



# 1780 Telegraph Avenue

TURNKEY BAR & LOUNGE WITH FF&E & LIQUOR LICENSE INCLUDED

OAKLAND, CALIFORNIA



**CP PARTNERS**  
COMMERCIAL REAL ESTATE



## Listing Team

**RACHEL KRAM**  
 rkram@cppcre.com  
 PH: 415.274.7392  
 CA DRE# 02021048

**DAVID KRAM**  
 dkram@cppcre.com  
 PH: 415.274.2712  
 CA DRE# 01848816

Copyright ©2026 CP Partners Commercial Real Estate, Inc.  
 California DRE LIC# 01499268

## Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners and CP Partners Commercial Real Estate, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

# 1780 Telegraph Avenue

OAKLAND, CA 94612 [↗](#)

## Inquire for Pricing

GLA	3,424 SF
YEAR BUILT	1930 / 2016
AMENITIES	Prep Kitchen (No Hood), Extensive FF&E
TYPE	Ground Floor Retail Condo in 4-Story Residential Condo Building



## A beautiful, fully-built-out bar and lounge in the heart of Uptown Oakland

1780 Telegraph Avenue is a 3,424 SF ground-floor retail condo, currently operating as Night Heron, **offered with furniture, fixtures, equipment, and a transferable liquor license.** The property is located one block from 19th Street BART Station, directly across from the Fox Theater.

## Investment Highlights

- **Turnkey Bar & Lounge Delivery:** The space is fully built out as a bar and lounge (currently operating as Night Heron) and is being sold with all furniture, fixtures, equipment, and a transferable liquor license. An incoming operator can open with minimal capital outlay and a significantly compressed construction and permitting timeline compared to a cold shell.
- **Landlord Termination Right:** Lease includes the right to deliver the space vacant and fully equipped with 30 days' notice, with no lease buyout, no holdover risk, and no inherited liabilities. Upon delivery, the liquor license and all FF&E transfer directly to the new owner, eliminating the time, cost, and uncertainty of sourcing equipment or securing a new license independently.
- **Ideal for Owner-Operators:** Qualified owner-users can acquire this property with as little as 10% down through SBA 504 financing. This structure converts a rent obligation into an equity-building mortgage payment, often at a lower monthly cost than a comparable lease in the corridor. Owner-occupancy of the business is required to qualify.
- **Fox Theater & Paramount Theater Proximity:** The property sits directly across Telegraph Avenue from the Fox Theater, a 2,800-capacity live music venue with a packed weekly event calendar. The Paramount Theater, one of Oakland's largest performance venues, is two blocks away. Both venues drive consistent pre- and post-show foot traffic to adjacent food and beverage operators.
- **Transit-Oriented, High-Visibility Location:** One block from 19th Street BART Station with a Walk Score of 99. The property fronts Telegraph Avenue at a signalized intersection with strong pedestrian counts and excellent visibility, serving the dense mix of residents, office workers, and entertainment patrons in the Uptown district.
- **Surrounded by Residential Density and Daytime Office Population:** The immediate trade area includes recently completed residential towers, The Uptown, Vespr (419 units), and The Larke (330 units), alongside major office occupiers including Kaiser Permanente, Pandora, and Clorox.
- **Small-Format Condo Ownership:** At 3,424 SF, this condo is sized for an independent operator or small investor. The retail condo purchase opportunities of this scale along the Telegraph/Broadway corridor are less common as most available inventory is either larger multi-tenant buildings or leased investments without an ownership component.





SAN FRANCISCO BAY

PORT OF OAKLAND

EMERYVILLE

BERKELEY

1780 TELEGRAPH AVE

LAKESIDE

blue  
california  
HEADQUARTERS

TRIBUNE  
TOWER

DOWNTOWN

GOVERNMENT  
BUILDING

BART  
12TH ST  
STATION

19,530 VPD

PACIFIC  
RENAISSANCE  
PLAZA

BART  
BART TRACKS TO  
12TH ST STATION

195,309 VPD

NEW DEVELOPMENT  
3 BUILDING COMPLEX  
192 UNITS

TOTAL: 214,000 SF  
RETAIL: 10,730 SF  
RESIDENTIAL: 203,570 SF  
[READ MORE HERE](#)

HARRISON  
ST TUNNEL  
CONNECTING  
TO ALAMEDA

JACK LONDON

CHINATOWN

THE LONDON  
FOURTH  
STREET EAST  
RELANDER  
LUXURY APARTMENTS  
330 UNITS

AMTRAK  
PARKING  
GARAGE

NEW DEVELOPMENT  
5-STORY AFFORDABLE  
HOUSING | 160 UNITS

TOTAL: 81,150 SF  
RETAIL: 1,250 SF  
RESIDENTIAL: 37,600 SF  
[READ MORE HERE](#)



### Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2023	52,901	269,452	513,920

### Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$123,488	\$155,482	\$158,789
Median	\$90,225	\$104,437	\$106,678

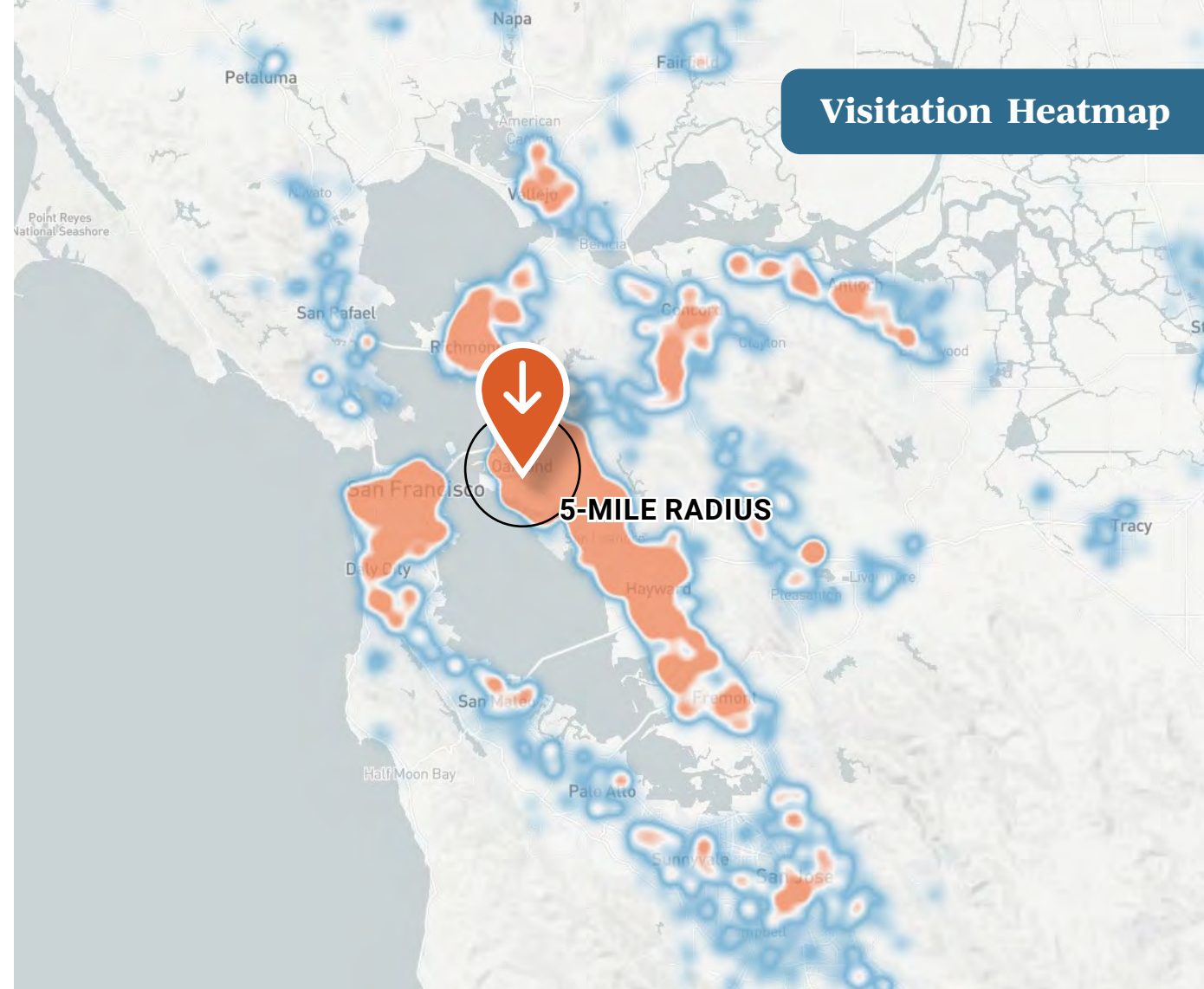
The typical visitor persona for individuals who visited the subject property in the last 12 months are individuals with **annual incomes of \$150k+**

