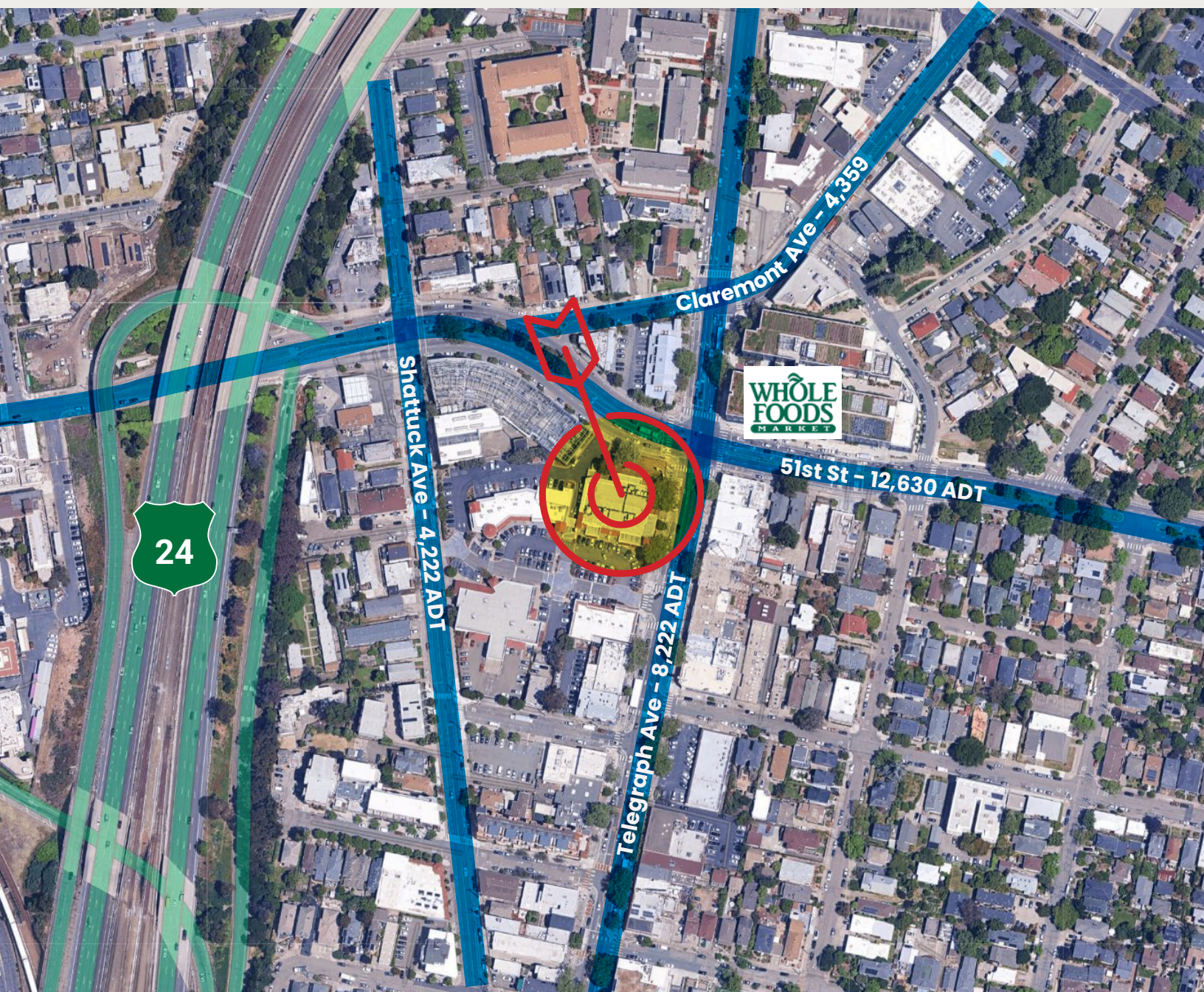


# Temescal Plaza

eat. shop. explore.

