

Restaurant Property FOR SALE



2154 San Ramon Valley Blvd., San Ramon, CA 94583

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Summary Highlights

Legacy Restaurant Real Estate

First time available in nearly 80 years, formerly The Brass Door, one of San Ramon's most recognized restaurant destinations.

Prime Location

High visibility from I-680 (\pm 168,130 ADT) with 193 linear feet fronting San Ramon Valley Blvd. (\pm 19,285 ADT).

Versatile Investment

Rare \pm 0.80-acre site offering flexible future use potential and a strong long-term hold in an established trade area.

Owner-User Potential

Existing restaurant infrastructure with attractive time-to-market advantages, including valuable sewer credits.

Flexible Zoning

Located within the San Ramon Village ([Specific Plan](#)) allowing a wide variety of uses by right, with more permitted via MUP.

Convenient Parking

56 on-site parking spaces (8.5/1,000 SF), supporting high-volume retail, restaurant, or service uses.

Demographics

Exceptional surrounding demographics with average household incomes exceeding \$225,000 within a 5-mile radius.



Address	2154 San Ramon Valley Blvd., San Ramon, CA 94583
County	Contra Costa
Offering	Restaurant Building (Vacant)
Price	Call to Discuss
Building Type	Single-Tenant / Single-Story
Investment	Owner-User / Investor / Redevelopment
Parcel (APN)	218-070-012-8/0.19 Acre 218-070-009-4/0.11 Acre 218-070-013-6/0.50 Acre
GLA	\pm 6,590 SF
Year Built	1965 & 1993 (Major Rehabilitation)
Lot Area	0.80 Acre (34,848 SF)
Floor	Single Story
Zoning	Commercial/Service Commercial (C/SC) Located within San Ramon Village Specific Plan (SRVSP)
Year Built	1965 & 1993 (Major Rehabilitation)
Parking	56 Spaces (8.5/1,000 SF)
Fly Over	Drone Footage
Walk-Through	Interior Video Tour

