

# FOR LEASE - Courtyard Center

2410 SAN RAMON VALLEY BLVD., SAN RAMON, CA 94583



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**LEE RETAIL**  
LEE & ASSOCIATES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Two-story Mixed-Use Medical/Office/Retail property



Abundant parking with surface level and an underground parking garage



Located off I-680 and San Ramon Valley Blvd

# PROPERTY HIGHLIGHTS

2410 SAN RAMON VALLEY BLVD., SAN RAMON, CA 94583



**AVAILABLE:**

\*Suite 218 - ±1,520SF  
divisible into 2 smaller Suites  
(Available approx. in 9+ months)

\*Suite 222 - ±1,374SF



VIRTUAL TOUR

*\*Suites 218 & 222 - can be combined  
for a total of ±2,894SF*

Suite 200 - ±8,710SF



VIRTUAL TOUR

\*Suite 200A - usable ±1,234SF

\*Suite 200B - usable ±1,809SF

\*Suite 200C - usable ±1,898SF  
w/ ±498SF Terrace

\*Suite 200D - usable ±1,892SF

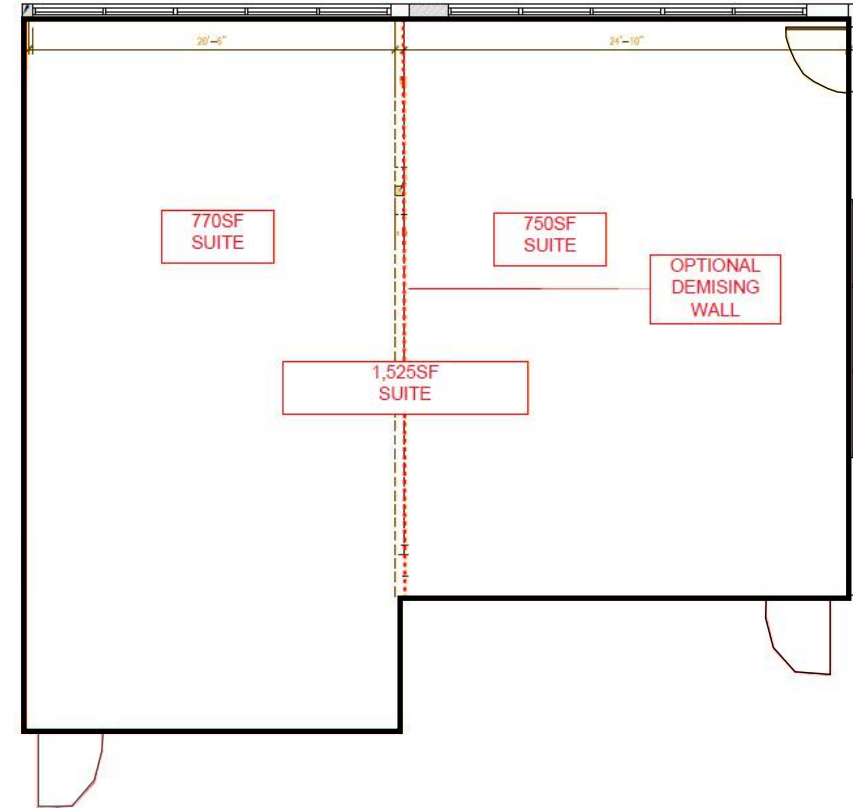
*\*Suites 200A-D can be combined  
for a total of ±8,710SF*