**The bullseye intersection in Temescal –  
Oakland's best sub market!**

Corner of 51st and Telegraph  
Not just another Walgreens box  
Across from Whole Foods



**Catherine Macken** [catherine@cumbelich.com](mailto:catherine@cumbelich.com) Direct 925.546.5160 CA-DRE Lic #02136323

**John Cumbelich** [john@cumbelich.com](mailto:john@cumbelich.com) Direct 925.546.5153 CA-DRE Lic #01006249

**John Cumbelich & Associates** 1470 Maria Lane, Suite 420 Walnut Creek, CA 94596 Tel 925.935.5400

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& Associates**

# Temescal Plaza

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available

## 5055 Telegraph Avenue 14,370 SF – Divisible

- Corner endcap with highly visible signage
- Space is available in its entirety or divisible
- The space has a flexible layout for a wide variety of users



### VIEW INSIDE CENTER



**Catherine Macken** [catherine@cumbelich.com](mailto:catherine@cumbelich.com) Direct 925.546.5160 CA-DRE Lic #02136323

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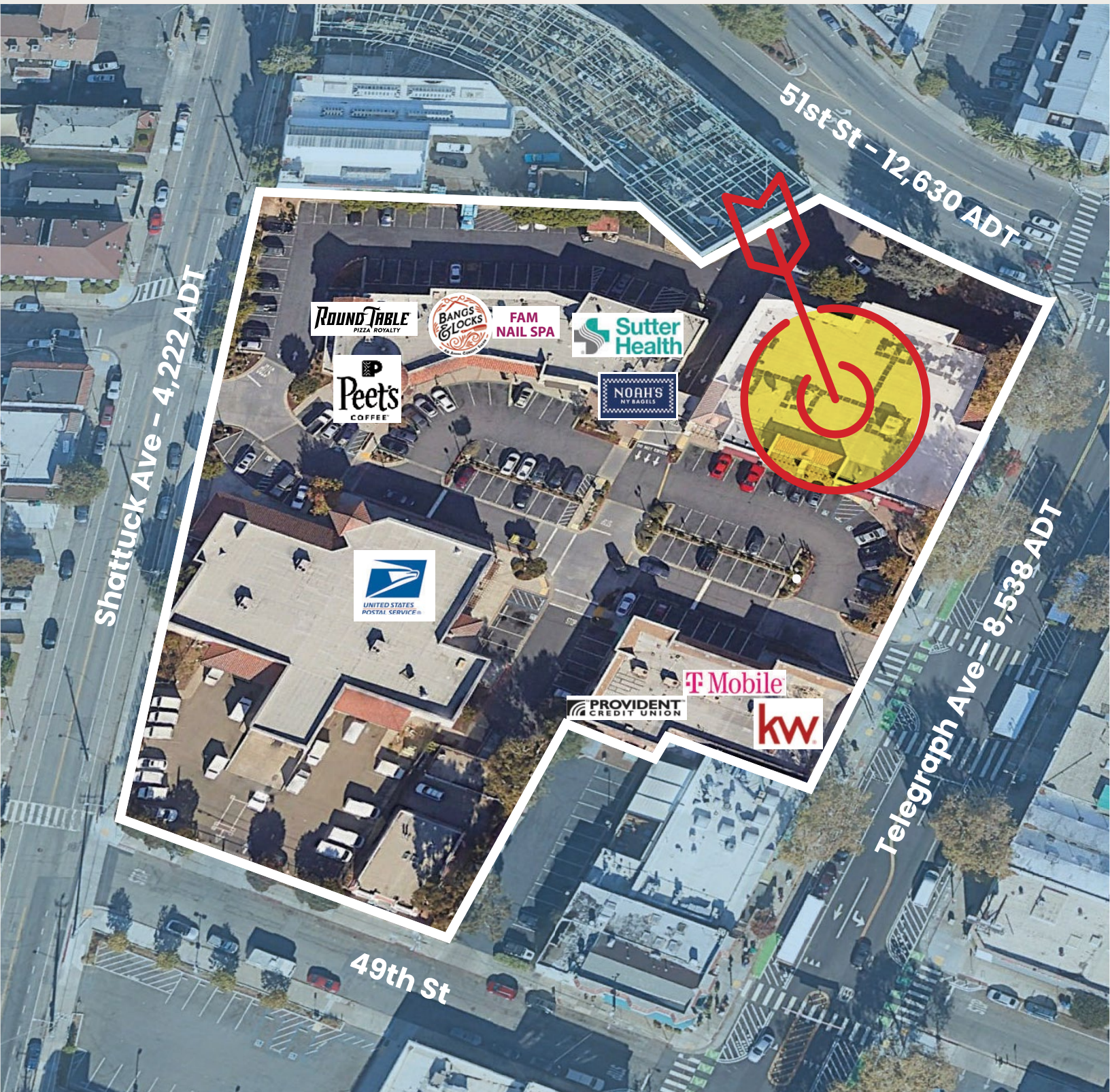
**John Cumbelich & Associates** 1470 Maria Lane, Suite 420 Walnut Creek, CA 94596 Tel 925.935.5400

