

# TELEGRAPH AVE

**RETAIL SPACE** 5026 TELEGRAPH AVE • TEMESCAL • OAKLAND • CA

Charming Retail Space  
for Lease in Temescal

IDEAL FOR RETAIL, FITNESS, OR SERVICES

± 1,800 SF Retail Space on Busy  
Corridor in Oakland's Best Submarket

Adjacent to Whole Foods & Busy Daily  
Needs Retail Center

Highly Sought After Area on Walk  
Friendly Telegraph Ave

Surrounded by Charming Retail Shops,  
Services and Fabulous Eateries.

5 Minute Walk (.2 Miles) to MacArthur  
BART, One of the Busiest BART Stations  
in Oakland



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PARTNER **XTEAM**  
RETAIL ADVISORS

JohnCumbelich  
& Associates



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great neighbors!



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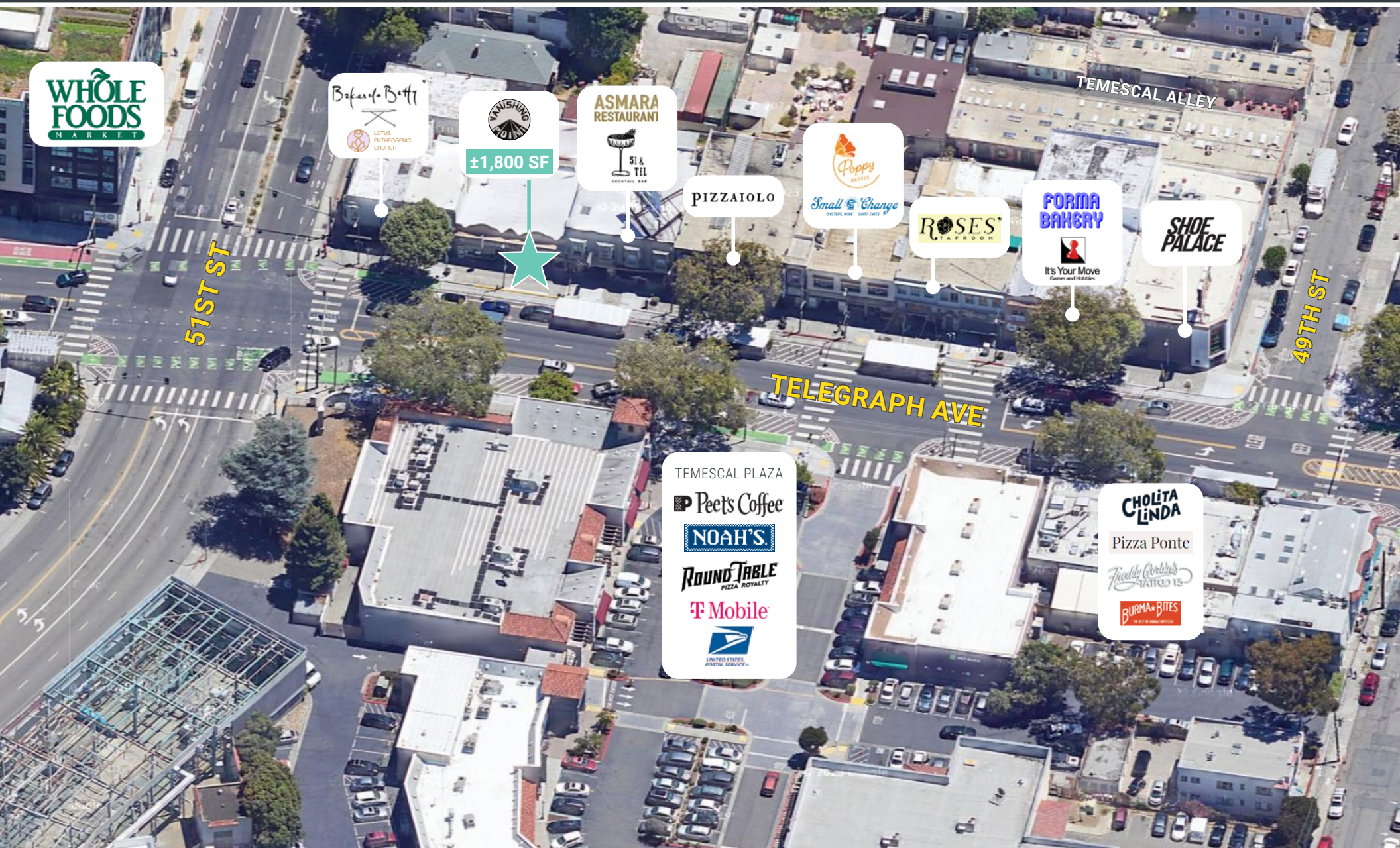
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a vibrant retail destination



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the space

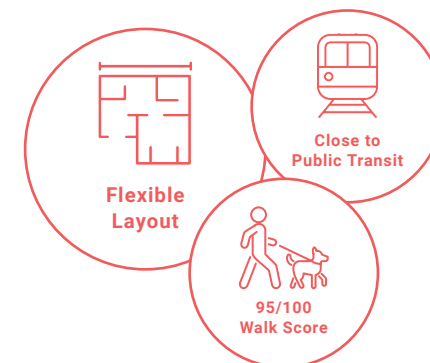


## 4926 Telegraph Ave ±1,360 SF Retail Space

The subject space is located in a highly sought after area – on walk friendly Telegraph Ave – surrounded by charming retail shops, services and fabulous eateries.

