

# 1645 TELEGRAPH AVE

FOR LEASE | RETAIL SPACE IN DOWNTOWN OAKLAND

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



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## PROPERTY SUMMARY

### ADDRESS

1645 Telegraph Avenue, Oakland, CA 94612

### AVAILABLE SPACE

+/- 1,400 Square Feet

### RENTAL RATE

\$2.50 / Square Foot / Month, Modified Gross

### AVAILABLE

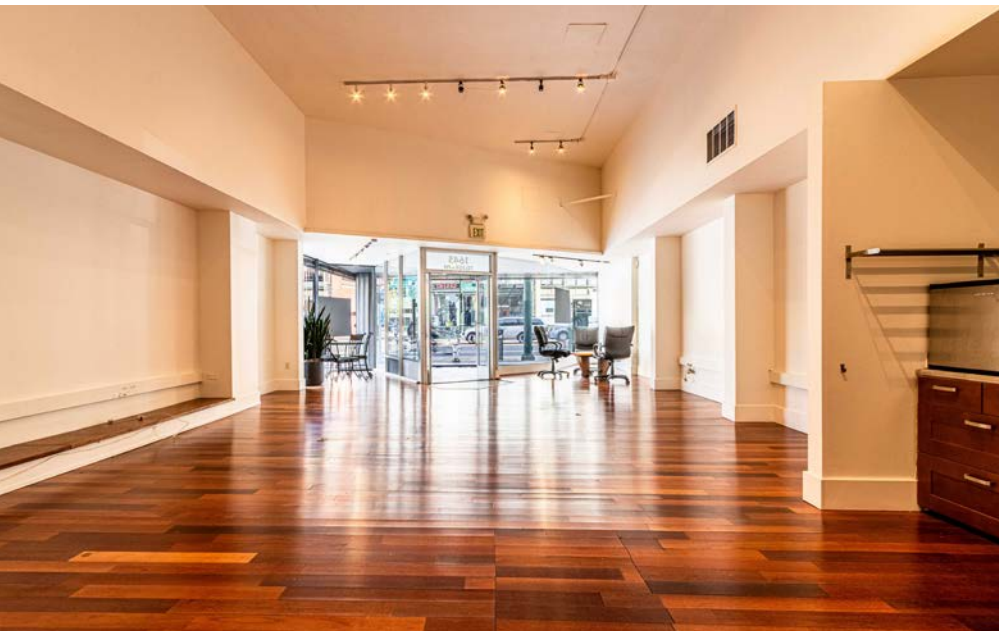
Immediately

## BUILDING ATTRIBUTES

- + Kitchenette
- + ADA Compliant
- + Grandfathered in Shingle Signage
- + Prime Downtown Corner Location
- + Covered, Terracotta Stone Patio



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## LOCATION OVERVIEW

Highly desirable Downtown Oakland location, walkable to many amenities, transportation and to surrounding neighborhoods.



