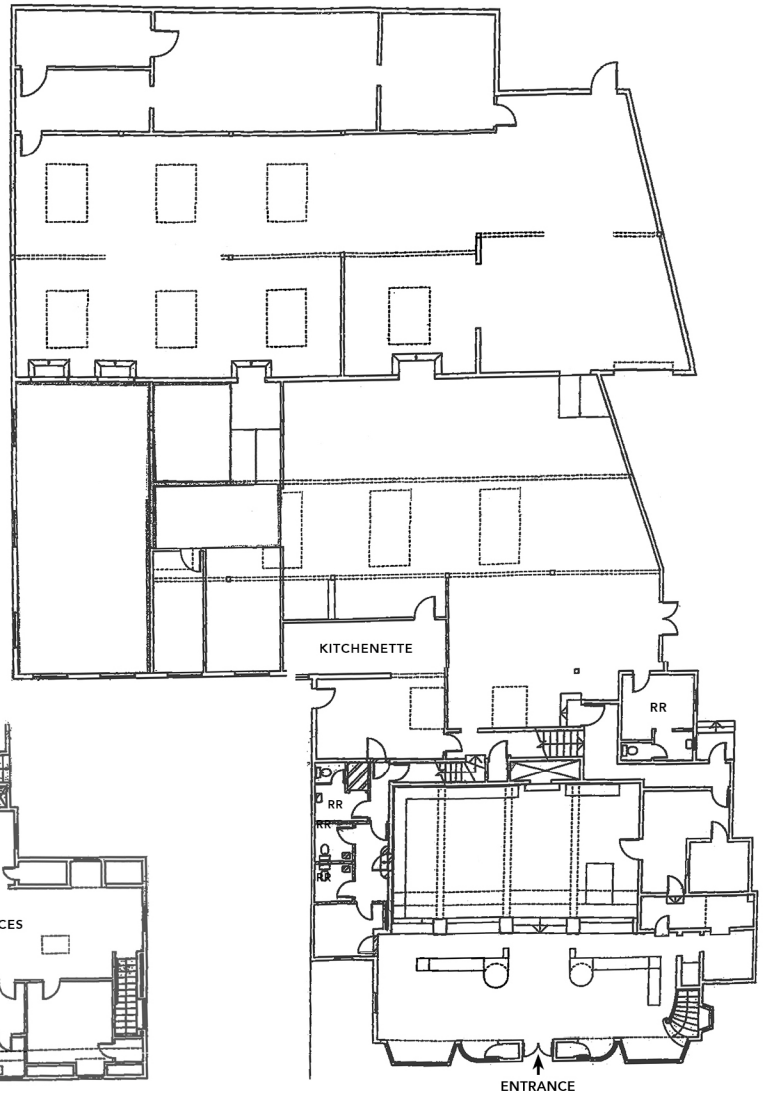
4632 TELEGRAPH AVENUE, OAKLAND, CA
PLAT MAP + FLOOR PLAN





2ND FLOOR



1ST FLOOR

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

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4632 TELEGRAPH AVENUE, OAKLAND, CA
NEARBY AMENITIES

RESTAURANTS, CAFÉS AND BARS

Burdell Restaurant
Cholita Linda
Kingfish Pub & Cafe
Daytrip Restaurant
Shangri-La Vegan
Artichoke Basille's Pizza
Red Sea Restaurant
Izza Japanese Restaurant
Bowl'd BBQ x Vons Chicken
Bakesale Betty
Temescal Brewing
La Calaca Loca Taqueria
Abesha Ethiopian Cuisine
Burma Superstar
Peet's Coffee & Tea
Pizzaiolo

Khana Peena
Hawking Bird Restaurant
Burma Bites
Bird & Buffalo Thai
The Avenue
FOB Kitchen
Round Table Pizza
North Light Bar
Noah's Bgels
Mariposa Baking Company
Big House Beans Coffee Shop
Asmara Restaurant
Smokin Woods BBQ