**539K Visits**

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

**106 Minutes**

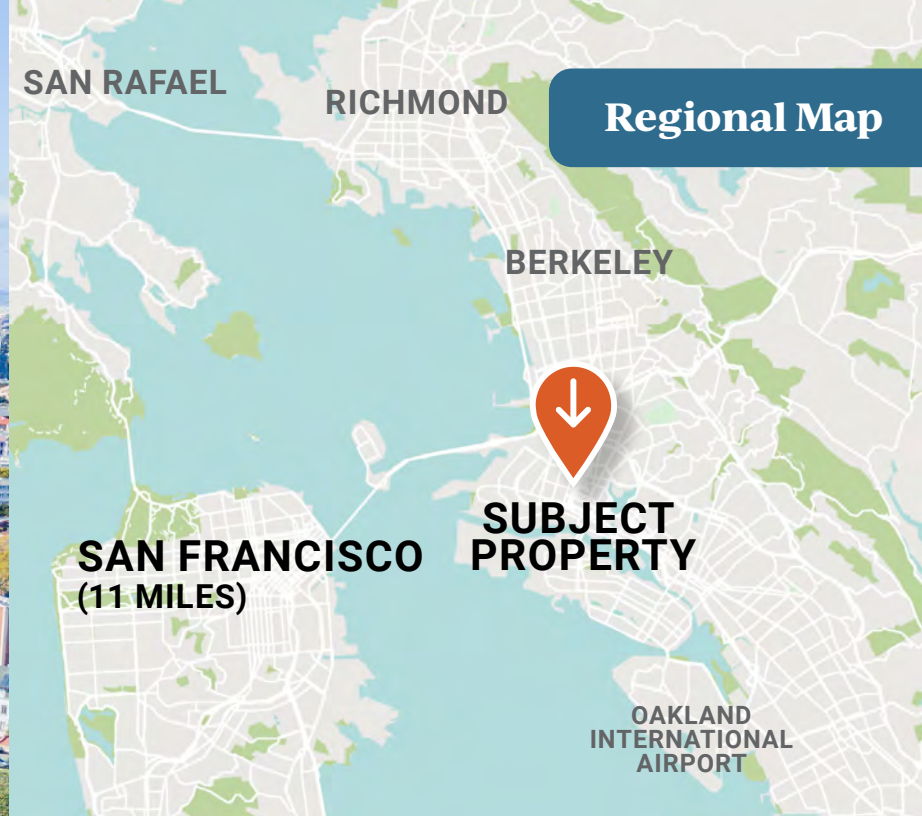
AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Paramount Theater over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



# Oakland, CA



**7.7 Million**

ESTIMATED SF BAY AREA POPULATION

**\$778 Billion**

SAN FRANCISCO-OAKLAND-HAYWARD MSA 2023 GDP

## A Major Bay Area City

- The largest city and the county seat of Alameda County with a population of 445,849 people
- Major employers in Oakland include Kaiser Permanente, Dreyers, Clorox, FedEx, Pandora, and more
- The greater Oakland area has the fifth largest cluster of “elite zip codes” ranked by the number of households with the highest combination of income and education
- Oakland has a vibrant art scene and claims the highest concentration of artists per capita in the United States
- The Port of Oakland is a major West Coast port, and the fifth busiest in the U.S. by cargo volume

## San Francisco Bay Area

- Consists of nine counties in Northern California centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay
- The Bay Area is home to the second highest concentration of Fortune 500 companies, with 30+ based throughout the region, including Google, Facebook, Apple, Hewlett Packard, Intel, and Adobe



# SAN FRANCISCO

ALAMEDA

**blue**  
california  
HEADQUARTERS

130,302 VPD

PORT OF OAKLAND

BART  
**ba** 12TH ST STATION

TRIBUNE TOWER

WEST OAKLAND

150,841 VPD

1780 TELEGRAPH AVE

UPTOWN

HOOVER-FOSTER

BART  
**ba** 19TH ST STATION

the **y**

LAKESIDE

NEWLY DEVELOPED  
**VESPR**  
419 UNITS

**STARBUCKS**

NEWLY DEVELOPED  
*the Lark*  
330 UNITS

BROADWAY

PILL HILL

**WHOLE FOODS MARKET**

WESTLAKE MIDDLE SCHOOL

NEWLY DEVELOPED  
**HANOVER**  
NORTHGATE  
225 UNITS

15,855 VPD

27TH ST

HARRISON ST



## Listing Team

**RACHEL KRAM**  
rkram@cppcre.com  
PH: 415.274.7392  
CA DRE# 02021048

**DAVID KRAM**  
dkram@cppcre.com  
PH: 415.274.2712  
CA DRE# 01848816