

FOR LEASE

1645
TELEGRAPH
AVENUE

Oakland, CA 94612



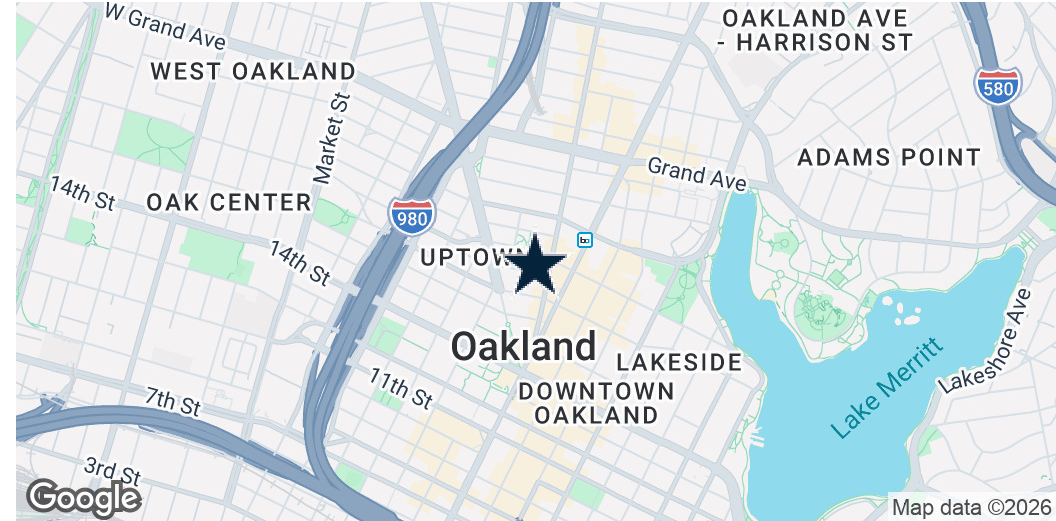
Exclusively Listed by

Brad Banker

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505 17th Street Oakland, CA 94612



OFFERING SUMMARY

Lease Rate:	\$3,000.00 per month IG
Building Size:	8,375 SF
Available SF:	1400 SF

PROPERTY OVERVIEW

High Profile Ground floor retail space in Uptown Oakland. Space features high ceilings, in suit restroom, HVAC, large gated glass display, and rear kitchenette/sink area. Sorry no food, convenience or gift/smoke shop uses.

PROPERTY HIGHLIGHTS

- High Profile Corner Retail Space
- HVAC
- Private Restroom
- Gated Large Glass Display
- Kitchenette/Sink Area



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,406	14,535	48,499
Average Age	40.7	42.1	40.4
Average Age (Male)	43.7	43.4	40.1
Average Age (Female)	38.3	40.1	40.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,847	8,422	26,012
# of Persons per HH	1.8	1.7	1.9
Average HH Income	\$122,241	\$107,401	\$121,241
Average House Value	\$692,191	\$611,940	\$733,830

2023 American Community Survey (ACS)

