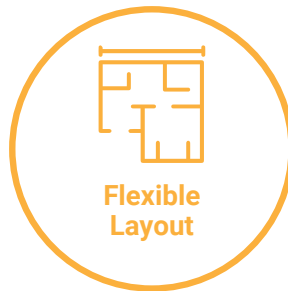


# 4000 TELEGRAPH AVENUE

@ 40TH ST, OAKLAND, CA

## Retail or restaurant opportunity in vibrant Temescal, Oakland, CA

Freestanding building offering ±11,915 sf ground floor  
space plus ±3,085 sf second floor office



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the space

±11,915 sf ground floor plus ±3,085 sf 2nd floor office - freestanding building on corner location

- Located in one of Oaklands primary shopping districts and offers over a mile of exciting retail shops, services and fabulous eateries.
- Convenient to San Francisco, Emeryville, Downtown Oakland, Uptown, and UC Berkeley and adjacent to one of the busiest BART stations in Oakland with over 4,044 riders daily.
- The space offers high ceilings (8'-25'), abundant light and roll up garage doors.
- There are 28 dedicated parking spaces.
- Ideal use for brewery, childcare, fitness, retail and dining.



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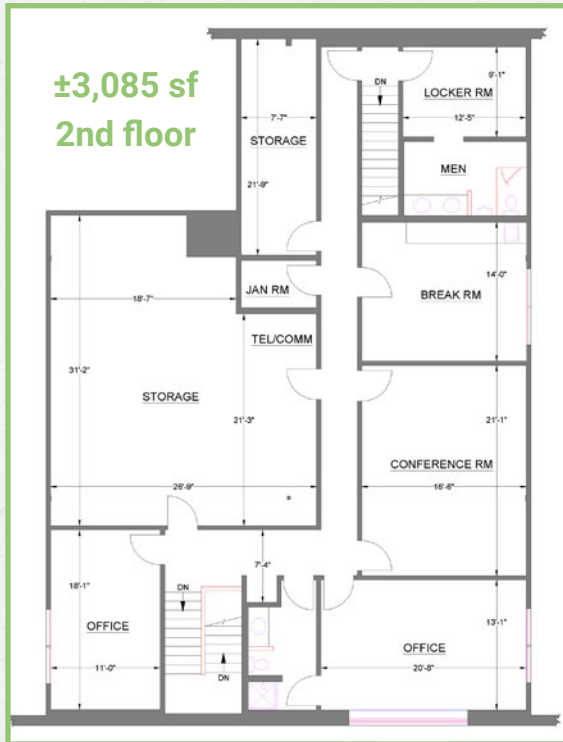
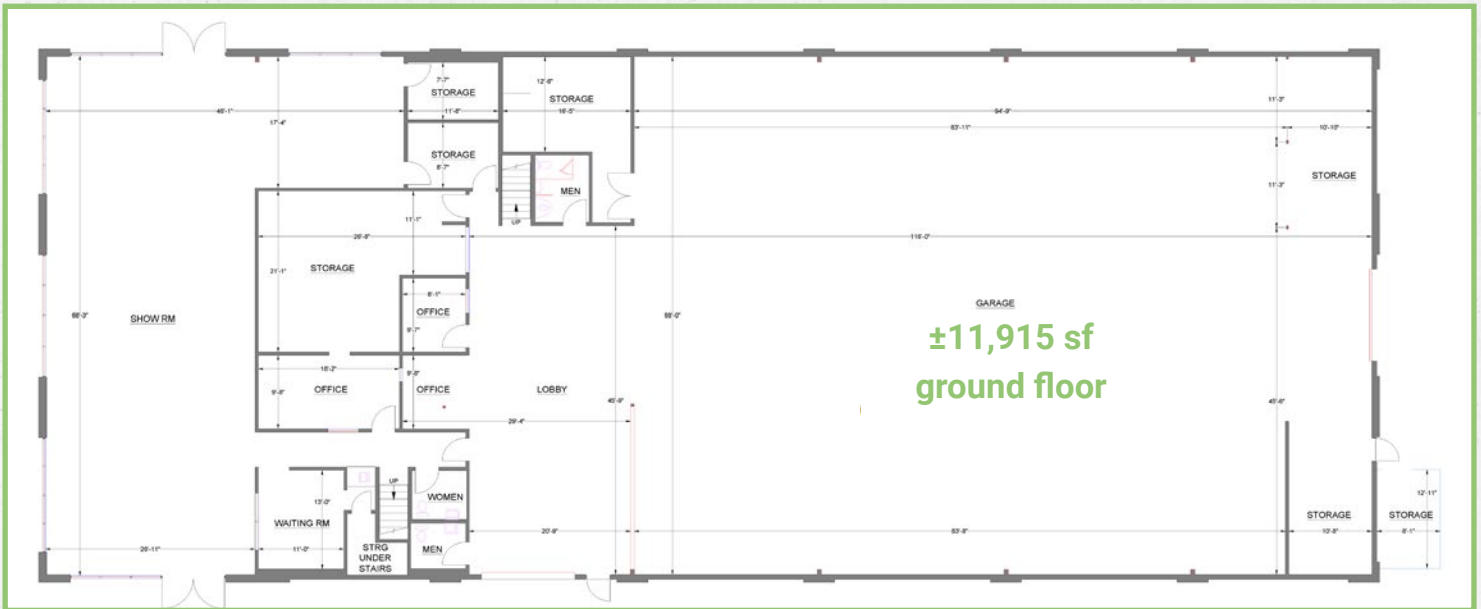
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site plan