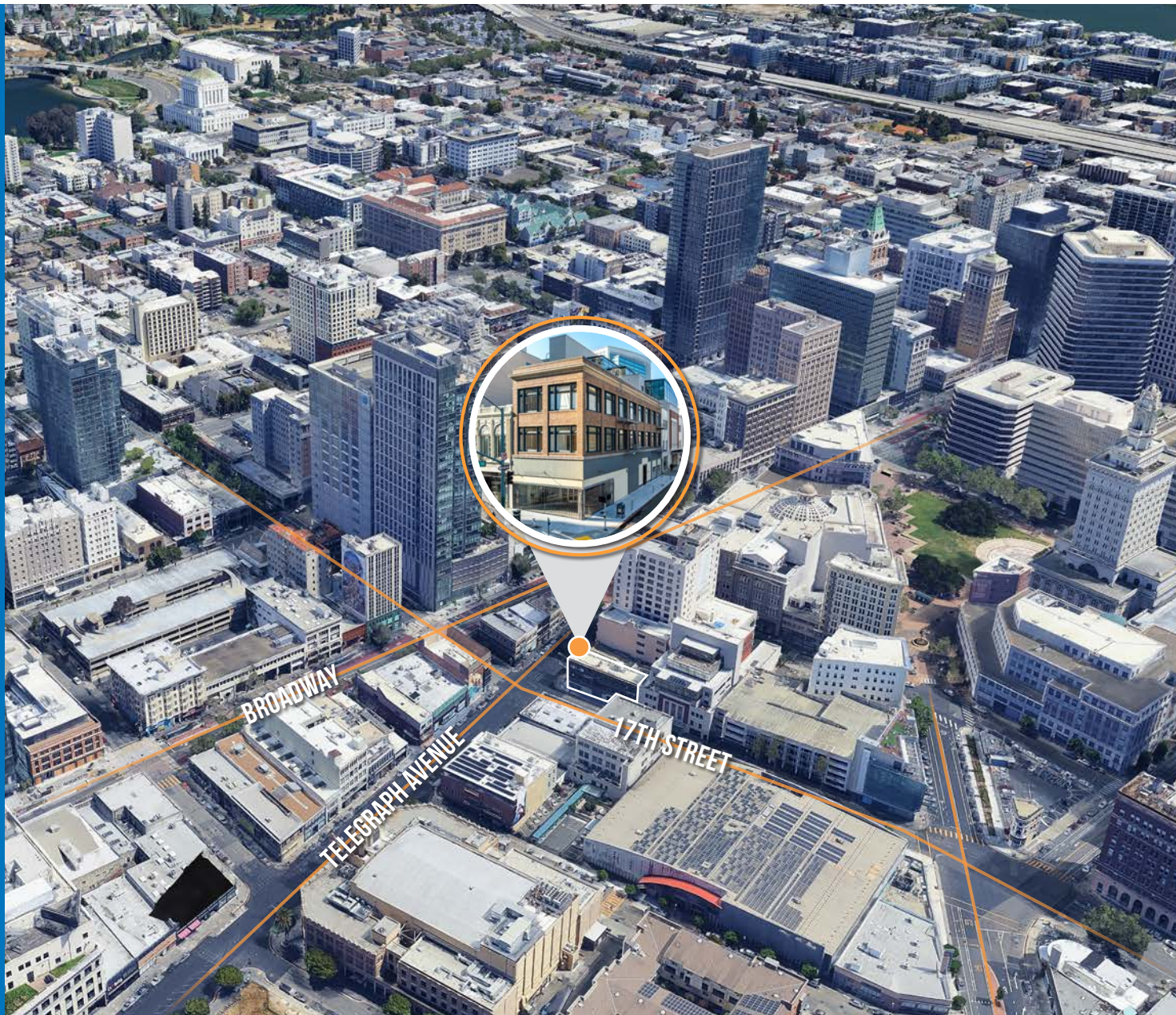
**01 MIN** to 15th St AC Transit  
**02 MIN** to 12th St BART  
**04 MIN** to Fox Theater