# LISTING DATA

2410 SAN RAMON VALLEY BLVD., SAN RAMON, CA 94583

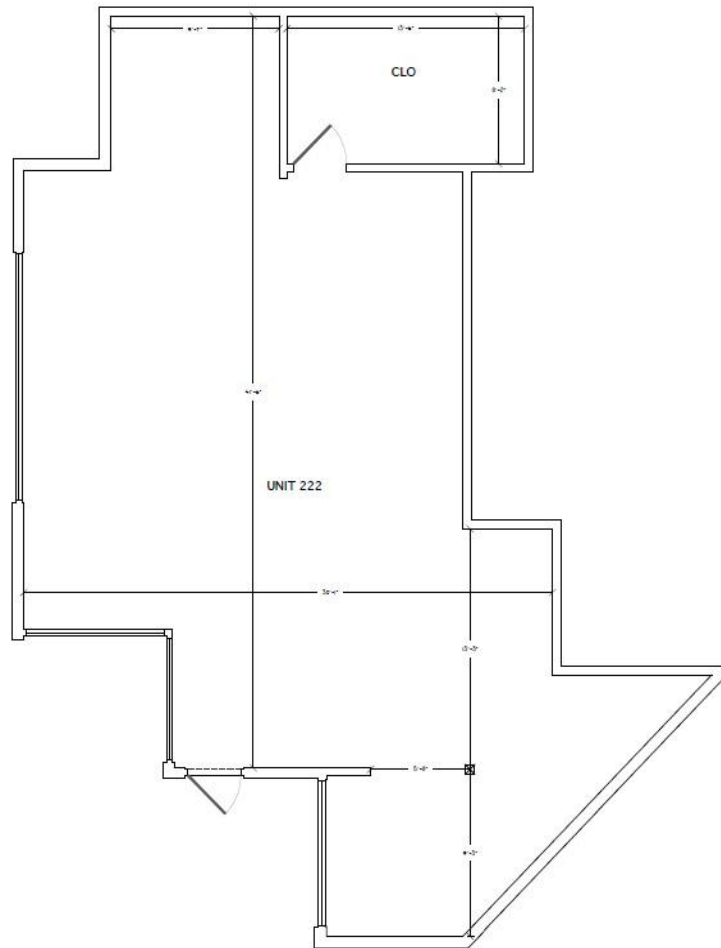
# FLOOR PLANS

SUITE 218 - ±1,520SF (divisible into two smaller suites)



