

FOR LEASE

1735-1741 TELEGRAPH AVENUE

Oakland, CA 94612



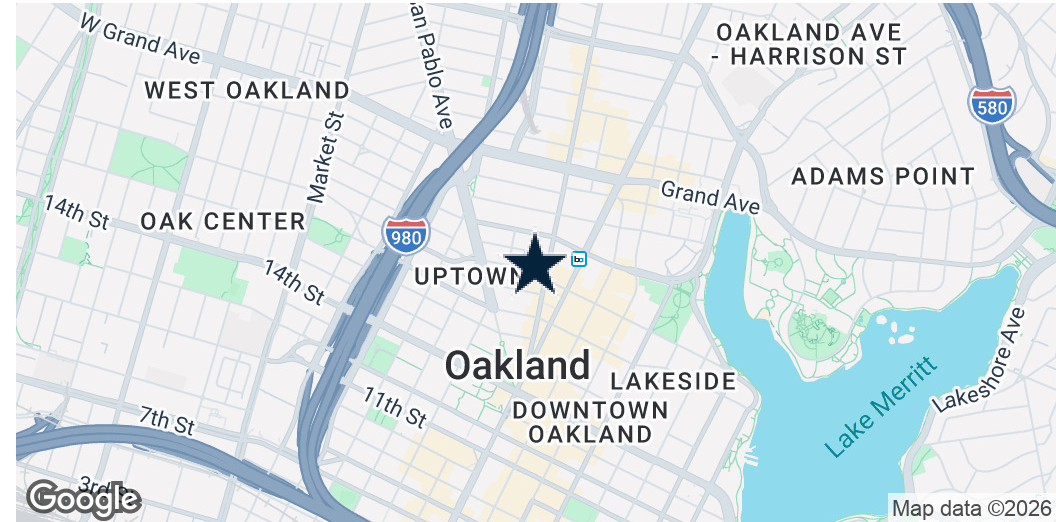
Exclusively Listed by

Brad Banker

510.763.7090 x215

bbanker@lcbassociates.com

1735-1741 Telegraph Avenue Oakland, CA 94612



OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (NNN)
Building Size:	25,000 SF
Available SF:	1,966 SF

PROPERTY OVERVIEW

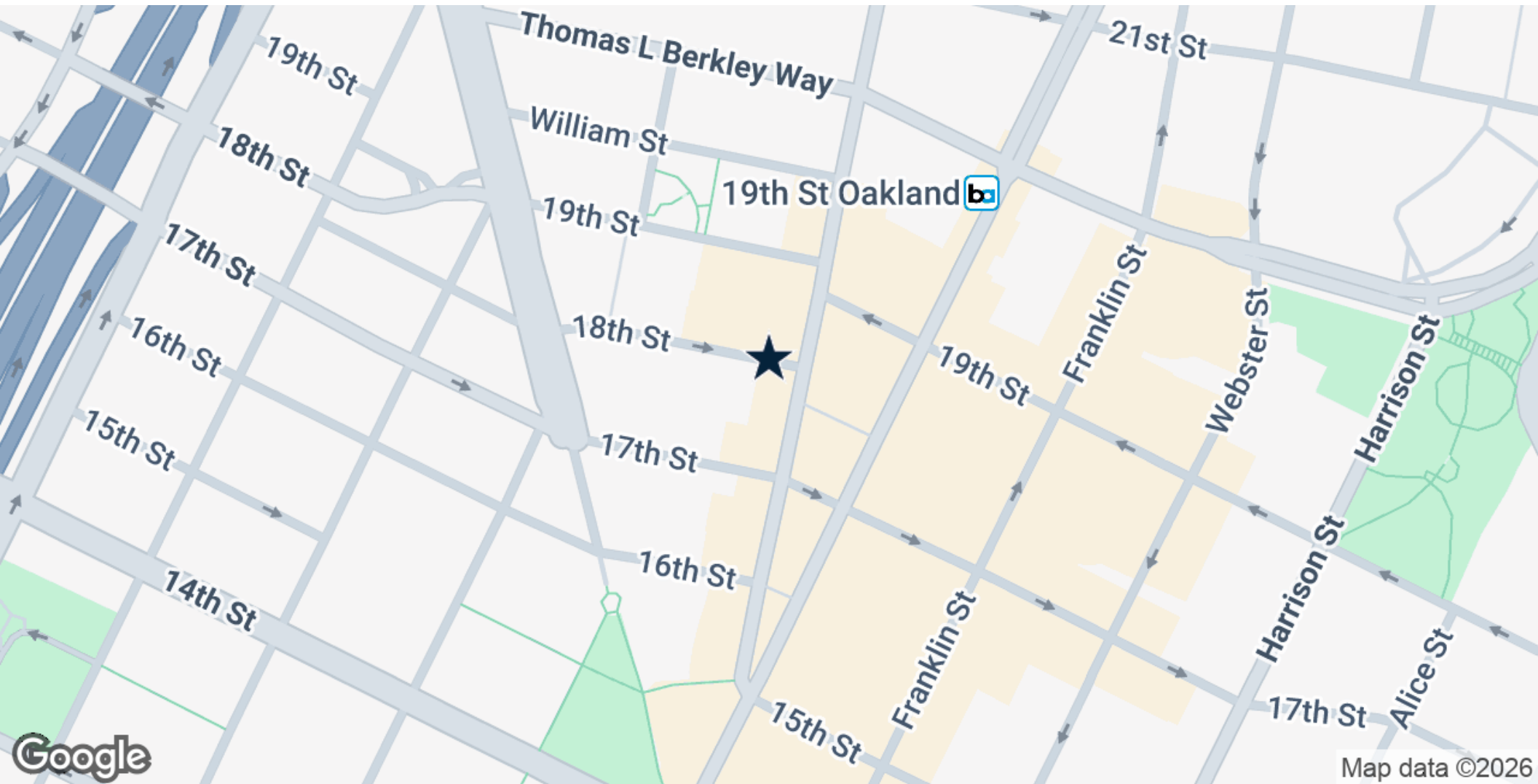
2nd Gen Bar space available in Uptown Oakland. Space could be used as a bar, or cafe/coffee shop (no hood or cooking infrastructure in place). NNN estimated at 49 cents per square foot per year.

PROPERTY HIGHLIGHTS

- 2nd Gen Bar Space
- High Ceilings
- Directly across from the Fox Theater and 17th Street BART
- Existing Infrastructure including restrooms, wrap around Bar



1735-1741 Telegraph Avenue Oakland, CA 94612



LCB
ASSOCIATES

1735-1741 Telegraph Avenue Oakland, CA 94612



LEGEND

Available

LCB
ASSOCIATES

Brad Banker
510.763.7090 x215
bbanker@lcbassociates.com



1735-1741 Telegraph Avenue Oakland, CA 94612

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,966 SF

Lease Term:	Negotiable
Lease Rate:	\$2.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1741 Telegraph Avenue	Available	1,966 SF	NNN	\$2.25 SF/month	-



Brad Banker
510.763.7090 x215
bbanker@lcbassociates.com

1735-1741 Telegraph Avenue Oakland, CA 94612

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,017	15,921	52,143
Average Age	43	45	43
Average Age (Male)	42	44	43
Average Age (Female)	43	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,163	8,541	25,954
# of Persons per HH	1.9	1.9	2
Average HH Income	\$123,631	\$118,538	\$125,882
Average House Value	\$958,335	\$884,415	\$961,405

2020 American Community Survey (ACS)