- Flexible layout for a variety of users
- Large sunny windows
- High ceilings (8'-25')
- Dedicated parking (28 spaces)
- Corner location
- Freestanding building
- Three restrooms
- Locker room

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# 4000 TELEGRAPH AVENUE

@ 40TH ST, OAKLAND, CA

the space



- ±11,915 sf ground floor plus ±3,085 sf 2nd floor office
- Standalone building on corner location
- Exclusive parking (28 spaces)
- Three restrooms plus shower/locker room
- High ceilings (8' - 25')
- Abundant natural light and skylights
- Roll up garage doors

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the bay area

Oakland is situated in the center of the San Francisco Bay Area and is the most populous and geographically diverse subregion in the Bay Area.



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oakland, ca

Having earned the title "Brooklyn of the West" and, Oakland is one of the fastest evolving urban areas in the region. There are 294,592 residents, with an average annual household income of \$166,983 and a daytime population of 54,198 within three miles of the site



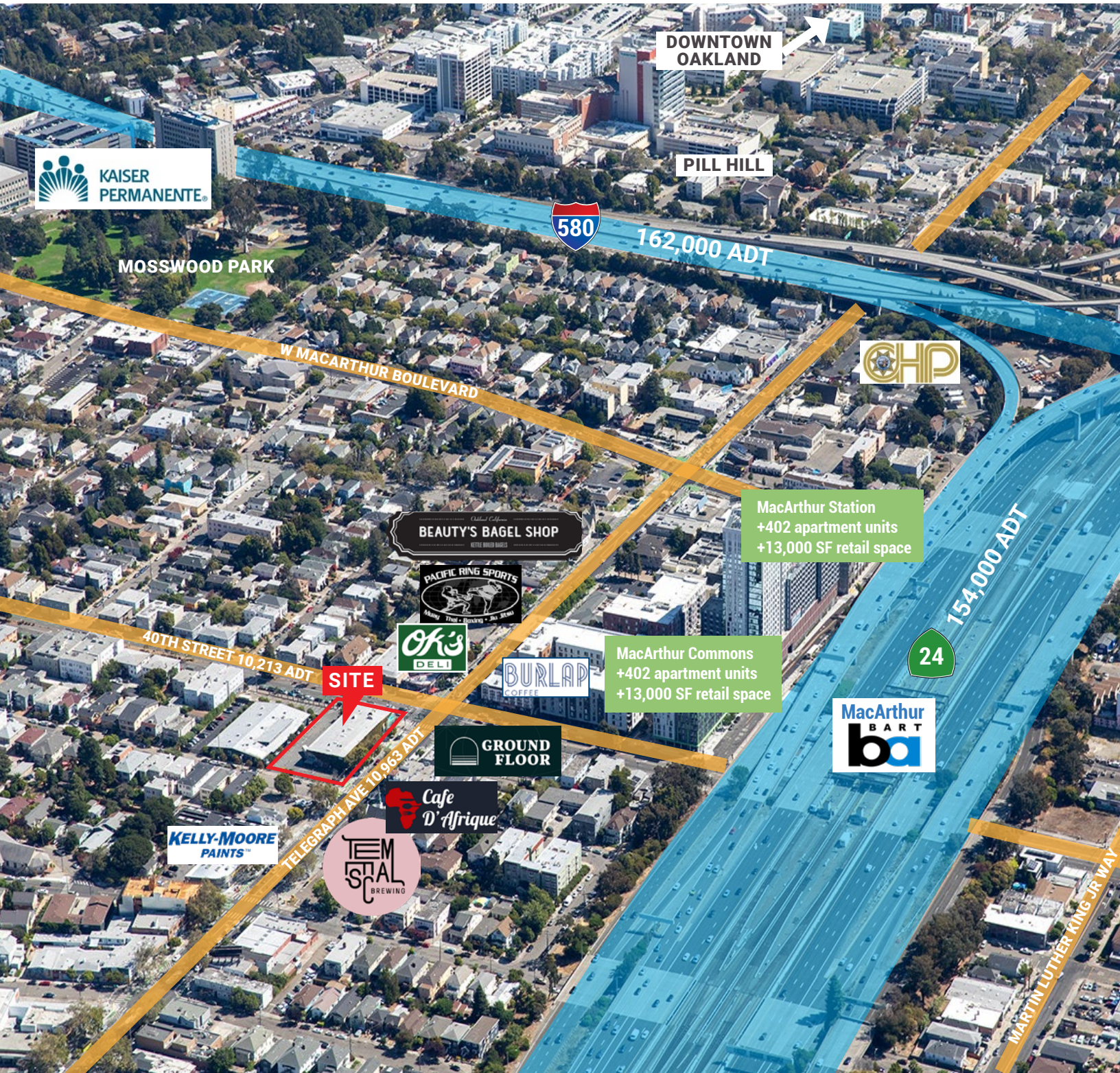


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temescal

Temescal is a vibrant neighborhood leading the Oakland renaissance, full of innovative and diverse people creating small independent thoughtfully-curated shops, restaurants and services, celebrating emerging arts and culture in the community.





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## the neighborhood

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

A vibrant neighborhood, famous for its restaurants, shopping and art scene. The area's sunny streets and green spaces are home to stylish couples and young families, and the area is packed with visitors from all over Oakland and the Bay Area.

Temescal is a walkable neighborhood and commercial district with a wide variety of stores selling everything from home goods to baked goods, vintage to eco, jewels to shoes, and books to hardware. Rounding out the mix is a wide variety of coffee bars and eateries.



95 Walkable Score



Large Population



A Dining Mecca



Unique Shopping



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# 4000 TELEGRAPH AVENUE