Your immediate neighbors are Rose's Taproom, the highly popular neighborhood gathering spot and Forma Bakery - the go to spot for coffee and pastries!

The location is a 5 minute walk (.2 miles) to MacArthur BART, one of the busiest BART stations in Oakland with over 4,044 riders daily, steps from several AC transit stops, and minutes from Hwy 24.



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# TELEGRAPH AVE

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the corridor



Storefronts along tree-shaded Telegraph and Shattuck are mostly new-gen dedicated to the art of one thing – and whether that's vintage clothing, bagels, craft beers, cocktails, pizza, games or oysters...that's how this neighborhood rolls.



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temescal trade area





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about temescal

## Temescal is known for its eclectic vibe, unique retail, and food scene.

Temescal is a highly sought after area between Uptown and Rockridge, and continues to develop with high density mixed-use residential and retail.

One of the oldest neighborhoods in Oakland, Temescal is full of innovative and diverse people creating small, independent, thoughtfully-curated shops, restaurants, and services.

Temescal is a walkable neighborhood with sunny tree lined streets and charming storefronts. The commercial district offers a wide variety of stores selling everything from home goods to baked goods, vintage to eco, jewels to shoes, and books to designer clothing. Rounding out the mix is a wide variety of coffee shops, bars and eateries.

Temescal is also one of the Bay Area's most connected locations. It's easy to walk, bike, or ride wherever you need to go. The MacArthur BART station is the main transit hub for the entire system and can get you to downtown Oakland and Berkeley in a matter of minutes as well as connect you to both OAK and SFO airports.



95 Walkable Score



Large, diverse Population



A Dining Mecca



Unique Shopping



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demographics

		1-Mile	3-Mile	5-Mile
POPULATION	2024 Estimated Population	41,957	301,550	510,181
	2029 Projected Population	43,162	306,840	515,756
	2020 Census Population	42,828	303,305	519,293
	2010 Census Population	37,615	265,053	462,568
	Projected Annual Growth 2024 to 2029	0.6%	0.4%	0.2%
	Historical Annual Growth 2010 to 2024	0.8%	1.0%	0.7%
	2024 Median Age	38.9	38.1	39.2
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	30,438	270,304	399,356
HOUSEHOLDS	2024 Estimated Households	20,089	137,008	217,428
	2029 Projected Households	20,571	139,051	218,980
	2020 Census Households	19,639	131,060	209,734
	2010 Census Households	17,611	119,501	194,749
	Projected Annual Growth 2024 to 2029	0.5%	0.3%	0.1%
	Historical Annual Growth 2010 to 2024	1.0%	1.0%	0.8%
RACE & ETHNICITY	2024 Estimated White	50.7%	44.0%	42.3%
	2024 Estimated Black or African American	18.1%	15.5%	13.7%
	2024 Estimated Asian or Pacific Islander	15.2%	23.9%	25.3%
	2024 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.9%
	2024 Estimated Other Races	15.5%	16.0%	17.8%
	2024 Estimated Hispanic	13.0%	13.8%	16.7%
INCOME	2024 Estimated Average Household Income	\$193,364	\$174,780	\$178,235
	2024 Estimated Median Household Income	\$145,338	\$125,807	\$130,740
	2024 Estimated Per Capita Income	\$93,003	\$80,390	\$76,728
EDUCATION (AGE 25+)	2024 Estimated Elementary (Grade 0-8)	2.3%	4.0%	5.6%
	2024 Estimated Some High School (Grade 9-11)	3.2%	3.0%	3.7%
	2024 Estimated High School Graduate	7.5%	9.7%	11.2%
	2024 Estimated Some College	12.5%	12.2%	12.4%
	2024 Estimated Associates Degree Only	4.9%	4.8%	4.9%
	2024 Estimated Bachelors Degree Only	35.9%	34.1%	31.7%
	2024 Estimated Graduate Degree	33.8%	32.2%	30.5%
BUSINESS	2024 Estimated Total Businesses	2,225	17,969	25,804
	2024 Estimated Total Employees	20,070	174,065	238,246
	2024 Estimated Employee Population per Business	9	10	9
	2024 Estimated Residential Population per Business	19	17	20
	2023 Estimated Residential Population per Business	24	33	39



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contact

Claim your spot in Temescal – known for its energy, eclectic vibe, unique retail, and highly rated food scene!



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