

Country Club Village

9100-9150 Alcosta Blvd,
San Ramon, CA 94583

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Walmart
Sun Ramon Market



Perform
Properties

PROPERTY DETAILS

Overview

Anchored by Walmart Neighborhood Market and CVS Pharmacy, alongside a mix of retail and restaurant spaces.

Country Club Village sits at the doorstep of thousands of homes and apartment complexes, ensuring a steady stream of regular, local visitors.

Just minutes from the Alcosta Blvd exit off I-680, making it ultra-convenient for both residents and commuters traveling through the Tri-Valley corridor.

Tenant Mix

Walmart Neighborhood Market, CVS, Starbucks, The Joint Chiropractic

Shopping Center GLA

±111,093 SF

Availability

Suite 9110D: ±1,300 SF
 Suite 9110F: ±1,566 SF
 Suite 9140B: ±1,188 SF
 Suite 9150C: ±1,080 SF



Demographics

	1 MILE	3 MILES	5 MILES
2025 Total Population	16,556	101,777	229,666
2025 Daytime Population	12,497	108,009	239,716
2025 Average Household Income	\$229,815	\$230,339	\$246,304

Traffic Counts

	AVG DAILY TRAFFIC
Alcosta Blvd	17,100
Village Pkwy	9,905

Source: ©2025 Esri.

