

# COMMERCIAL KITCHEN SPACES AVAILABLE: 2353 East 12th Street, Oakland, CA

## PLUG AND PLAY OPPORTUNITY



# PROPERTY DESCRIPTION 2353 East 12th Street, Oakland, CA

Gordon Commercial Real Estate Brokergie presents unique, Delivery or Alternative kitchens designed for efficiency. Be part of this vibrant community of Commercial Kitchens housing chefs, bakers, catering and artisanal makers. CloudKitchens provide a turnkey solution for restaurant owners to quickly and affordably expand their businesses.

This unique, private kitchen opportunity in North Oakland is located in the center of delivery demand. Operate multiple brands out of the same kitchen to expanding your customer base and increase your visibility on delivery platforms without added costs. The kitchens themselves don't have a storefront and the staff prepares dishes off of their menus that are available for delivery or distribution. Instead of a physical location, your presence is digital, allowing you to reach more customers than you ever could with just a physical location. Designed for speed, quality, and scale, making it easy to launch a delivery restaurant with lower risk and capital. Optimized for delivery food production, these kitchens require minimal staff and resources. Ideal for both large and small businesses, this model allows for multiple brands and cuisines, reducing overhead and increasing profits.

**SIZE: K18 at 191 SF + K19 at 193 SF**

Get up and running in just a few weeks.

Example of pricing per square foot for a double kitchen in the Oakland Food Hall (K22/K23) which is 400 SF total:  
Total Monthly LF: \$3,338 --> \$8.34 "Rent"/psf • Total Monthly CAMs: \$4,590 --> \$11.47 CAMs/psf

On-site fulfillment team  
for online orders

Move-in ready space

Fully setup and ready for  
equipment

Excellent for start-ups or  
existing restaurants

Expand your business or  
capacity





# WHY OPEN A GHOST KITCHEN?

- Ghost kitchens provide you with prime real estate at a fraction of the cost, compared to a brick-and-mortar
- They come with fulfillment and logistics services, so you can focus on cooking your delicious food
- Build multiple concepts. Since your presence is digital, you can create more than one brand to target different segments online
- Endless possibilities in terms of what you can do to launch new brands or manage multiple virtual restaurants all in one place, since your presence is online
- With streamlined operations, there's less food waste and better inventory control, boosting your profit margins
- They allow you to tap into the online delivery business which is rapidly growing and projected to reach \$490 billion by 2025
- Now more than ever in the restaurant industry, it is crucial to adapt to the online delivery market to capitalize on market demand



# SPECS 2353 East 12th Street, Oakland, CA

<b>Size</b>	191 SF or 193 SF	<b>Walls</b>	Painted, water-based epoxy Semi-Gloss finish
<b>Ceiling height</b>	8'-0"	<b>Ceiling</b>	Painted, water-based epoxy Semi-Gloss finish, White
<b>Corridor width</b>	Min. 4'-0"	<b>Floor</b>	Sealed concrete
<b>Equipment provided</b>	1 x 3 Compartment sink 1 x Prep sink 1 x Hand sink 1 x Type 1, 9' hood	<b>Lighting</b>	LED flat panel (2'x 2')
<b>Additional storage</b>	Modular dry and cold storage available	<b>Power</b>	Minimum 5 dedicated 120v outlets. All hookups for gas/water/electric

This commercial kitchen provides an efficient, and low-risk solution for launching delivery restaurants. Shared spaces eliminate the need for dining rooms and front-of-house staff, offering commercial-grade equipment for busy restaurants to focus on food quality and safety. Designed for speed, quality, and scale, making it easy to launch a delivery restaurant with lower risk and capital. Businesses can open a ghost kitchen in weeks. Ideal for startup concepts, personal chefs, catering companies, food trucks, single-location operators, and national chains looking to expand. Discounting available for multi-unit or multi-year deals. If a customer wants to be connected to a kitchen supplier we can help.

**All equipment specific to the kitchen concept/cuisine needs to be brought by the operator.**

## IDEAL TRADITIONAL RESTAURANT VS. CLOUDKITCHENS

	BRICK & MORTAR RESTAURANT	CLOUDKITCHENS
<b>Real estate cost</b>	2000 ft <sup>2</sup> High cost, high traffic address	191-300 ft <sup>2</sup> Same area, low cost low traffic address
<b>Capital investment</b>	\$1M	\$30K
<b>Staff required</b>	30 employees Many dedicated to front-of-house	~4 employees We provide onsite support
<b>Time required to open</b>	1 location, 12 months 10 locations 5-10 years	1 location ~ 6 weeks 20-30 locations 1 year
<b>Breakeven</b>	5 years 10% profit on 1M run rate	6 months 10% profit on 1M run rate