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& Associates

# Temescal Plaza

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overhead



**Catherine Macken** [catherine@cumbelich.com](mailto:catherine@cumbelich.com) Direct 925.546.5160 CA-DRE Lic #02136323

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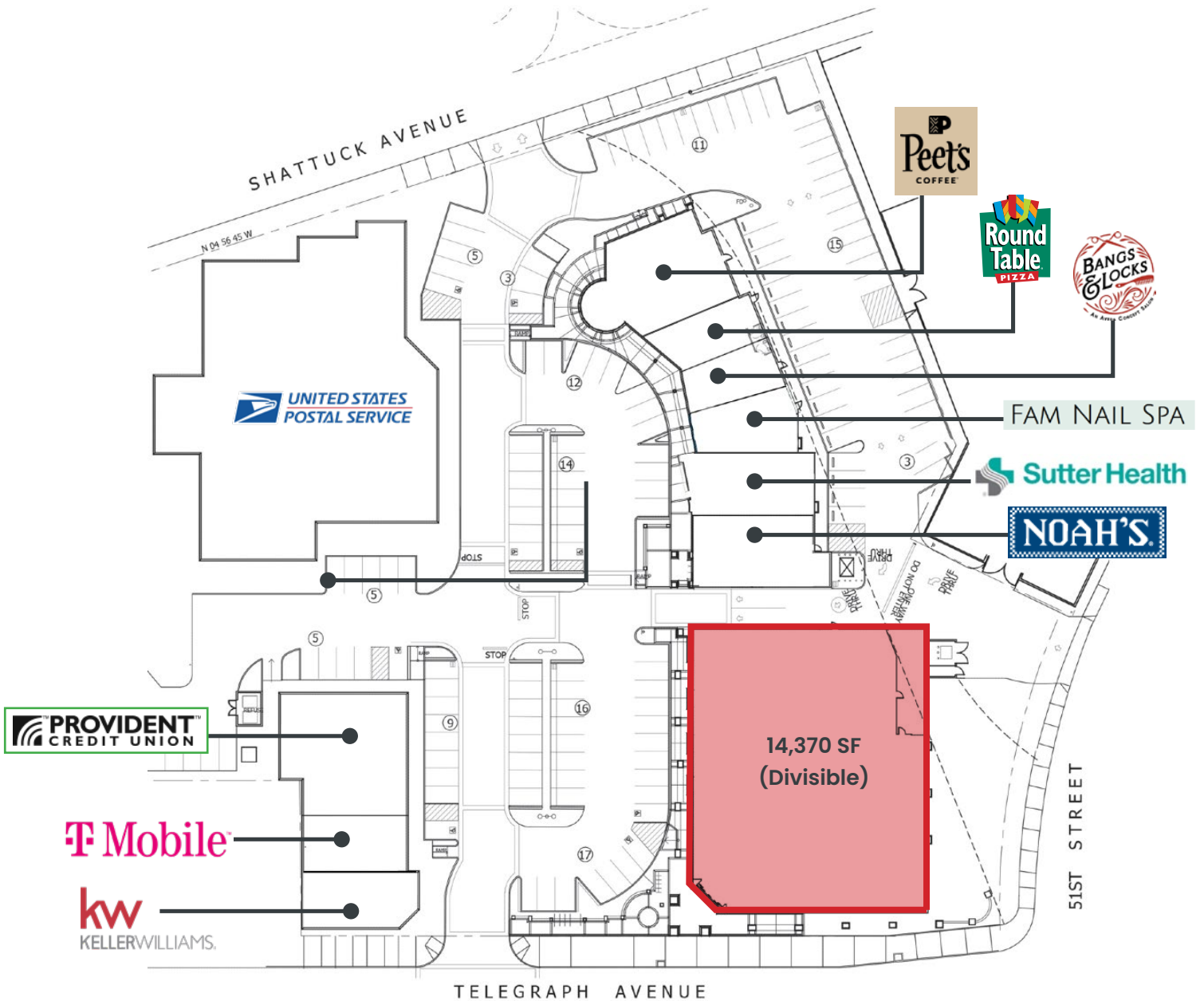
**John Cumbelich & Associates** 1470 Maria Lane, Suite 420 Walnut Creek, CA 94596 Tel 925.935.5400