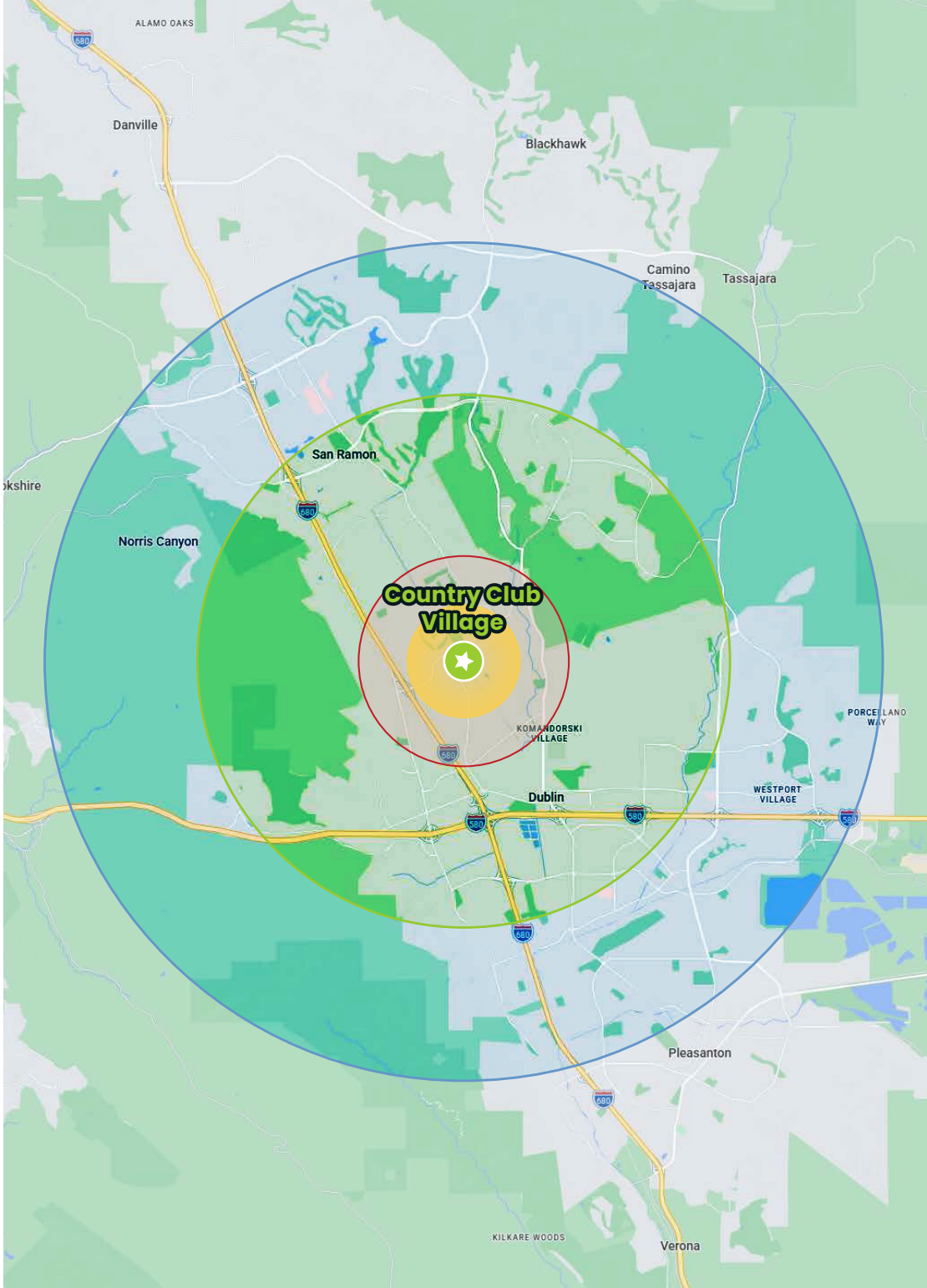
SITE PLAN & AVAILABILITY

Suite	Tenant	SF
9100	Walmart	50,320 SF
9110A	Top Threading Salon	1,265 SF
9110B	Tiffany's Dance Academy	1,320 SF
9110C	Jue's Taekwon-do	1,500 SF
9110D	Available	1,300 SF
9110E	Advanced Health Massage	1,800 SF
9110F	Available	1,566 SF
9110G	Studio 9110 Nail Salon	1,009 SF
9110H	Postal Annex	1,350 SF
9110I	Mexxis Taqueria	1,500 SF
9120	CVS	25,821 SF
9130A	Coast Dental	3,230 SF
9130B	Grissom's Cremation & Burial	670 SF
9130C	San Ramon's Big Apple Pizz	1,500 SF
9130D	Country Club Village Cleaners	1,600 SF
9150A	Starbucks	1,560 SF
9150B	Kawana Ramen & Hawaiian BBQ	1,200 SF
9150C	Available	1,080 SF
9150D	New Moon Palace	2,000 SF
9150E	Alcosta Smoke Shop	2,660 SF
9140A	Dilli 6	1,154 SF
9140B	Available	1,188 SF
9140C	T4	1,000 SF
9140D	Urgent Care	3,500 SF



2025 DRIVE TIME

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Daytime Population	12,497	108,009	239,716
2025 Total Population	16,556	101,777	229,666
2030 Total Population (Estimate)	16,409	104,226	232,750
Median Age	41.3	39.1	40.2
2025 Total Households	5,777	34,685	77,220
Total Occupied Housing Units	6,006	36,787	80,636
Total Owner Occupied Housing Units	68.1%	61.4%	67.6%
Total Renter Occupied Housing Units	31.9%	38.6%	32.4%
Average Household Income	\$229,815	\$230,339	\$246,304
Median Household Income	\$188,024	\$181,941	\$202,323
Per Capita Income	\$80,486	\$78,427	\$83,095
Median Home Value	\$1,224,000	\$1,333,855	\$1,423,584
% Population 25 yrs + Some College	9.8%	10.2%	9.7%
% White Collar Occupations	80.9%	85.7%	86.5%
% Blue Collar Occupations	8.2%	6.3%	5.7%
Average Household Size	2.85	2.86	2.94



