

3770 FORMER RESTAURANT OPPORTUNITY

TELEGRAPH AVE | OAKLAND, CA



FOR SALE OR LEASE

Contact Broker for Details



±26,962 SF
Lot Size



CN-2
Zoning



3,174
Building Size

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CoSol Commercial Real Estate

is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge,

CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.,



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EXECUTIVE SUMMARY



3770 Telegraph Avenue presents a freestanding commercial property located along the Telegraph Avenue corridor in Oakland, CA. The site consists of a $\pm 26,962$ square foot parcel improved with a $\pm 3,174$ square foot building previously occupied by a national restaurant operator.

The property benefits from strong visibility at a signalized intersection, with established traffic patterns and convenient access to surrounding residential neighborhoods. Its proximity to MacArthur BART Station provides connectivity to the greater Bay Area, enhancing accessibility for customers and employees.

The existing improvements offer an opportunity for a restaurant or retail operator to occupy a highly visible location within a proven commercial corridor. The layout and site configuration support a variety of food, service, or retail-oriented uses.

Additionally, the property presents an attractive opportunity for an owner-user seeking to acquire a well-positioned freestanding building with on-site parking and prominent frontage along Telegraph Avenue.

3770 Telegraph Avenue offers a compelling opportunity to establish a presence in a well-established Oakland submarket with strong surrounding demographics and convenient transit access.

OPPORTUNITY OVERVIEW

OFFERING PRICE

Contact Broker for Details

PROPERTY TYPE	Freestanding Retail Property
ADDRESS	3770 Telegraph Ave Oakland, CA
APN	012-0974-013-02

Site & Building

Lot Size:	±26,962 SF
Building Size:	±3,174 SF
Year Built:	1984

Zoning & Development

Zoning:	CN-2 (Neighborhood Center Mixed Use)
General Plan:	Neighborhood Center Mixed Use
Current Opportunity:	Availability: For Lease or Sale

INVESTMENT HIGHLIGHTS

- **Flexible Exit Strategies**
Opportunity to lease, occupy, or reposition the property, allowing investors to tailor execution based on market conditions and investment objectives.
- **Development Upside**
CN-2 zoning and 65' height limit allow for a range of mixed-use configurations, providing long-term flexibility and upside.
- **Large Infill Site**
±26,962 SF parcel offers scale rarely available in this submarket.
- **Transit-Oriented Location**
Located near MacArthur BART in a transit-oriented Priority Development Area, supporting reduced parking requirements and increased density.
- **Lease-Up Opportunity**
Ability to stabilize the existing building with a restaurant or retail tenant, creating a pathway to enhanced valuation.
- **Owner-User Opportunity**
Rare opportunity for a business operator to secure a well-located freestanding building along a high-visibility corridor.

LEASE OPPORTUNITY



The property features a ±3,174 square foot freestanding commercial building positioned along Telegraph Avenue, offering strong visibility and established traffic patterns within a well-trafficked corridor.

The existing improvements support a range of restaurant, retail, or service-oriented uses, providing an opportunity for a tenant to occupy a highly visible location with convenient access to surrounding residential neighborhoods and nearby MacArthur BART.