# SPACE SERVICES 2353 East 12th Street, Oakland, CA



## Before you start cooking, you'll need:

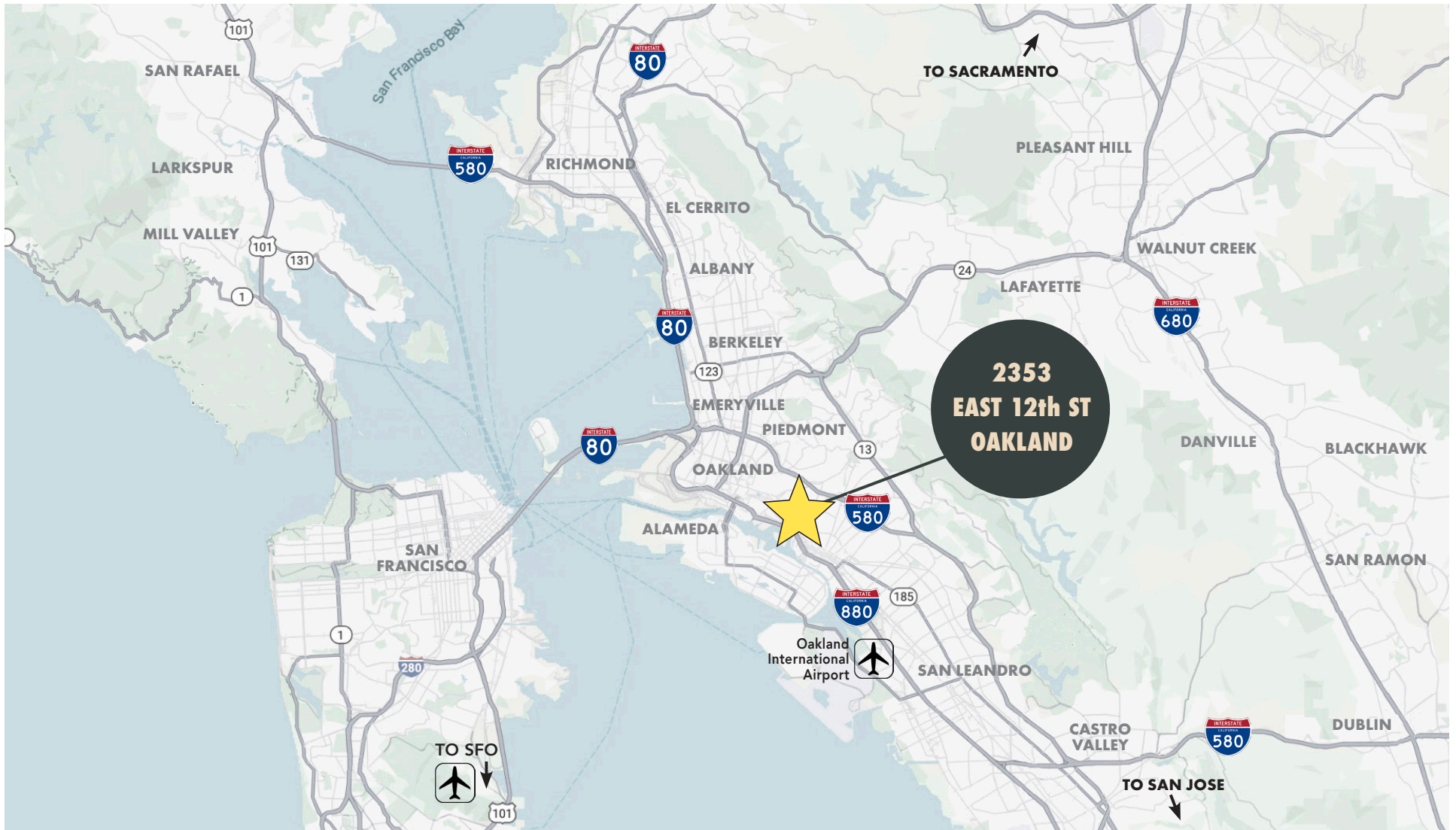
- Your own kitchen equipment
- Health permit
- Insurance - we have a deal with CAL insurance if you don't already have it
- EIN letter from the IRS
- Servsafe Food Manager Certification
- Driver's license
- Articles of organization
- Business license
- Seller's permit with facility address

## Space Services:

- Equipment Utilities
- Private kitchen
- Driver pickup area
- Staff locker area
- Restrooms
- Mop wash
- Cold & freezer storage
- Dry storage
- Order pickup & processing
- Courier handoff
- Cleaning & maintenance
- Safety & health inspections
- Delivery logistics
- Extraction & ventilation
- On-site support staff
- Delivery software
- 3 compartment sink
- Prep sink
- Hand sink
- Commercial hood
- Tablet
- Grease-trap/interceptor
- Gas points
- Power outlets
- High power lighting
- Cold & hot water lines
- Gas/fire safety system
- WiFi
- Trash/recycle
- Ethernet connections
- Grease/trap cleaning
- Hood/flue cleaning
- Pest control

# LOCATION MAP 2353 East 12th Street, Oakland, CA

Easy freeway accessibility between both I-880 and I-580, close to I-80 and the entire SF Bay area. Oakland Airport is 6 miles away. 15 miles from San Francisco. 30 miles from Marin, 21 miles to Walnut Creek. 38 miles to San Jose, 85 miles to Sacramento. Located in this high-demand area, ensures accurate, timely orders and integrate all delivery apps on a single tablet. This model allows for multiple brands and cuisines, reducing overhead and increasing profits. Ideal for both large and small businesses,



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.



**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

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