

:: FOR SALE OR LEASE: 1240 47th Avenue, Oakland, CA ::  
UNIQUE "TURN-KEY" OAKLAND COMMERCIAL KITCHEN FACILITY/PROPERTY



GREEN ZONE:  
APPROVED FOR  
MANUFACTURING  
AND SHARED  
KITCHEN USE



# PROPERTY DESCRIPTION 1240 47th Avenue, Oakland, CA

**BUILDING SIZE:** ±3,503 SF

**SALE PRICE:** \$1,295,000

**RENT PRICE:** \$2.50 psf/Month NNN

**PARCEL SIZE:** ±0.07 Acre

**APN:** 034-2 55-01800

## RARE OPPORTUNITY – COMMERCIAL KITCHEN FOR SALE OR FOR LEASE

- Former USDA-approved meat factory
- Second floor office area
- 2 restrooms
- 2 large walk-In refrigerator and freezer units
- Washable walls, floor drains, and mop sink
- Two-car garage
- Storage Space
- Security system
- Fully sprinklered
- Sewer lateral certificate is valid (won't need new one for sale)
- Close to major freeways, Oakland International Airport and more
- Zoned: CIX-2







## DEMOGRAPHICS

	BRICK & MORTAR RESTAURANT		CLOUD KITCHENS
	0.5 MILE	1 MILE	1.5 MILE
Total households	2,300	11,061	28,239
Total population	7,741	36,141	86,632
Persons per household	3.4	3.3	3.1
Average household income	\$72,212	\$76,099	\$78,568
Average house value	\$417,560	\$472,366	\$534,616
Average age	35.1	33.9	34.9
Average age male	34.1	33.3	34.3
Average age female	36.4	35.1	36

## OVERVIEW

Fully built out for food production and ideal for catering operations, ghost kitchens, or commissary use. All kitchen infrastructure is in place; equipment is negotiable.