Temescal Alley:
Curbside Creamery, Alleyway Cafe

FITNESS

Temescal Fitness & Movement
9Round Fitness
Square One Yoga

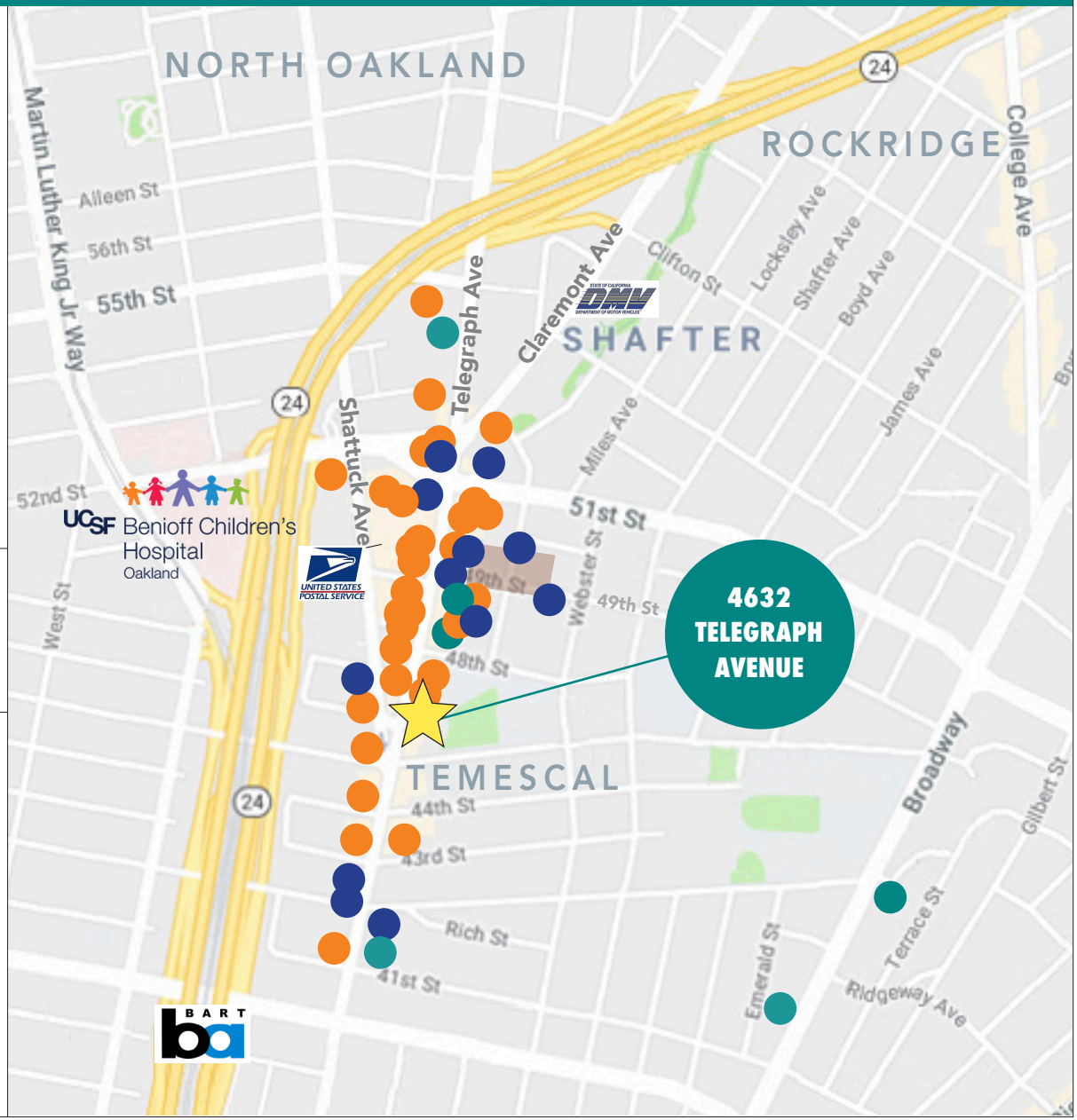
Workout Spot
Bliss Fitness and Health
Temescal Pilates and Bodywork