# FLOOR PLAN

SUITE 222 - ±1,374SF

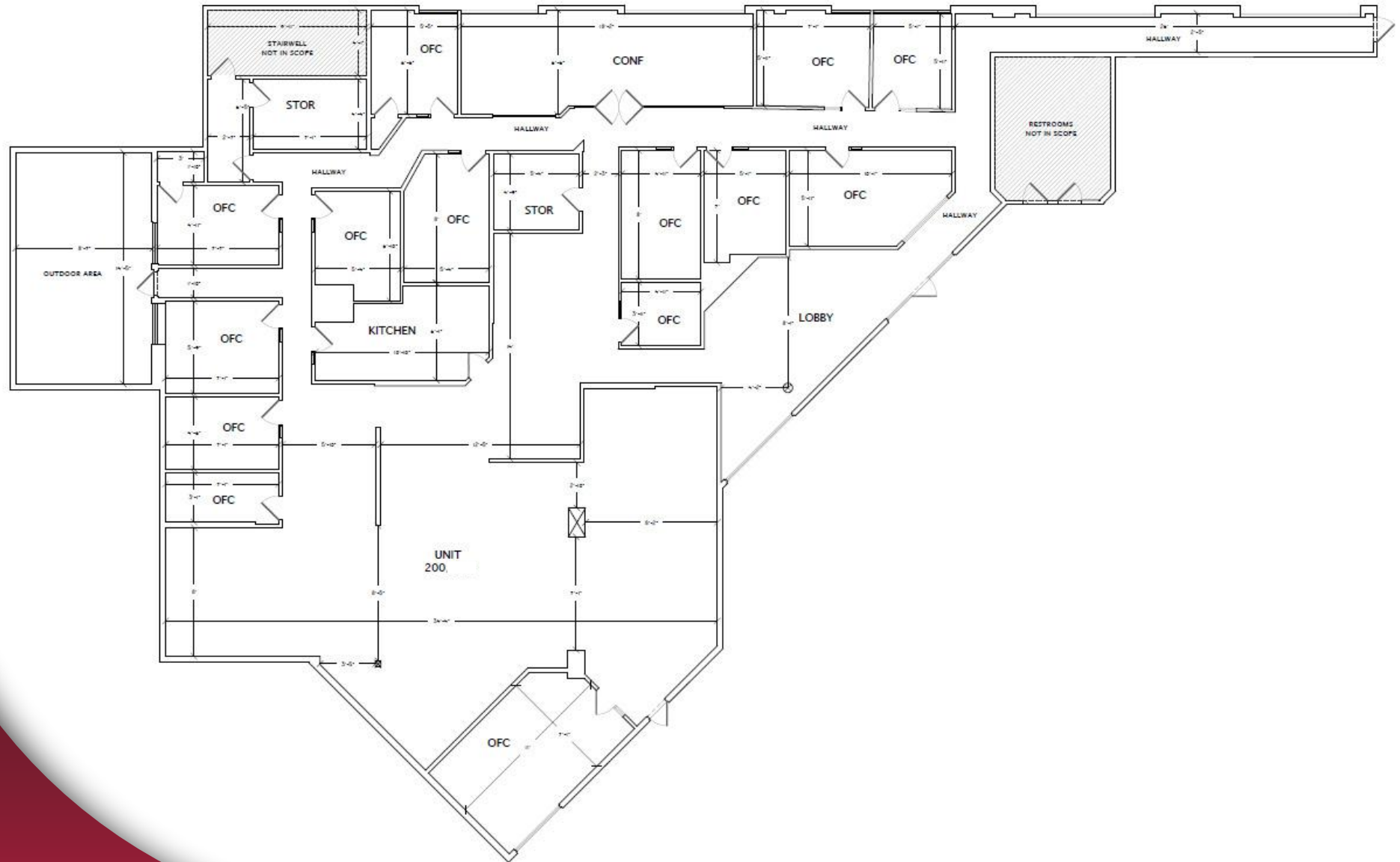


SUITE 222

# FLOOR PLAN

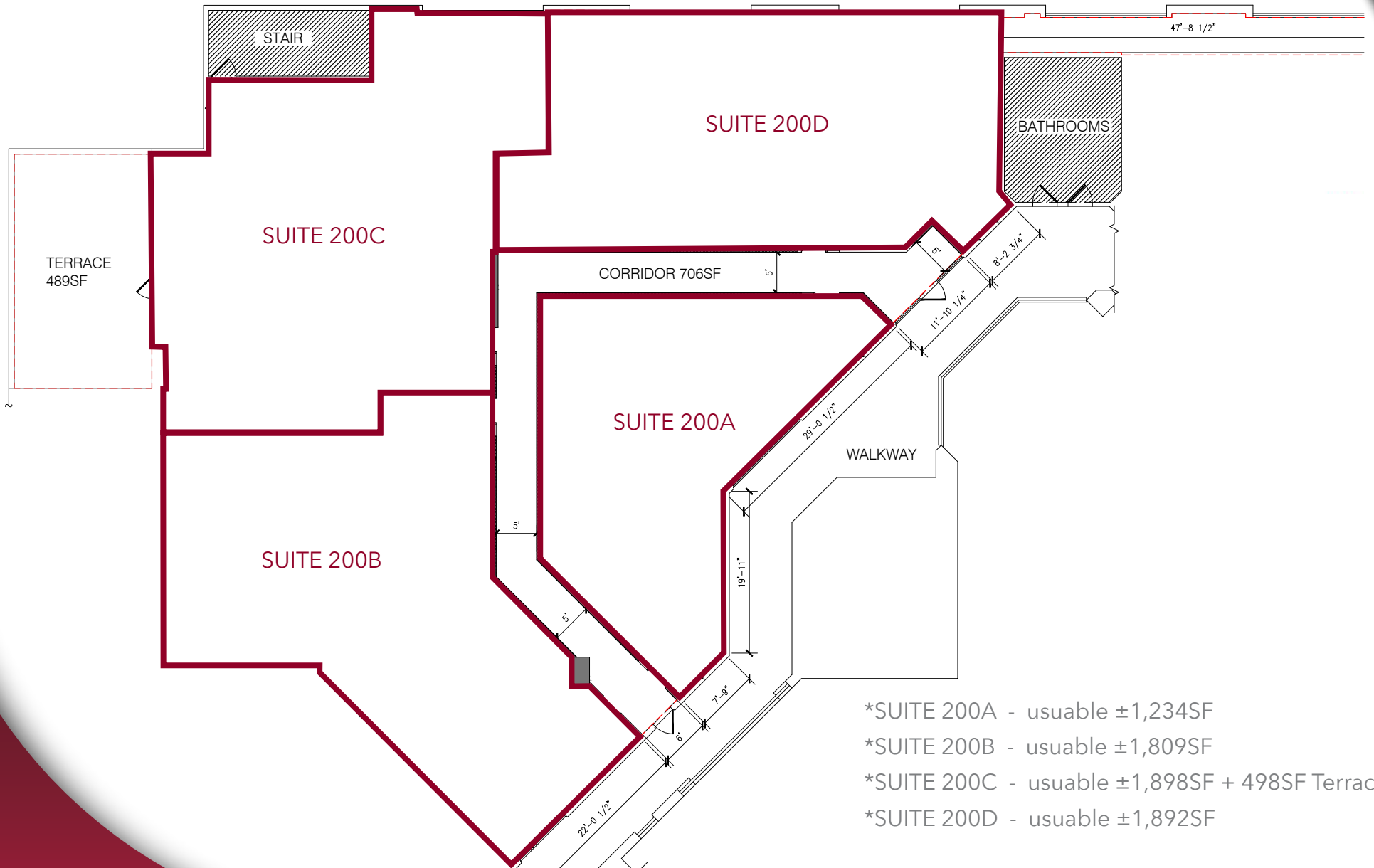
Medical/Office Suites

SUITE 200 - ±8,710SF - As-Built



# FLOOR PLANS

Medical/Office Suites