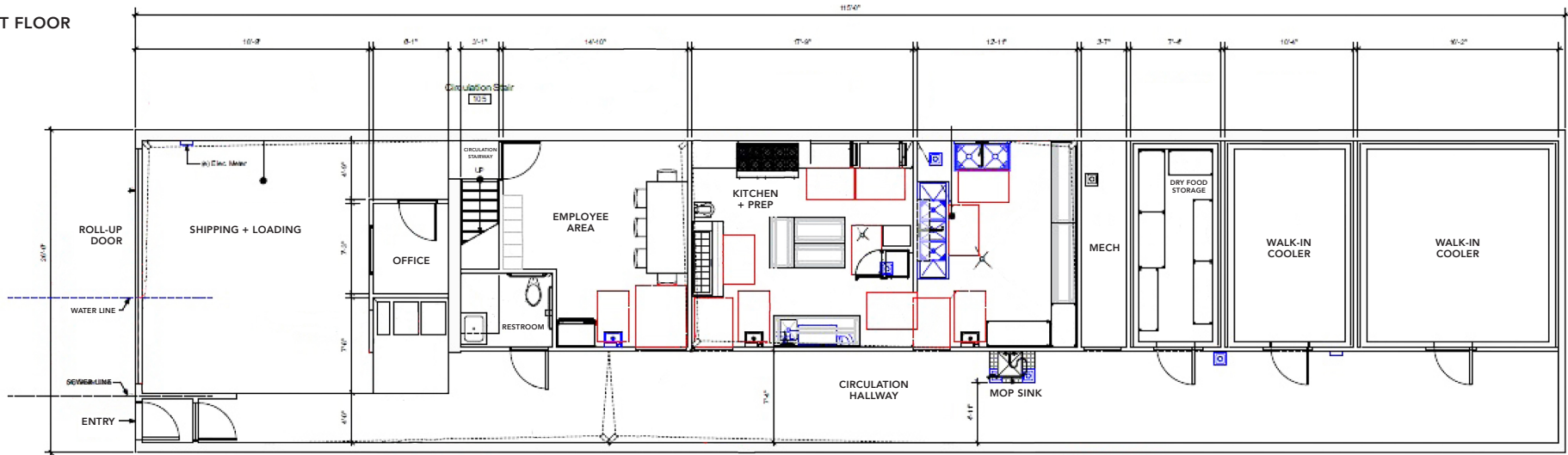
### RECENT MECHANICAL, ELECTRICAL, AND PLUMBING PLANS

- New Roof
- New Fire Suppression System
- Up to Date and Code Fire Sprinkler System
- Recent Hood Balance Air Test/Report
- Updated Electrical for Ovens
- Required Environmental Health Improvements Made
- New Kitchen Flooring
- New Water Heater
- New Camera & Alarm System
- New Grease Trap Installed