RETAIL

Tip Top Bike Shop
Temescal Produce Market
Preserved
Blick Art Materials
Whole Foods Market
Kelly-Moore Paints
Benjamin Moore Paints
Mark's Paint Mart

Shoe Palace
East Bay Depot Creative Reuse
It's Your Move Games

Temescal Alley:
Esqueleto, Understory Shop,
Temescal Barbershop,
Drawling: All Ages Art & Supply



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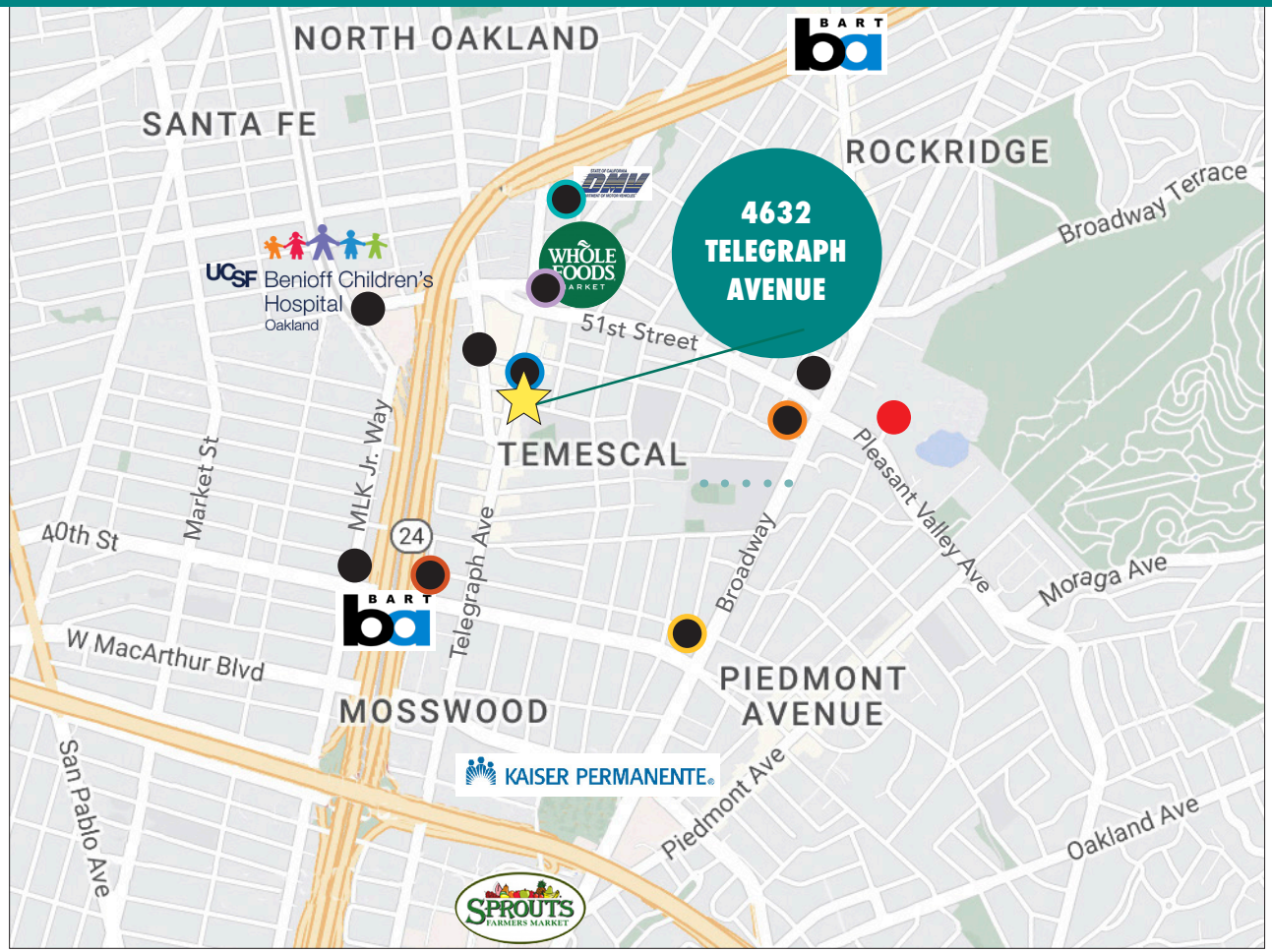
4632 TELEGRAPH AVENUE, OAKLAND, CA
NEARBY DEVELOPMENTS

