

FOR SALE | FIRST TIME ON MARKET IN 30 YEARS

3801 TELEGRAPH AVENUE | 0.3 MILES TO MACARTHUR BART

TRANSIT ORIENTED DEVELOPMENT OPPORTUNITY



Teddy Swain
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3801 TELEGRAPH AVE

**TRANSIT ORIENTED DEVELOPMENT OPPORTUNITY
FOR SALE IN TEMESCAL, OAKLAND**

Property Details

Address	3801 Telegraph Avenue, Oakland CA
APN	12-967-5-1
Property Type	Restaurant/Retail (2 Buildings on 1 Lot)
Square Footage	6,384 SF between two buildings
Land Area	±0.33 Acres
Max FAR	4.0

Year Built

1989

Occupancy

Fully occupied

Base Density

71 units (includes 35% density bonus)

Zoning

Community Neighborhood | CN-2

General Plan

Neighborhood Center Mixed Use

Height Limit

76'

Do Not Disturb Tenants



CALL FOR PRICING

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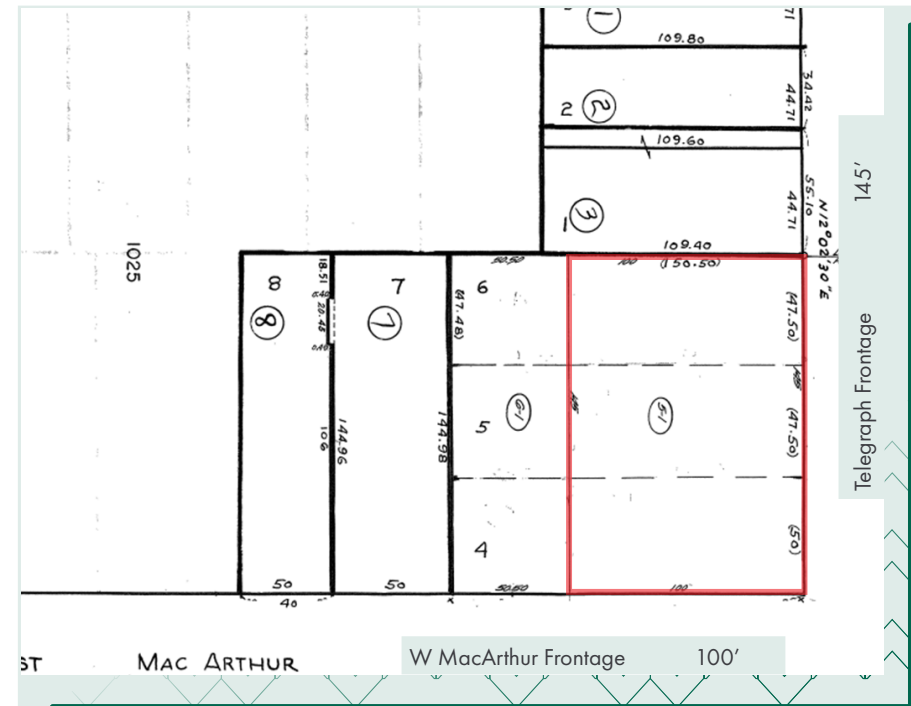
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Massing Model provided by OTHR/SPACE for visualization purposes only



Demographics	1 Mi	3 Mi	5 Mi
Population	46,710	277,408	506,967
Total Households	22,604	118,533	203,851
Median Age	38	37.2	37.6
Average HH Income	\$98,859	\$119,060	\$123,996
Residents w/ BART Commute	22.6%	18.1%	14.8%



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TRI is LOCAL

We have been representing properties in the Greater East Bay for decades and we know this market better than any other.



TRI is REGIONAL

TRI offices span the distance between Roseville and SF, granting us transportational expertise in NorCal.



TRI is GLOBAL

Our participation with CORFAC gives us 76 worldwide partnerships, from Kansas City to Cape Town.

TRI CORPORATE

2209 Plaza Drive, Suite 100
Rocklin, CA 95765

TRI PROPERTY MANAGEMENT

2209 Plaza Drive, Suite 100
Rocklin, CA 95765

ROSEVILLE AND TRI LAND SERVICES

532 Gibson Drive, Suite 200
Roseville, CA 95678

SACRAMENTO

1515 River Park Drive, Suite 200
Sacramento, CA 95815

SAN FRANCISCO

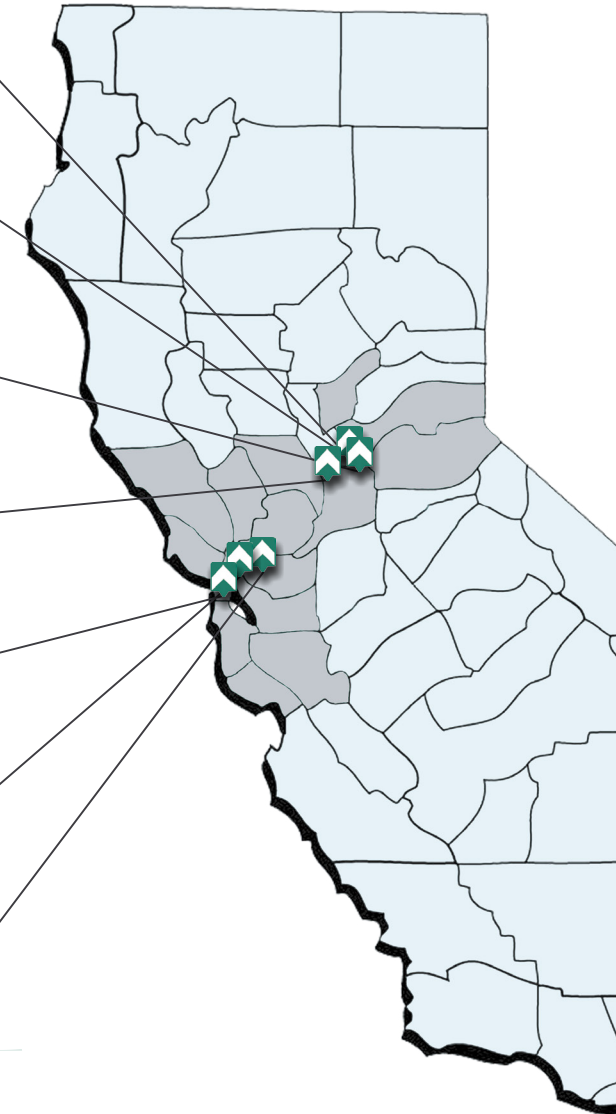
71 Stevenson St, Suite 1450
San Francisco, CA 94105

OAKLAND

1404 Franklin Street, Penthouse
Oakland, CA 94612

WALNUT CREEK

1777 Oakland Boulevard, Suite 220
Walnut Creek, CA 94596



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