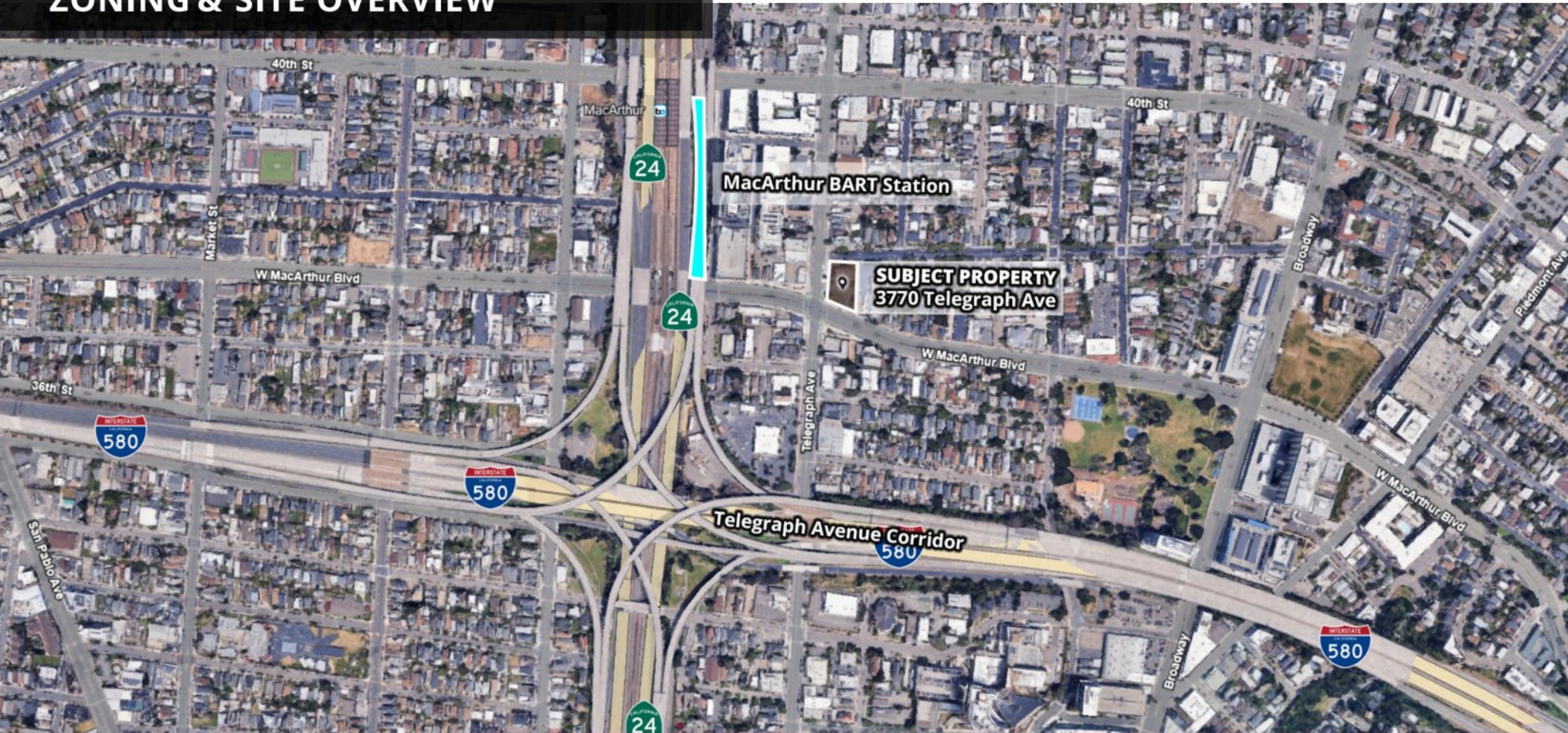
Lease Highlights

- ✓ ±3,174 SF freestanding building
- ✓ Prominent Telegraph Avenue frontage
- ✓ High visibility and strong traffic exposure
- ✓ Existing restaurant infrastructure (verify)
- ✓ CN-2 zoning supports a variety of retail and restaurant uses
- ✓ Accessible location near MacArthur BART
- ✓ On-site parking

IDEAL TENANT PROFILE

- ✓ Quick-service or fast-casual restaurant
- ✓ Coffee or cafe concept
- ✓ Specialty or service user
- ✓ Local or regional food operators

ZONING & SITE OVERVIEW



Property Highlights

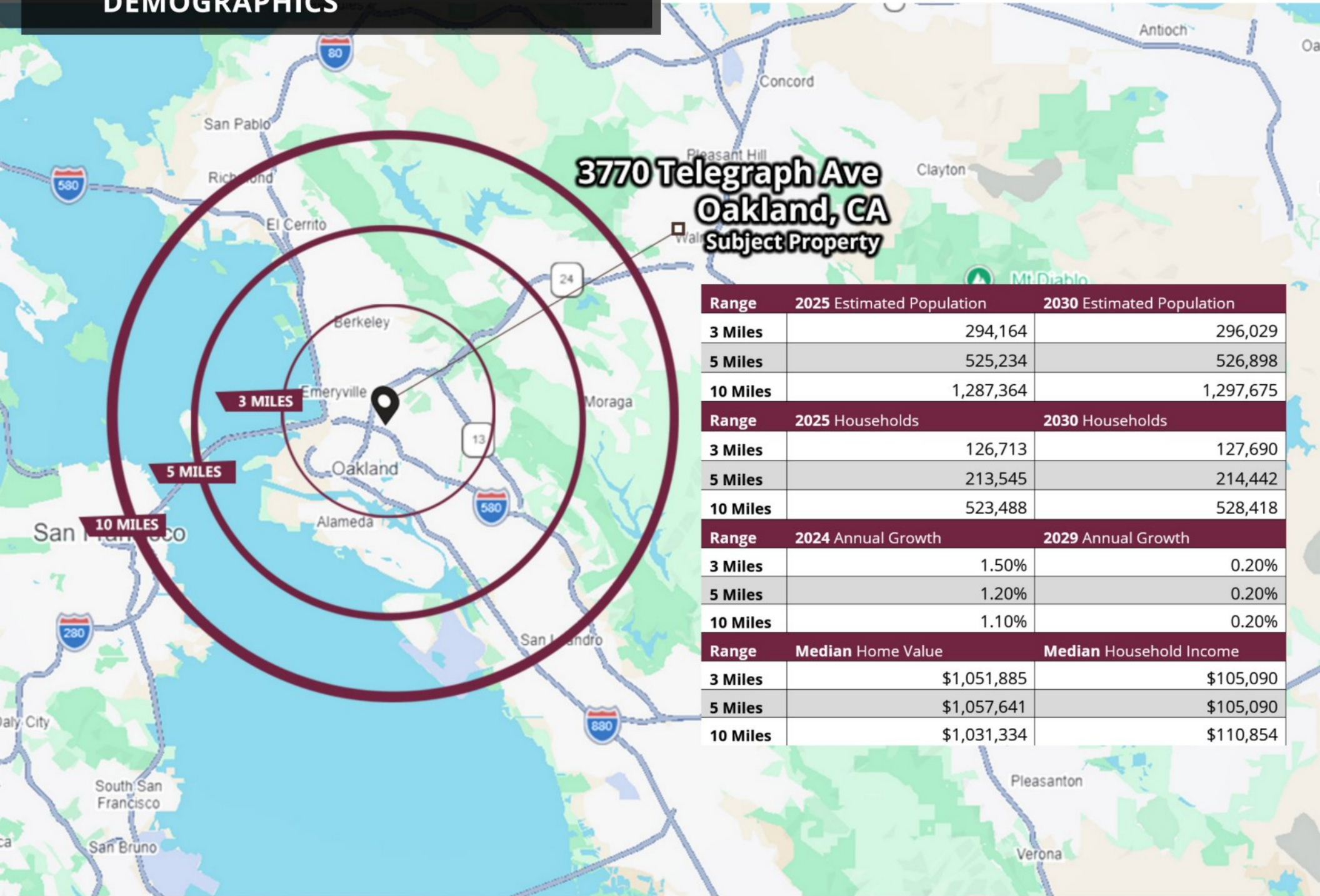
- ±26,962 SF infill site in established Oakland submarket
- Located within MacArthur Transit Village Priority Development Area
- CN-2 Zoning (Neighborhood Center Mixed Use)
- S-13 Overlay supporting corridor-oriented uses
- 65-foot height limit allowing a range of future uses