CUSTOMER PROFILE

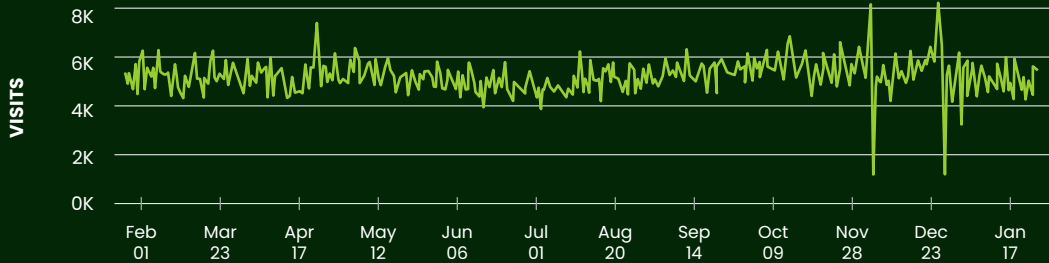
Audience Overview

Bachelor's Degree or Higher	66%
Median Age	37.8
Persons per Household	2.81

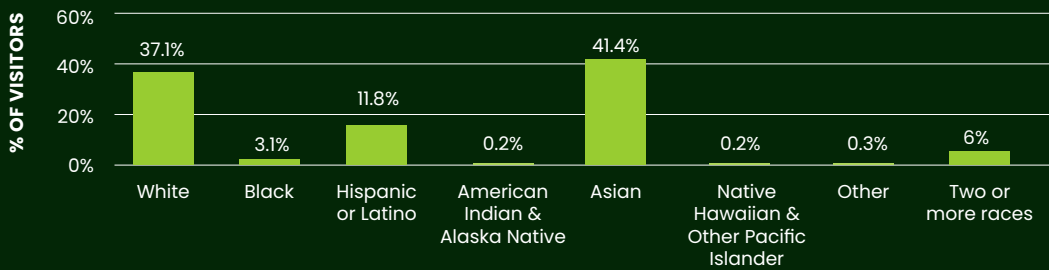
Metrics

Visits	1.9 MILLION
Visitors	249.8K
Visitors Frequency	7.6

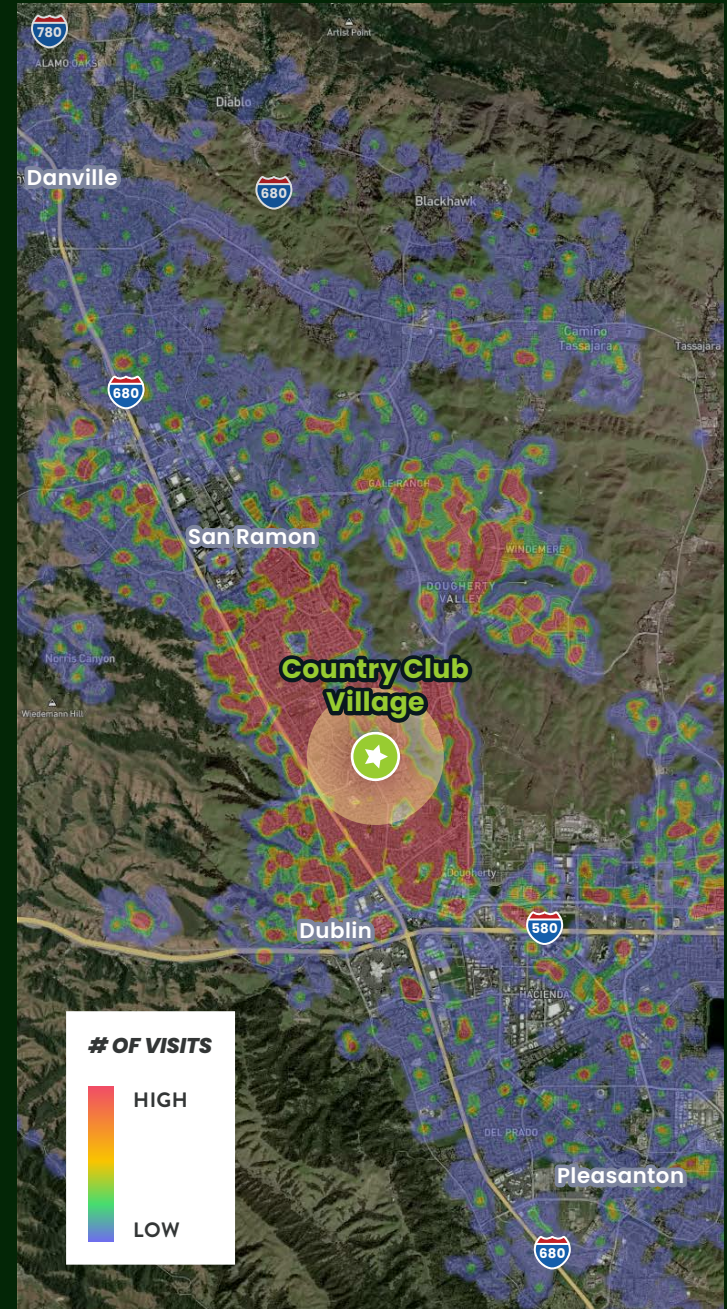
Visits / Weekly



Most Common Ethnicity



Data provided by Placer Labs, Inc.



IMMEDIATE TRADE AREA



PHOTO GALLERY



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