**07 MIN** to West Oakland  
**08 MIN** to North Oakland  
**10 MIN** to Alameda



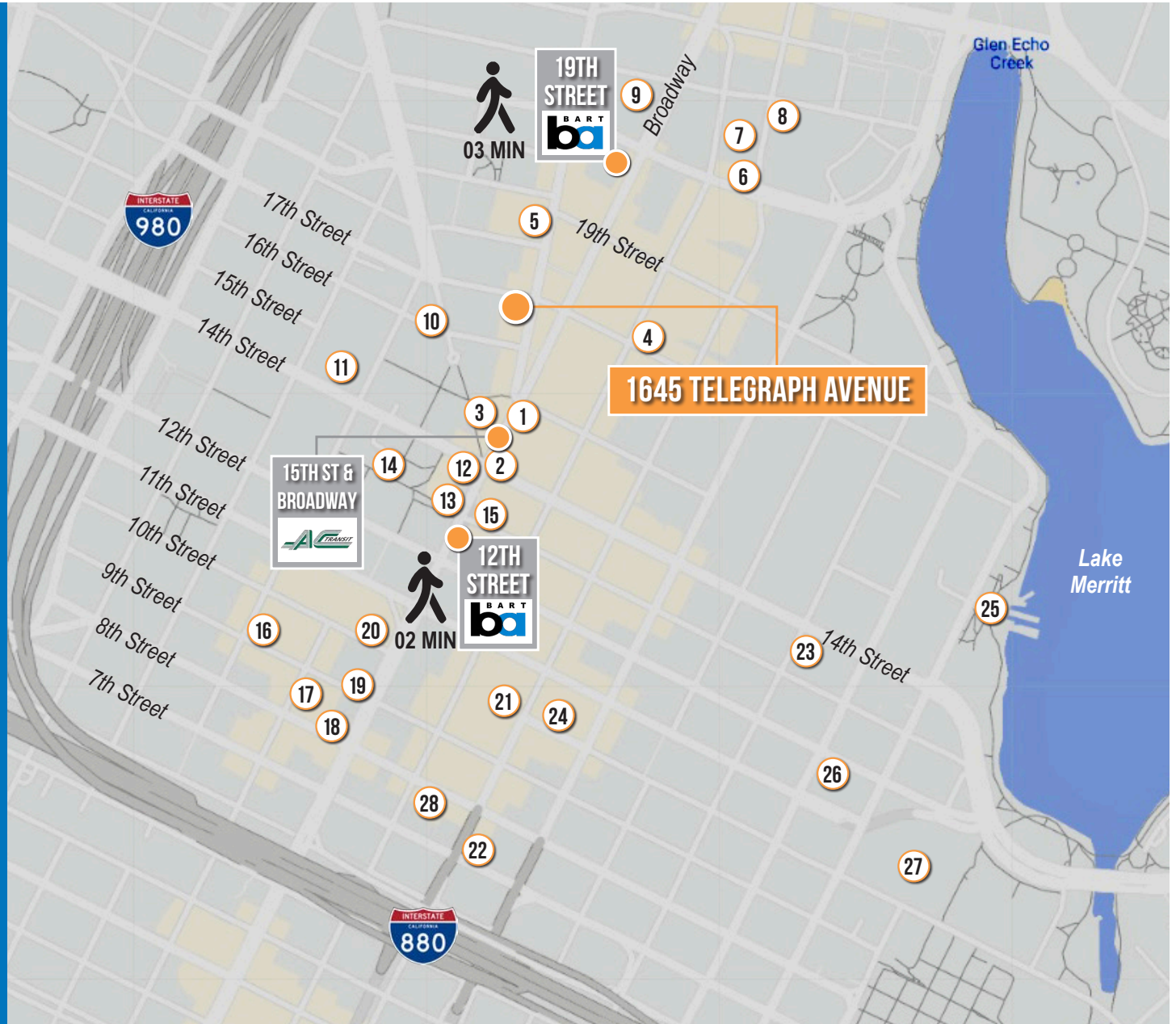
**03 MIN** to 980 On-Ramp  
**05 MIN** to 880 On-Ramp  
**09 MIN** to 580 On-Ramp



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## NEARBY AMENITIES

- 1..... Metro by T-Mobile
- 2..Gus's World Famous Fried Chicken
- 3..... Awaken Cafe & Roasting
- 4..... The UPS Store
- 5..... Fox Theater
- 6..... Chase Bank
- 7..... Wells Fargo
- 8..... 24 Fitness
- 9..... Paramount Theater Oakland
- 10 World Famous HOTBOYS Chicken
- 11..... Oakland City Hall
- 12..... Walgreens
- 13..... Citibank
- 14..... Subway
- 15..... Chipotle
- 16..... Swan's Market
- 17..... Square Pie Guys
- 18..... Sweetgreen
- 19..... Fitness
- 20..... Oakland Convention Center
- 21..... Pacific Renaissance Plaza
- 22..... Cathay Bank
- 23..... McDonald's
- 24..... Shan Dong
25. The Lake Chalet Seafood Bar & Grill
- 26..... Mad Oak Bar 'N' Yard
- 27..... Oakland Museum of California
- 28..... New Gold Medal Restaurant



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SWAN'S MARKET



WORLD FAMOUS HOTBOYS CHICKEN



FOX THEATER OAKLAND



AWAKEN CAFE & ROASTING



SQUARE PIE GUYS

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