±0.13 Miles to MacArthur BART Station
Located along Telegraph Avenue Commercial Corridor

Property Flexibility

- ✓ Mixed- use zoning supports retail, restaurant, and residential uses
- ✓ Flexibility for future repositioning or redevelopment
- ✓ Transit-oriented location near MacArthur BART
- ✓ Strong infill location within an established Oakland submarket

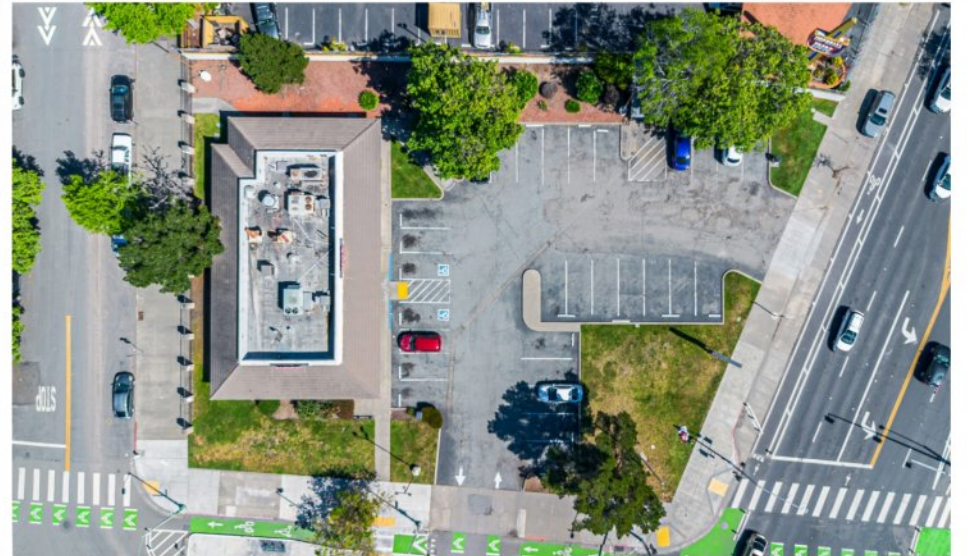
DEMOGRAPHICS



**3770 Telegraph Ave
Oakland, CA
Subject Property**

Range	2025 Estimated Population	2030 Estimated Population
3 Miles	294,164	296,029
5 Miles	525,234	526,898
10 Miles	1,287,364	1,297,675
Range	2025 Households	2030 Households
3 Miles	126,713	127,690
5 Miles	213,545	214,442
10 Miles	523,488	528,418
Range	2024 Annual Growth	2029 Annual Growth
3 Miles	1.50%	0.20%
5 Miles	1.20%	0.20%
10 Miles	1.10%	0.20%
Range	Median Home Value	Median Household Income
3 Miles	\$1,051,885	\$105,090
5 Miles	\$1,057,641	\$105,090
10 Miles	\$1,031,334	\$110,854

PHOTOS



- Temescal District
- Telegraph Ave Retail Corridor

Telegraph Ave
estimated 11,503 vehicles per day



±0.2 Miles to MacArthur BART Station
±0.5 Miles to 40th St Commercial Corridor

W MacArthur Blvd
estimated 17,042 vehicles per day





3770

FORMER RESTAURANT
OPPORTUNITY

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