Executive Summary

2154 San Ramon Valley Blvd., San Ramon, CA 94583

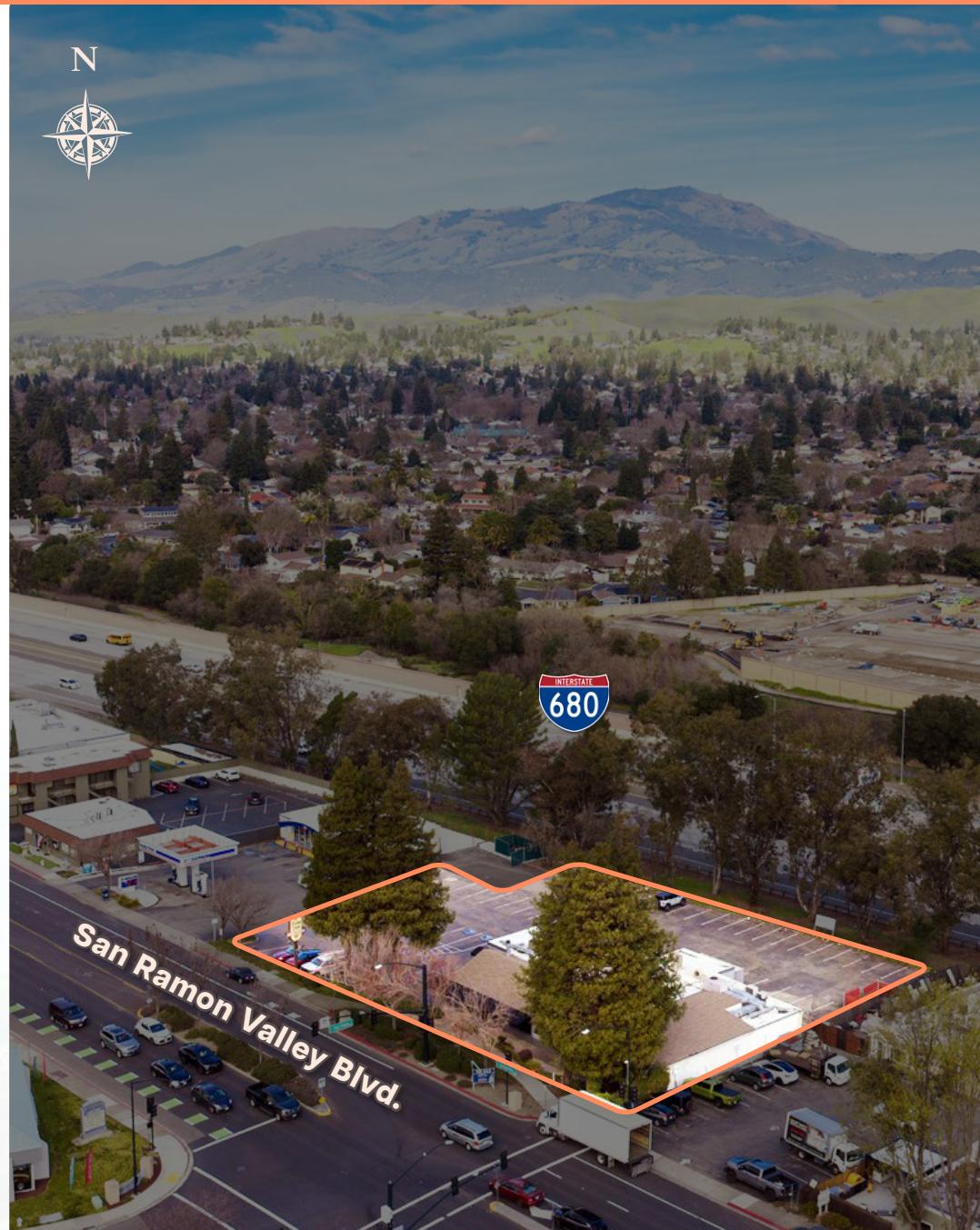


The Offering

Lockehouse Retail Group, as exclusive advisor, is pleased to offer **for sale** a legacy property at **2154 San Ramon Valley Blvd.**, a $\pm 6,590$ SF freestanding, second-generation restaurant building in San Ramon, California. Situated on a combined ± 0.80 -acre ($\pm 34,848$ SF) site comprised of 3 parcels, the Property presents a compelling opportunity for an **owner-user or developer** in the core San Ramon, Dublin, Pleasanton, and Livermore submarket.

The Property offers **excellent freeway visibility** with approximately **193 linear feet fronting Interstate 680** (168,130 ADT), plus strong exposure along San Ramon Valley Blvd. (19,285 ADT) and convenient access throughout Contra Costa and Alameda counties.

2154 San Ramon Valley Blvd. represents a compelling opportunity to acquire a high-profile freestanding restaurant or redevelopment site with strong real estate fundamentals, excellent freeway access, and long-term upside in one of the East Bay's most supply-constrained and desirable submarkets.