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site plan



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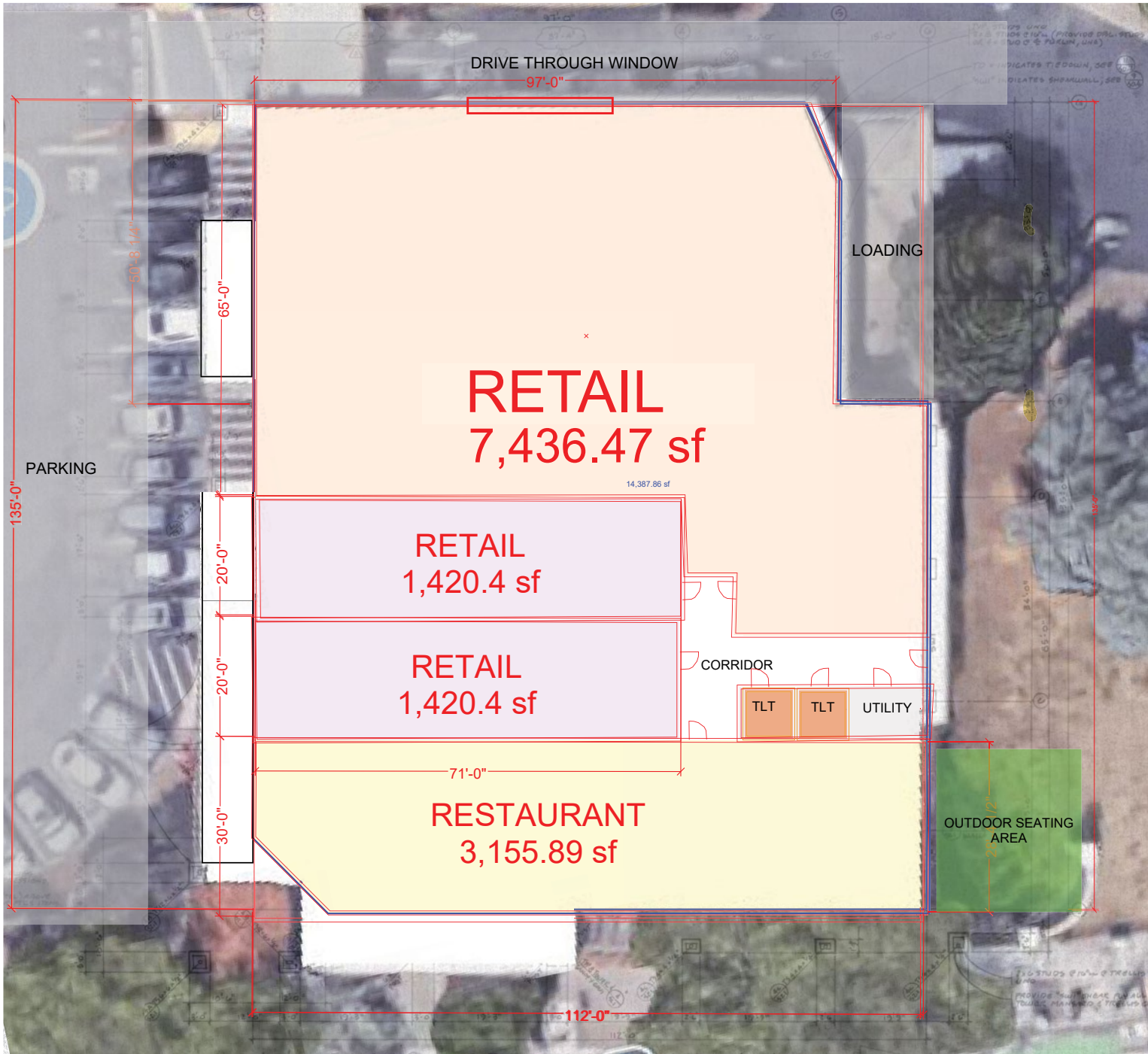
**John Cumbelich & Associates** 1470 Maria Lane, Suite 420 Walnut Creek, CA 94596 Tel 925.935.5400

JohnCumbelich  
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conceptual  
demising plan



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# Temescal Plaza

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about

**Temescal Plaza – the go-to spot for unique shopping, dining, daily needs and services. Main & Main location!**



Temescal Plaza is a 47,063 Sf retail center located at 51st and Telegraph Ave, directly off of Hwy 24 in the heart of the Temescal District of Oakland –a hot bed for innovative retail and restaurant concepts.