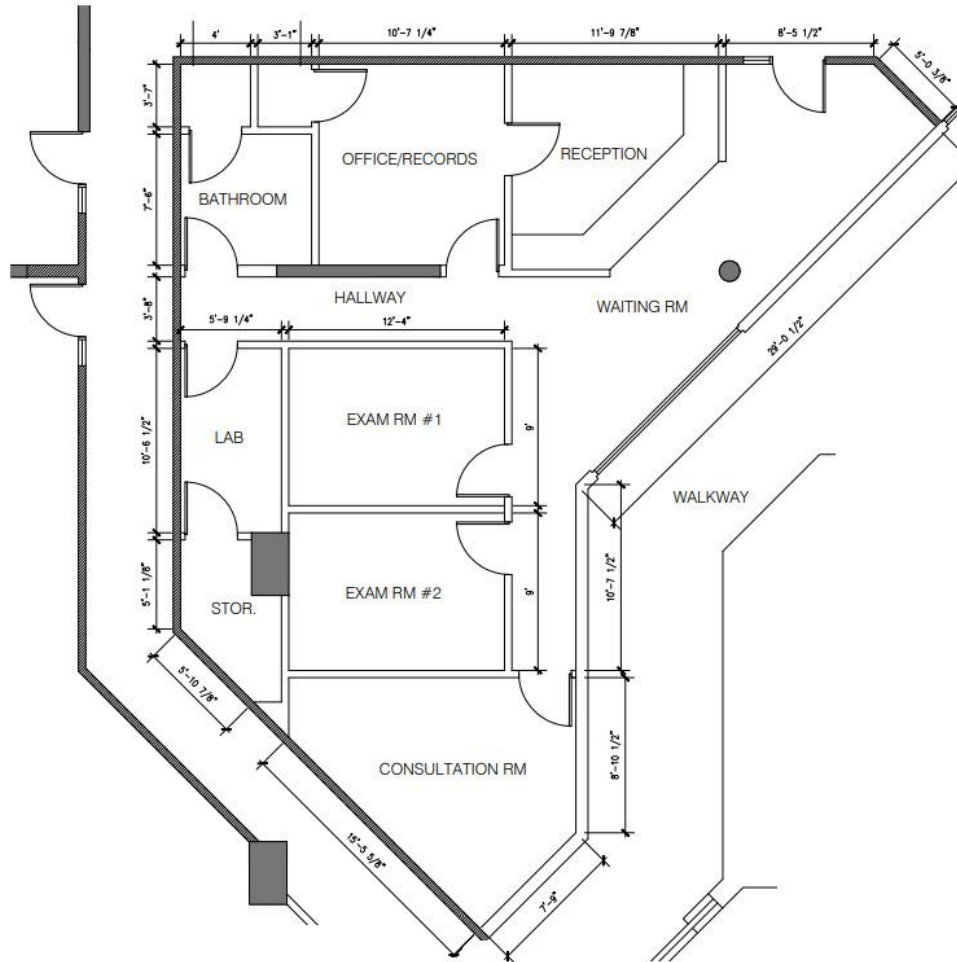
- \*SUITE 200A - usable  $\pm 1,234$ SF
- \*SUITE 200B - usable  $\pm 1,809$ SF
- \*SUITE 200C - usable  $\pm 1,898$ SF + 498SF Terrace
- \*SUITE 200D - usable  $\pm 1,892$ SF