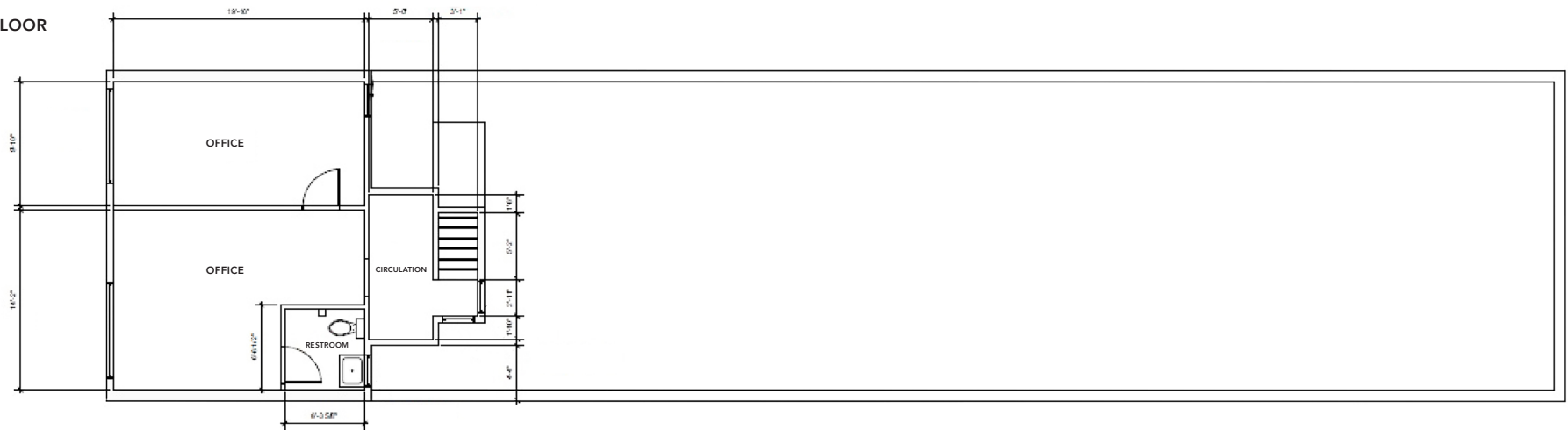


# FLOOR PLAN 1240 47th Avenue, Oakland, CA

## 1ST FLOOR



## 2ND FLOOR



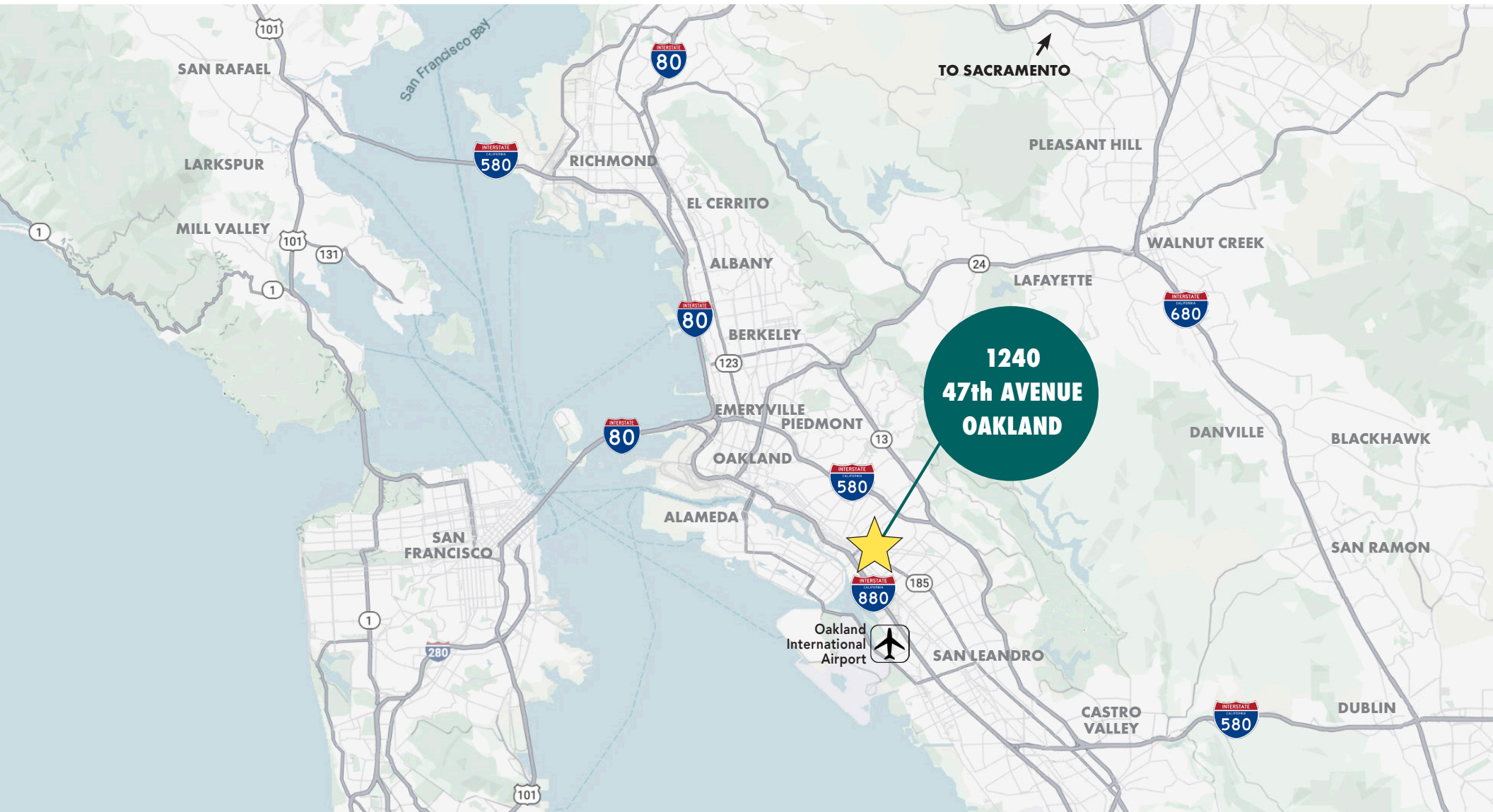


# LOCATION MAP 1240 47th Avenue, Oakland, CA

Located in a high-demand region with easy freeway accessibility between both I-880 and I-580. Close to I-80 and the entire San Francisco Bay Area.

Oakland Airport is just 4.9 miles away, Port of Oakland is 4.9 miles, 4.8 miles to Downtown Oakland, 9 miles to Berkeley, 23 miles from San Francisco.

20 miles to Walnut Creek. 35 miles to San Jose, 85 miles to Sacramento.







**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

JONATHAN NEWMAN • 510 898-2122 • [jnewman@gordoncommercial.com](mailto:jnewman@gordoncommercial.com) • DRE# 02118083