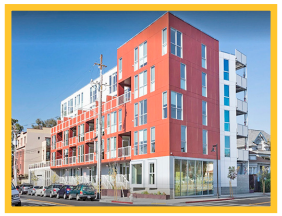
SOME OF THE PROJECTS COMPLETED IN LAST 5 YEARS WITHIN A 1-2 MILE RADIUS

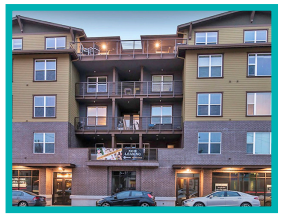
- Children's Hospital expansion
- 43 new residential units at 4801 Shattuck
- 47 new residential units at 4045 Broadway – "Common Maya"
- 48 residential units and ±4,700 SF of retail at 4700 Telegraph – "47Hundred"
- 204 new units of residential and ±33,800 SF of retail, including Whole Foods Market, 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



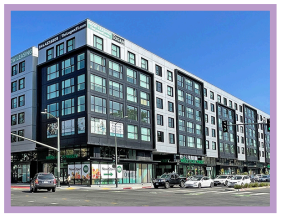
MacArthur Commons


Common Maya


Idora

47Hundred

Baxter on Broadway


The Logan

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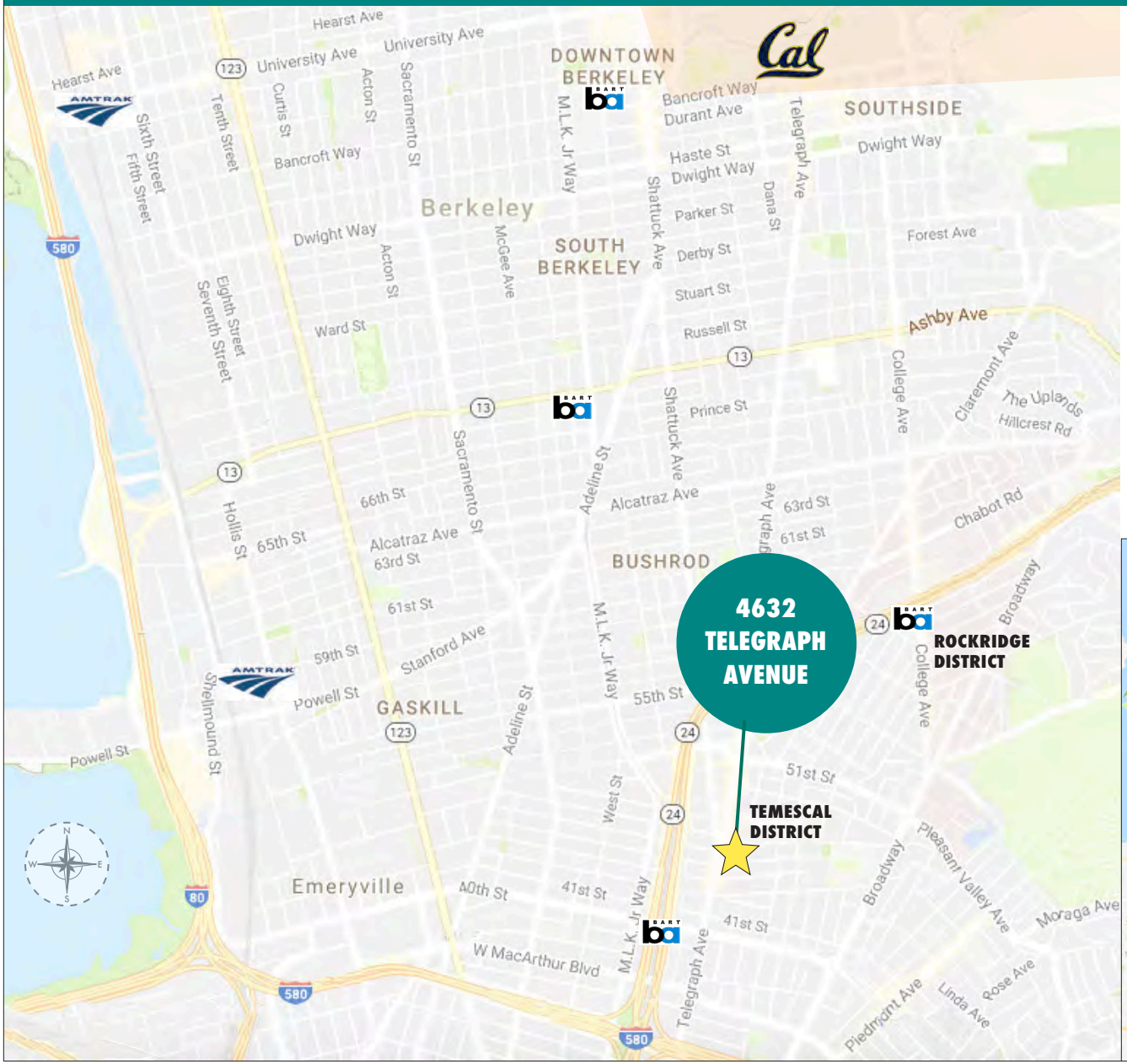
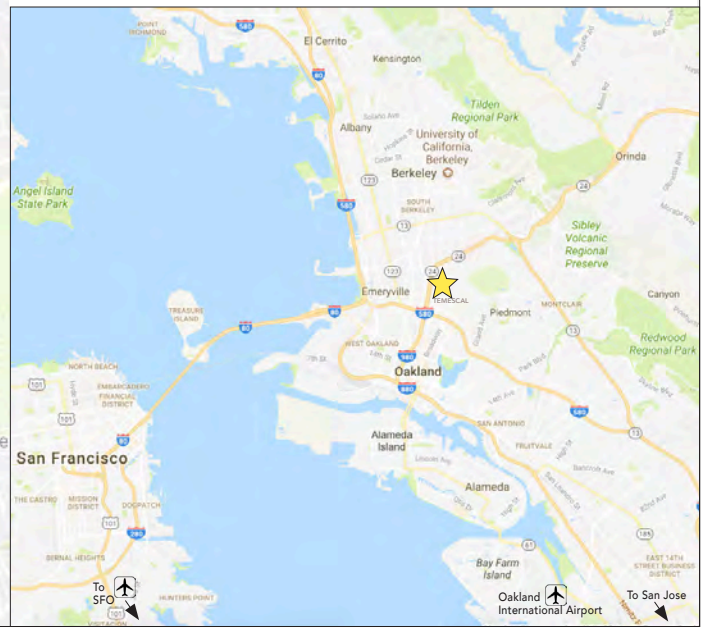
4632 TELEGRAPH AVENUE, OAKLAND, CA
PROXIMITY TO ENTIRE BAY AREA



- 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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4632 TELEGRAPH AVENUE, OAKLAND, CA
NEIGHBORHOOD

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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.