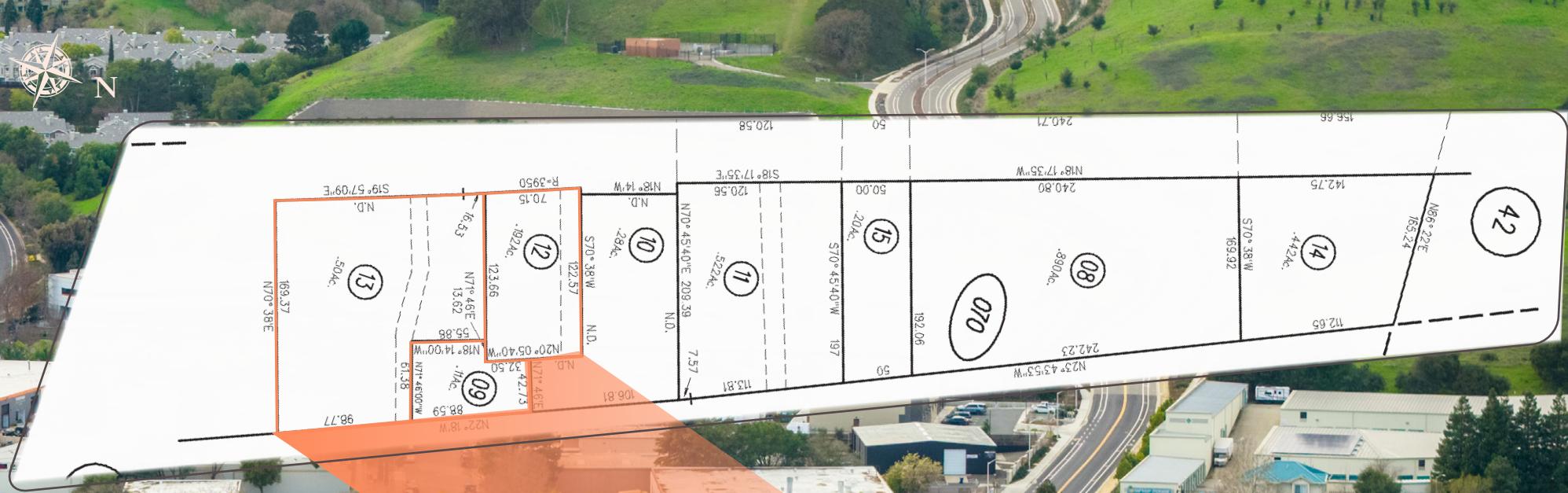


Parcel Map

2154 San Ramon Valley Blvd., San Ramon, CA 94583



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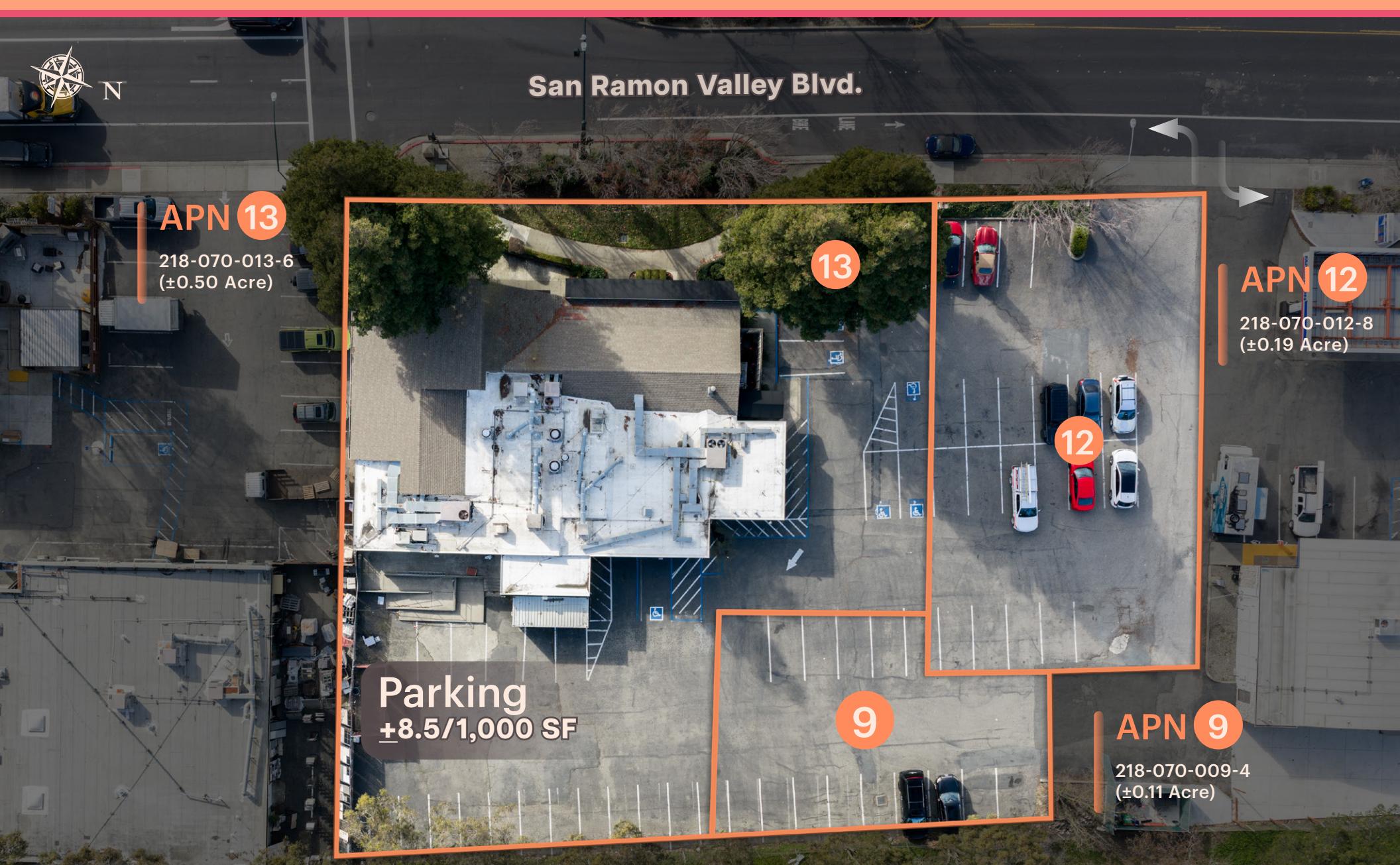
San Ramon Valley Blvd.

San Ramon Valley Blvd.



Parking Map

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*Lot line for reference use only.