*\*SUITE 200 - can be combined for  $\pm 8,710$ SF*

# CONCEPTUAL FLOOR PLAN

Medical/Office Suites

SUITE 200A - usable  $\pm 1,234$ SF







# PHOTO GALLERY

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Diablo Plaza

Old Mill Center

Courtyard Center

Crow Canyon Commons

Magnolia Square



# AERIAL MAP

2410 SAN RAMON VALLEY BLVD., SAN RAMON, CA 94583

1 Mile      3 Miles      5 Miles

**POPULATION**

2023 Population	13,242	67,165	160,427
2028 Population	13,848	68,477	162,614
2020 Census	12,585	65,375	158,006
2023-2028 Annual Rate	0.90%	0.39%	0.27%

**HOUSEHOLDS**

2023 Households	4,847	24,124	55,125
2028 Households	5,033	24,501	55,737
2020 Census	4,653	23,617	54,398
2023-2028 Growth	0.76%	0.31%	0.22%
2023 Avg. Household Size	2.73	2.78	2.90

**HOUSEHOLD INCOME**

2023 Average HH Income	\$199,291	\$225,924	\$238,119
2028 Average HH Income	\$223,451	\$252,715	\$265,364
2023 Median HH Income	\$161,816	\$175,243	\$192,131
2028 Median HH Income	\$172,632	\$194,283	\$200,001
2023 Per Capita	\$72,260	\$81,493	\$81,931
2028 Per Capita	\$80,475	\$90,824	\$91,102

**HOUSING UNITS**

2023 Total Housing Units	4,965	24,759	56,748
2023 Vacant Housing Units	118	635	1,623
2023 Occupied Housing Units	4,847	24,124	55,125
2023 Owner Occupied	3,328	17,905	41,848
2023 Renter Occupied	1,519	6,219	13,277

**EDUCATION**

2023 Population 25+	9,413	47,688	111,560
High School Graduate	10.6%	7.7%	8.2%
Associate Degree	8.2%	6.3%	6.5%
Bachelor's or Higher	44.6%	42.6%	42.1%
2023 Median Age	40.4	42.9	41.4
2023 Businesses	2,217	3,695	6,249
2023 Employees	20,514	55,944	72,876



DEERWOOD RD. = 9,500 ADT - FOSTORIA WAY

SAN RAMON VALLEY BLVD  
29,200 ADT

CROW CANYON ROAD - 24,500 ADT

INTERSTATE 680 - 168,000 ADT

# DEMOGRAPHICS

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FOR LEASE - Courtyard Center  
±1,234 TO 8,710 SF RETAIL, MEDICAL, & OFFICE SPACE AVAILABLE

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