

**INVESTMENT / FUTURE DEVELOPMENT**



**FOR SALE: Great Location**

**3200**

**TELEGRAPH AVENUE  
OAKLAND, CA**

*High Developer Upside  
Solid Tenant Investment*

# HIGHLIGHTS



- 1** Fully leased with two strong tenants: a national imaging company and a regional day care operator
- 2** Located on the hard corner of Telegraph Ave and Hawthorne in the "Pill Hill" Supermarket
- 3** Immediate proximity to Oakland's Pill Hill submarket which includes the Alta Bates Summit Medical Center and Kaiser Oakland
- 4** 2/3 Miles from MacArther BART. Sutter runs BART Shuttle to Pill Hill on a daily basis. Easy access to highways I-980 and I-580
- 5** FAR allows for additional development on the site

## Property Details

<b>Building Size</b>	15,350 SF
<b>Parcel Size</b>	1.01 Acres
<b>Tenants</b>	Radnet Management Inc Childs Play Wonder School
<b>FAR</b>	0.35
<b>Parking (with Lot)</b>	2.3/1,000 SF 42 stalls total, 5 reserved for Day Care
<b>Year Built</b>	1955, Renovated 2004
<b>Construction</b>	Reinforced Masonry
<b>Roof</b>	Shingle
<b>Ownership</b>	Fee Simple
<b>APN</b>	009-0746-025
<b>Property Type</b>	Medical Office and Day Care
<b>Sprinklers</b>	Yes
<b>ADA Access</b>	Yes
<b>ADA Restrooms</b>	6