

2525 San Ramon Valley Boulevard

San Ramon, CA



Retail Space
Available

24,200 SF

New Construction
Opportunity

Restaurant/Retail Pad Available

Located in San Ramon's shopping
corridor and surrounded by a collection
of national, regional and local tenants.

No restrictions on use.



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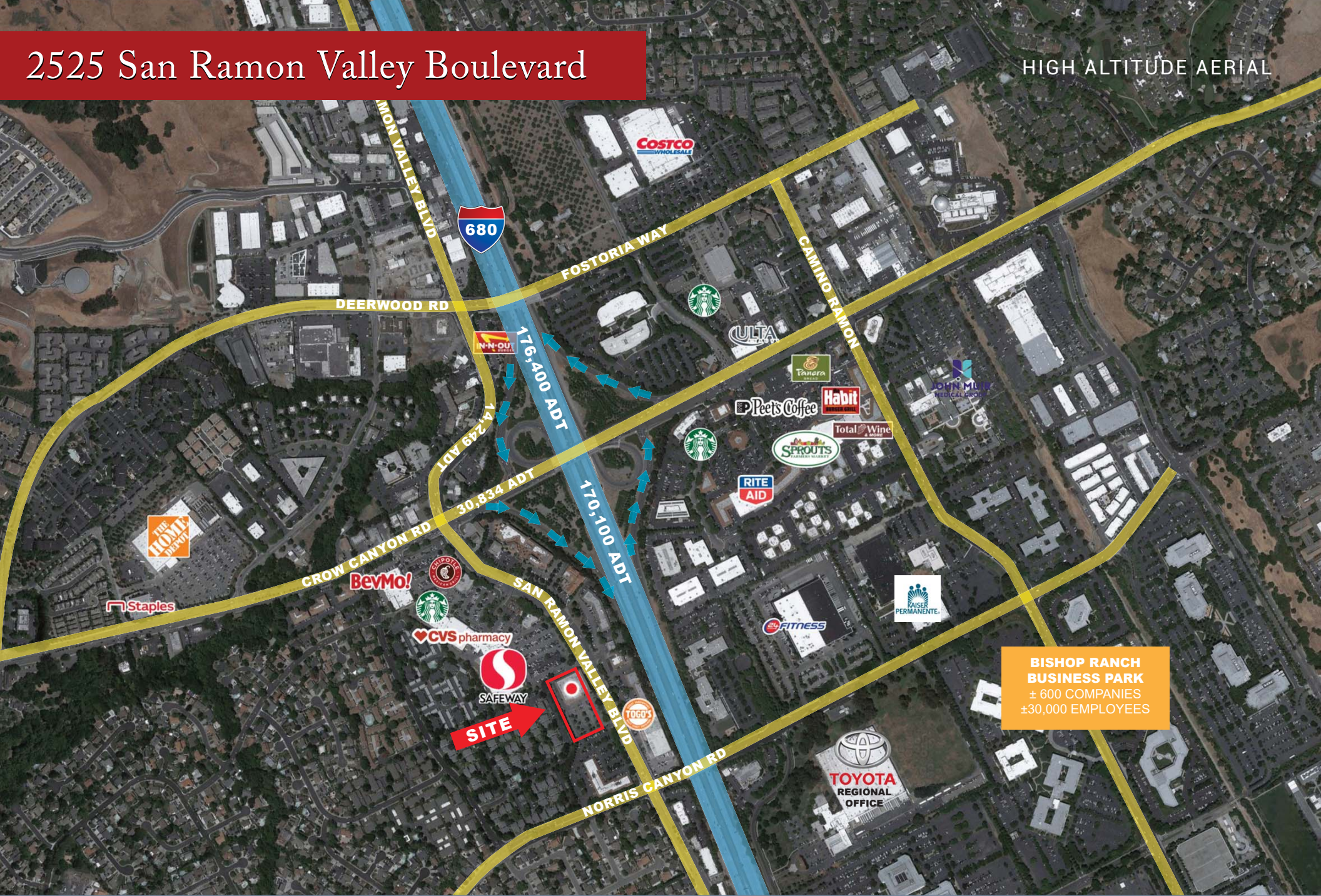
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PARTNER XTEAM
RETAIL ADVISORS

**JohnCumbelich
& Associates**

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HIGH ALTITUDE AERIAL



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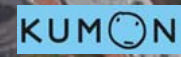
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LOW ALTITUDE AERIAL & ACCESS



ACCESS ROAD

SAN RAMON VALLEY BLVD



NORRIS CANYON RD



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About

24,200 SF retail space and new pad opportunity located along busy San Ramon Valley Boulevard.