This highly trafficked center has a mix of national and local tenants including Noah's Bagels, Peet's Coffee, the US Post Office, Round Table Pizza, and Sutter Health.

The Temescal neighborhood has a charm all its own and has established itself as home to both independent, regional, and national shops, restaurants, and daily needs providers.

With a vibrant array of local eats, events, rich history and diversity, the district truly represents what the Bay Area is all about.

- Located in Oakland's best retail and dining neighborhood, in the center of Temescal
- Daily needs, recession-proof tenant mix
- Easily accessible via the 580 and 24 free-ways
- Strong cotenants with solid operating history
- A site-constrained market with high barriers to entry for new competing assets
- Serves the surrounding neighborhoods of Rockridge, Elmwood, Emeryville and Uptown

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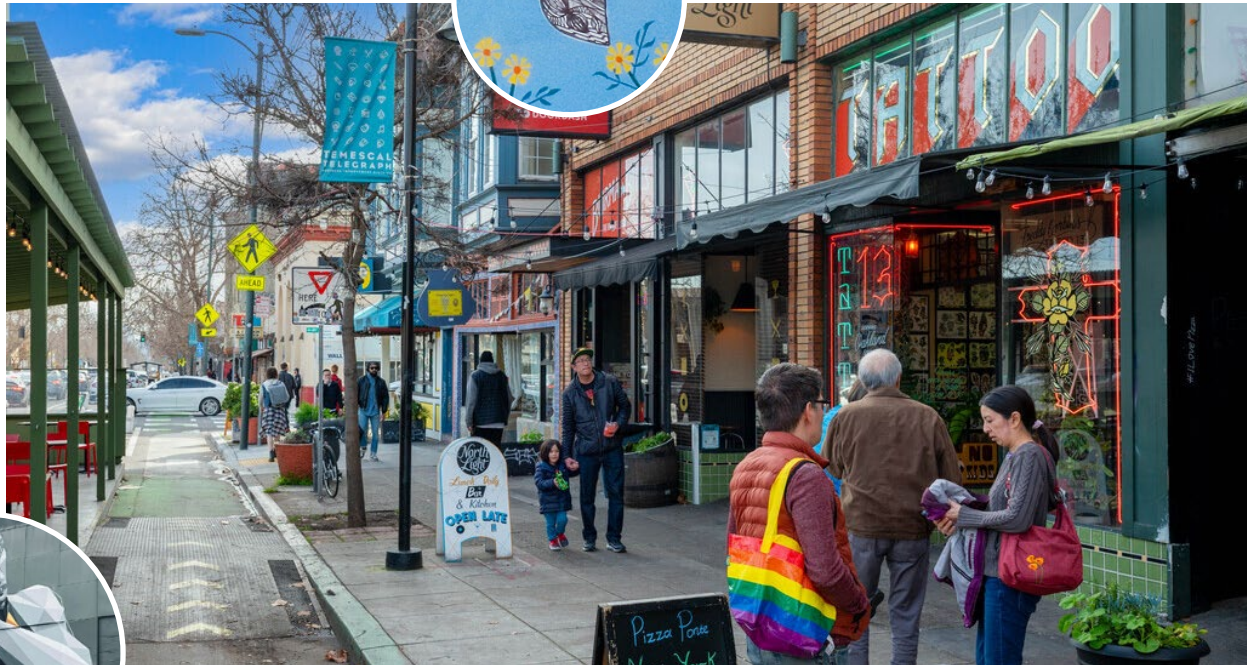
temescal



At the center of it all,  
Temescal is always  
buzzing and...you can  
get anywhere you  
want to in a heartbeat!



Urban with a strong sense of community, Temescal is a neighborhood with vibrant shopping, dining and nightlife.



Temescal – Oakland's best retail/dining neighborhood



The subject has a flexible layout for a wide variety of users



The corner location offers great visibility & signage



Temescal is a walker's paradise with a walk score of 99!

