

FOR LEASE OR SALE > ±5,885 SF GROUND FLOOR > PRIME TEMESCAL CORNER

4400 Telegraph Avenue

OAKLAND, CA



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COLLIERS OAKLAND

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TEMESCAL



Temescal is one of Oakland's oldest districts. It has become one of the most desirable destinations in the Bay Area. Its appeal is unrivaled in the East Bay among millennials, young families, bohemians, hipsters, and the art scene who are drawn to its local shops and restaurants.

The area is in the midst of a mixed use retail and residential development boom with names such as Hines, Nautilus Group, and Boston Properties making substantial investments in this market.

Price: \$4,500,000 | Rental Rate: \$22,000/month NNN



POPULATION OVERVIEW

	1 MILE	3 MILES	5 MILES
Population Trend			
2016 Total Population	41,983	290,637	515,492

2016 Age

Median Age	36.6	35.7	37.0
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2016 Educational Attainment

College or Advanced Degree	59.7%	61.8%	58.8%
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HOUSEHOLD OVERVIEW

Household Trend

2016 Households	19,117	122,803	204,732
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HOUSING UNITS OVERVIEW

2016 Home Value

Average Home Value	\$574,173.76	\$793,101.76	\$755,995.86
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Peets Coffee & Tea

Shangri-la Vegan

Blue Sparrow Pilates

MARC 49

bunaburger

Bakesale Betty

HARPER PAIGE SALON

eastbayathletic

ASMARA Restaurant

PIZZAIOLO

Fig & Clover

CRIMSON

DOÑA TOMÁS

It's Your Move Games and Hobbies

STANDARD & STRANGE

Pyongyang Tofu House

LSP

17 Jewels

BOWL'D Korean

HINA YAKITORI

4822 The Avenue

ARIELA OAKLAND

aunt mary's CAFE

Temescal Thrift Store Annex

TMJoy

★ ROSAMUNDE ★

EARTH TU FACE

KangNam
Phở House

★ Site

Koryo Jajang Korean Noodle
Koryo Sushi
Koryo Korean BBQ
Jaguar Karaoke

KANSAI

전골하우스

CASSEROLE HOUSE KOREAN CUISINE

URBANO Latino

SAHN MARU Korean B.B.Q

Arbor Cafe

DANDELION

GOLDEN GATE DONUTS

TEMESCAL BREWING

Portofino oakland, ca

Akwaba Braiding

Cafe Eritrea d'Afrique

Glamour Beauty Supply

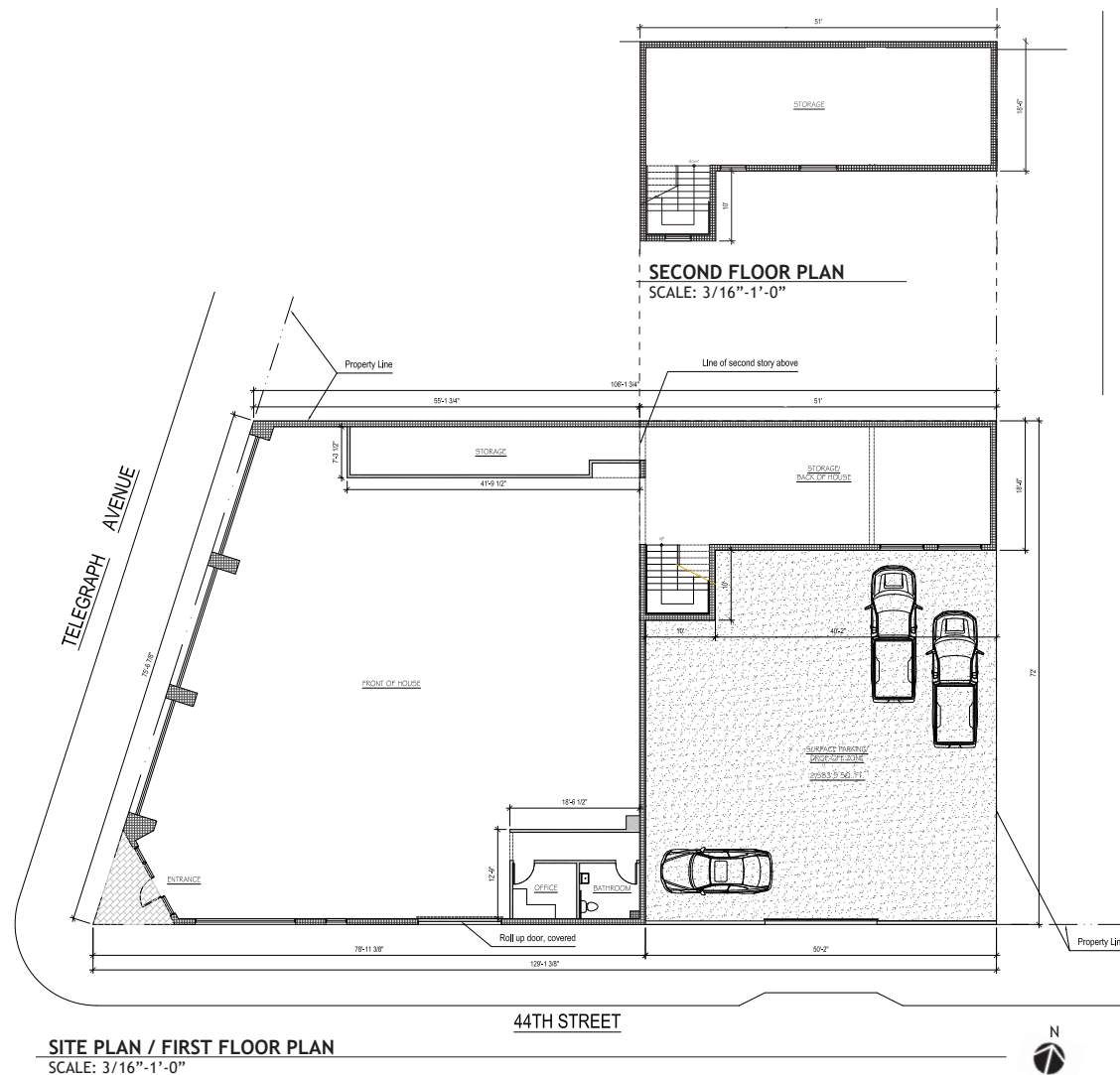
WHL

BEAUTY'S BAGEL SHOP

4400 Telegraph Avenue



FLOOR PLAN



	Sq. Ft.
LOT SIZE	8,469.36
LOT COVERAGE	5,885.46
SURFACE PARKING	2,583.90

	GLA (Sq. Ft.)
FIRST FLOOR	5,885.46
SECOND FLOOR	960.20
TOTAL	6,845.66

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SITE PLAN



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Drawings Not Exact, Not to Scale, Approximate Layout - To Be Field Verified