A well positioned location in the suburban city of San Ramon, serving an upscale residential community and close to the 585-acre business park at Bishop Ranch. With approximately 650 companies occupying 10 million square feet of office space, Bishop Ranch is home to the corporate headquarters of Chevron Corporation and AT&T's Northern California and Nevada operations. Other notable tenants include General Electric, PG&E, Rodan+Fields, and Bank of the West.

The space provides an opportunity for a vast array of daily-needs retail, restaurant and services options. There are no use restrictions.

highly educated

68% OF SHOPPERS HOLD A BACHELOR'S DEGREE OR HIGHER

highly affluent

AVERAGE HOUSEHOLD INCOME OF \$229,176

strong population

DAYTIME POPULATION OF 115,268

Traffic Counts

Hwy 680, N of Crow Canyon Rd	176,400 ADT
Crow Canyon Rd, E of San Ramon Valley Blvd	30,836 ADT

(Source: Caltrans, Regis Sites USA)

Demographics

	1-Mile	3-Mile	5-Mile
Population	11,082	60,791	154,019
Average HH Income	\$192,819	\$208,411	\$229,176
No. of Households	4,157	22,258	53,494
Daytime Population	23,380	72,008	115,268

(Source: Regis Sites USA 2020 Estimates)



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		1 mile radius	3 mile radius	5 mile radius
POPULATION	2020 Estimated Population	11,082	60,791	154,019
	2025 Projected Population	11,327	62,088	156,627
	2010 Census Population	10,957	59,718	143,371
	2000 Census Population	9,948	53,057	113,996
	Projected Annual Growth 2020 - 2025	0%	0%	0%
	Historical Annual Growth 2000 - 2020	1%	1%	2%
	2020 Median Age	39	42	41
	DAYTIME POPULATION	Adjusted Daytime Demographics Age 16 Years +	23,380	72,008
HOUSEHOLDS	2020 Estimated Households	4,157	22,258	53,494
	2025 Projected Households	4,274	22,880	54,921
	2010 Census Households	4,207	22,414	51,040
	2000 Census Households	3,795	19,875	41,460
	Projected Annual Growth 2020 - 2025	1%	1%	1%
	Historical Annual Growth 2000 - 2020	0%	1%	1%
RACE & ETHNICITY	2020 Estimated White	65%	65%	59%
	2020 Estimated Black or African American	3%	2%	3%
	2020 Estimated Asian or Pacific Islander	23%	25%	30%
	2020 Estimated American Indian or Native Alaskan	0%	0%	0%
	2020 Estimated Other Races	9%	7%	7%
	2020 Estimated Hispanic	11%	9%	9%
INCOME	2020 Estimated Average Household Income	\$192,819	\$208,411	\$229,176
	2020 Estimated Median Household Income	\$155,289	\$156,706	\$170,402
	2020 Estimated Per Capita Income	\$72,351	\$76,326	\$79,626
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 - 8)	1%	2%	2%
	2020 Estimated Some High School (Grade Level 9 - 11)	2%	2%	2%
	2020 Estimated High School Graduate	7%	8%	9%
	2020 Estimated Some College	12%	14%	14%
	2020 Estimated Associates Degree Only	7%	7%	7%
	2020 Estimated Bachelors Degree Only	44%	41%	40%
	2020 Estimated Graduate Degree	26%	28%	28%
BUSINESS	2020 Estimated Total Businesses	2,610	4,160	7,098
	2020 Estimated Total Employees	21,054	55,891	74,326
	2020 Estimated Employee Population per Business	8	13	10
	2020 Estimated Residential Population per Business	4	15	22