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# Temescal Plaza

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temescal

## Temescal is leading the Oakland renaissance.

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.

## Great Neighbors Guaranteed!



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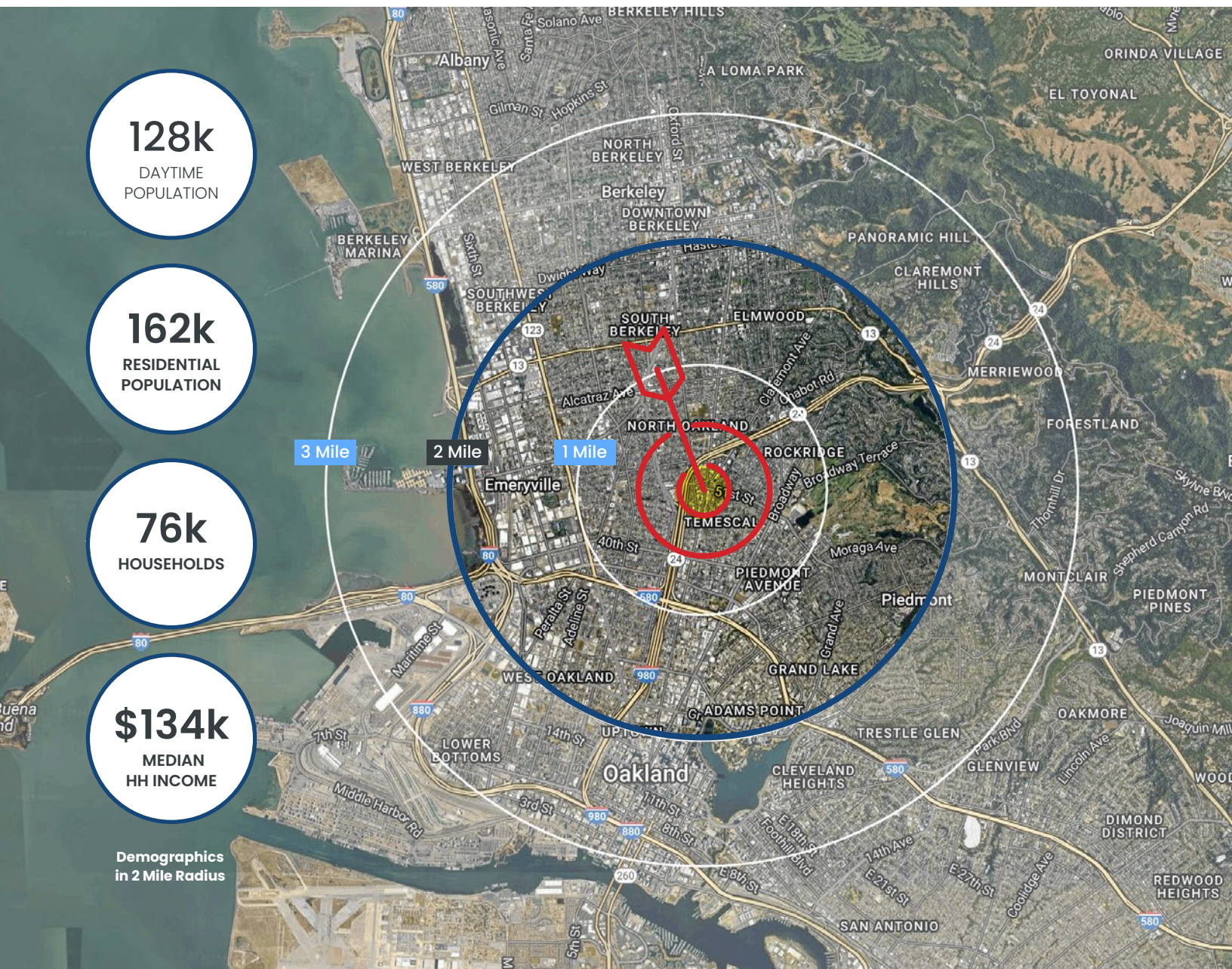
# Temescal Plaza

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trade area

A bullseye location – Temescal Plaza is located at the center of the East Bay’s most densely populated and vibrant neighborhoods.

The location captures the larger trade area of Rockridge, Elmwood, Emeryville and Uptown Oakland neighborhoods.