San Ramon Aerial View

2154 San Ramon Valley Blvd., San Ramon, CA 94583



*Traffic Count Source: Regis USA Site: 02/03/2026



Estimated Households

1 MILE	3 MILES	5 MILES
5,068	24,808	51,253

Estimated Average Household Income

1 MILE	3 MILES	5 MILES
\$218,003	\$262,428	\$284,098

Estimated Average Household Net Worth

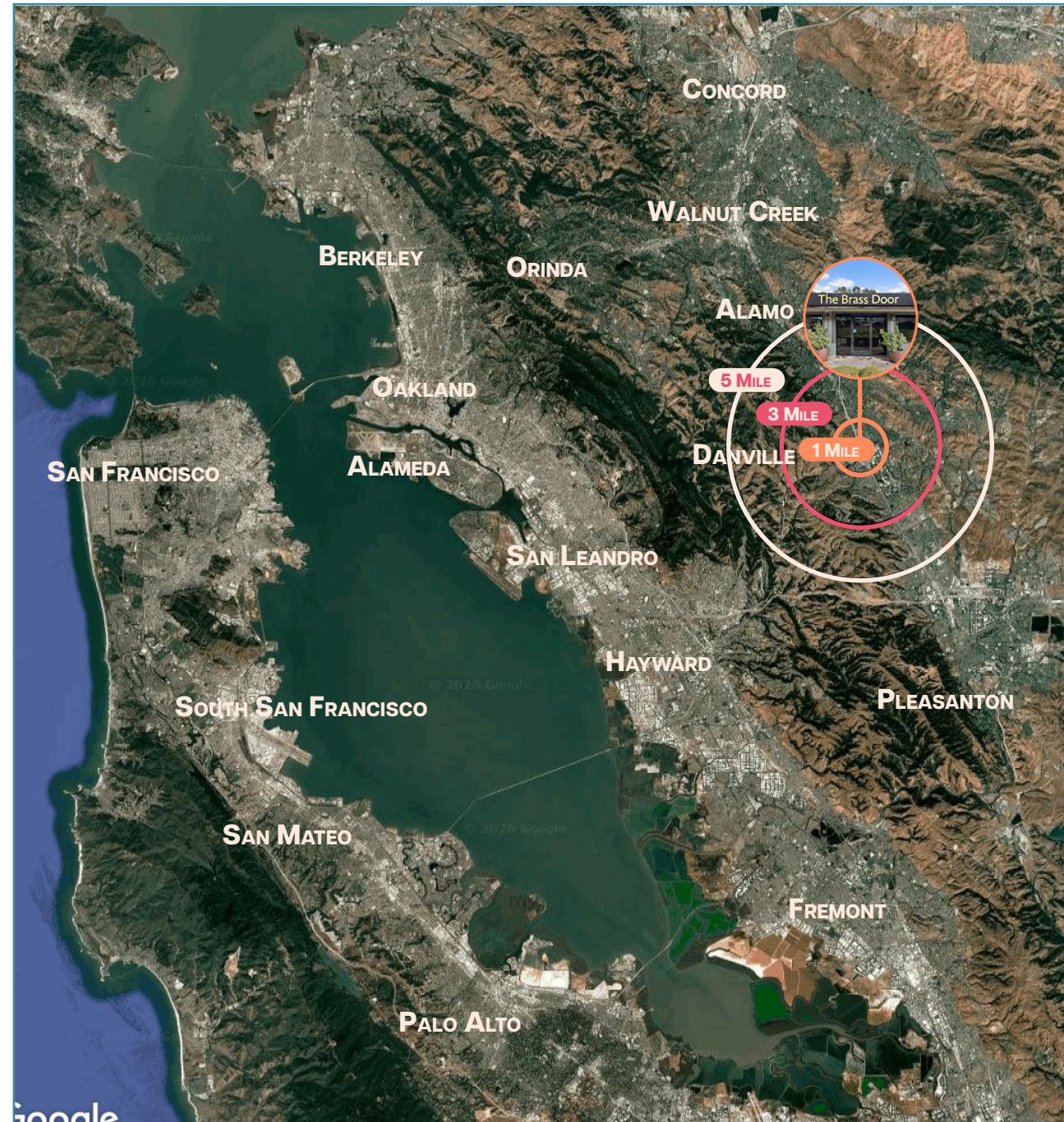
1 MILE	3 MILES	5 MILES
\$2.25 M	\$2.87 M	\$2.92 M

College Degree Bachelor Degree Or Higher

1 MILE	3 MILES	5 MILES
64%	68.9%	70.9%

Monthly Household Expenditures

1 MILE	3 MILES	5 MILES
\$13,346	\$14,080	\$14,500



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