

FOR LEASE 829 SF OF RESTAURANT OR RETAIL

**4700 TELEGRAPH AVENUE
OAKLAND, CA**



4700 Telegraph is Temescal’s newest mixed-use project with a total of 48 residential units and 4,600 square feet of street level retail. Current retail tenants include Big House Beans Coffee and AT&T.



PROPERTY HIGHLIGHTS	
SHOPS/RESTAURANT SPACE:	829 SF
RETAIL PARKING:	AVAILABLE

OPPORTUNITY

While Temescal is one of Oakland’s oldest neighborhoods, it has certainly become one of the newest hip and vibrant neighborhoods. The latest wave in this highly trafficked neighborhood caters to bohemians, hipsters and young families that are drawn to the local shops, restaurants, and services.

This project located at 4700 Telegraph Avenue at 48th Street sits on the south end of the Temescal neighborhood capturing a 360 degree trade area.



TRAFFIC COUNTS (ADT)

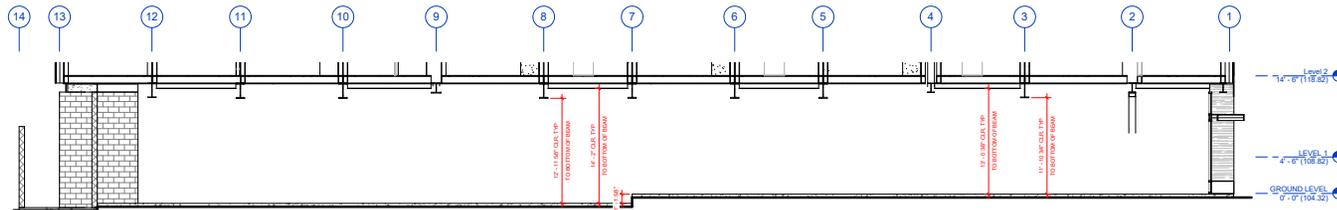
51ST STREET	WEST	24,000 ADT
	EAST	15,000 ADT
TELEGRAPH AVENUE	NORTH	25,000 ADT
	SOUTH	15,000 ADT
SHATTUCK AVENUE	NORTH	16,000 ADT
	SOUTH	7,000 ADT
HIGHWAY 24	NORTH	145,000 ADT
	SOUTH	110,000 ADT
INTERSTATE 580	WEST	227,000 ADT
	EAST	189,000 ADT
INTERSTATE 880	WEST	117,000 ADT
	EAST	220,000 ADT

TEMESCAL ALLEY

- DOUGHNUT DOLLY
- STANDARD & STRANGE
- WALRUS
- in-ter-face gallery
- HOMESTEAD APOTHECARY
- WAVE FORM LESS
- ESQUELETO
- CRENSON
- MINDS EYE VINTAGE
- MARISA MASON
- ALI GOLDEN
- THE (R)O CAFE
- BOOK/SHOP

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	41,651	288,324	501,721
AHHI	\$80,213	\$90,354	\$94,599
DAYTIME POPULATION	28,064	216,044	278,411



FIRST FLOOR SITE PLAN





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