Demographics in 2 Mile Radius

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## demographics

		1-mile	3-mile	5-mile
POPULATION	2024 Estimated Population	42,081	300,944	508,172
	2029 Projected Population	43,398	306,253	513,789
	2020 Census Population	42,928	302,615	517,155
	2010 Census Population	37,485	264,291	460,605
	Projected Annual Growth 2024 to 2029	0.0%	0.4%	0.2%
	Historical Annual Growth 2010 to 2024	0.9%	1.0%	0.7%
	2024 Median Age	39	38	39
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	30,411	270,250	399,147
HOUSEHOLDS	2024 Estimated Households	20,086	136,754	216,650
	2029 Projected Households	20,623	138,806	218,224
	2020 Census Households	19,615	130,764	208,948
	2010 Census Households	17,525	119,187	194,003
	Projected Annual Growth 2024 to 2029	0.5%	0.3%	0.1%
	Historical Annual Growth 2010 to 2024	1.0%	1.1%	0.8%
RACE & ETHNICITY	2024 Estimated White	49.7%	43.9%	42.4%
	2024 Estimated Black or African American	18.7%	15.5%	13.7%
	2024 Estimated Asian or Pacific Islander	15.3%	23.9%	25.3%
	2024 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.8%
	2024 Estimated Other Races	15.7%	16.1%	17.8%
	2024 Estimated Hispanic	13.3%	13.9%	16.6%
INCOME	2024 Estimated Average Household Income	\$189,888	\$174,574	\$178,268
	2024 Estimated Median Household Income	\$143,297	\$125,612	\$130,735
	2024 Estimated Per Capita Income	\$91,092	\$80,314	\$76,772
EDUCATION (AGE 25+)	2024 Estimated Elementary (Grade 0-8)	2.4%	4.0%	5.6%
	2024 Estimated Some High School (Grade 9-11)	3.2%	3.0%	3.7%
	2024 Estimated High School Graduate	7.7%	9.8%	11.2%
	2024 Estimated Some College	12.6%	12.2%	12.4%
	2024 Estimated Associates Degree Only	5.0%	4.8%	4.9%
	2024 Estimated Bachelors Degree Only	36.1%	34.1%	31.7%
	2024 Estimated Graduate Degree	33.0%	32.2%	30.5%
BUSINESS	2024 Estimated Total Businesses	2,227	17,903	25,829
	2024 Estimated Total Employees	20,037	174,228	238,532
	2024 Estimated Employee Population per Business	9	10	9
	2024 Estimated Residential Population per Business	19	17	20

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**Temescal Plaza**

NOAH'S Peets COFFEE  
 ROUND TABLE PIZZA ROYALTY PROVIDENT CREDIT UNION

UCSF Benioff Children's Hospitals

WHOLE FOODS MARKET

51st St  
 12,630 ADT

Before & Betty ASMARA RESTAURANT PIZZAIOLO Small & Chance  
 FORMA BANCERY APERTURE OPTIX ROSES SHOE PALACE  
 It's Your Move

CHOLITA LINDA

9ROUND KICKBOXING FITNESS  
 MOUNTAIN MIKE'S  
 Marigold indian eats

Temescal Alley Barbershop CLAFLIN, THAYER & CO. CURBSIDE BAGGU  
 DrawWing OPEN-EDITIONS ESQUELETO ALI GOLDEN PRIMA MATERIA

The East Bay Depot for Creative Reuse

THE AVENUE pony TIP TOP bike shop

THE WOODS HOUSE

Burdell

McDonald's

Jack in the box

HOO BONG RI

**The Temescal District**



Telegraph Ave - 8,222 ADT

CHURCHES

TALLBOY  
 workoutspotoakland.com  
 Doreen Edwards' PAINTS

MONSTER PHO Banana Yoga Homeroom  
 1-2-3-4 GO! RECORDS OAKLAND YARD  
 Clove & Hoof

BART

GROUND FLOOR Café Eritrea d'Afrique

THE SKYLINE AT TEMESCAL  
 CoolBurn

BEAUTY'S DIGITAL SHOP Co Nam  
 OK3 DELI Debonair Hair Studio  
 EYESCREAM

La Dolce Vita BURLAP COFFEE

States  
 KITAVA

Carl's Jr.

W MacArthur Blvd - 9,537 ADT

CALIBER COLLISION



KAISER PERMANENTE

# Temescal Plaza

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**For more information on this rare opportunity please contact:**

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