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## demographics

		1-Mile	3-Mile	5-Mile
<b>POPULATION</b>	2023 Estimated Population	47,430	294,592	523,651
	2028 Projected Population	49,154	307,214	542,625
	2020 Census Population	48,262	298,364	531,566
	2010 Census Population	40,309	259,268	473,842
	Projected Annual Growth 2023 to 2028	0.7%	0.9%	0.7%
	Historical Annual Growth 2010 to 2023	1.4%	1.0%	0.8%
	2023 Median Age	37	37	38
<b>DAYTIME POPULATION</b>	Adjusted Daytime Demographics Age 16 Years +	32,433	254,198	392,332
<b>HOUSEHOLDS</b>	2023 Estimated Households	22,586	127,483	213,166
	2028 Projected Households	24,419	138,870	230,542
	2020 Census Households	22,654	127,758	213,965
	2010 Census Households	19,552	116,118	198,899
	Projected Annual Growth 2023 to 2028	1.6%	1.8%	1.6%
	Historical Annual Growth 2010 to 2023	1.2%	0.8%	0.6%
<b>RACE &amp; ETHNICITY</b>	2023 Estimated White	46.7%	42.1%	41.7%
	2023 Estimated Black or African American	19.7%	14.9%	12.8%
	2023 Estimated Asian or Pacific Islander	14.8%	25.5%	25.3%
	2023 Estimated American Indian or Native Alaskan	0.8%	0.7%	1.0%
	2023 Estimated Other Races	18.1%	16.8%	19.2%
	2023 Estimated Hispanic	17.6%	15.9%	18.9%
<b>INCOME</b>	2023 Estimated Average Household Income	\$150,514	\$166,983	\$169,144
	2023 Estimated Median Household Income	\$119,960	\$126,519	\$130,695
	2023 Estimated Per Capita Income	\$72,451	\$73,193	\$69,598
<b>EDUCATION (AGE 25+)</b>	2023 Estimated Elementary (Grade 0 -8)	2.8%	4.3%	5.8%
	2023 Estimated Some High School (Grade 9-11)	4.5%	3.4%	4.1%
	2023 Estimated High School Graduate	9.2%	10.4%	11.6%
	2023 Estimated Some College	14.0%	13.1%	13.4%
	2023 Estimated Associates Degree Only	5.7%	5.4%	5.2%
	2023 Estimated Bachelors Degree Only	35.9%	33.4%	31.2%
	2023 Estimated Graduate Degree	28.0%	30.0%	28.6%
<b>BUSINESS</b>	2023 Estimated Total Businesses	2,499	17,379	25,817
	2023 Estimated Total Employees	21,006	167,411	236,586
	2023 Estimated Employee Population per Business	8.4	9.6	9.2
	2023 Estimated Residential Population per Business	19.0	17.0	20.3
	2023 Estimated Residential Population per Business	24	33	39

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**For more information on this exciting opportunity**

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