



PLAZA AT GALE RANCH

11000 BOLLINGER CANYON ROAD, SAN RAMON, CA 94582

JAMES CHUNG | jchung@theeoniccompany.com | (408) 400-7017 | LIC. 01408190
NICOLE LYON | nlyon@theeoniccompany.com | (408) 400-7008 | LIC. 01975898
STEPHEN RUSHER | srusher@theeoniccompany.com | (408) 400-3555 | LIC. 01439740

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 **SHAPELL**
PROPERTIES

HIGHLIGHTS



Located in the high growth East Bay area and near major employment hubs, including Bishop Ranch and Hacienda Business Park.



Main neighborhood center serving the Gale Ranch master planned community. Current zoning will keep competition out of this area for the foreseeable future.



San Ramon has a Median Household Income north of \$170,000.



Complementary mix of neighborhood-serving tenants with supportive tenant categories.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	17,067	97,392	183,641
Medium HH Income	\$200,001	\$200,001	\$188,028
Daytime Population	1,335	53,755	80,067

TRAFFIC COUNTS

Source: 2023 Esri.

Bollinger Canyon Road & Dougherty Road	41,948 ADT
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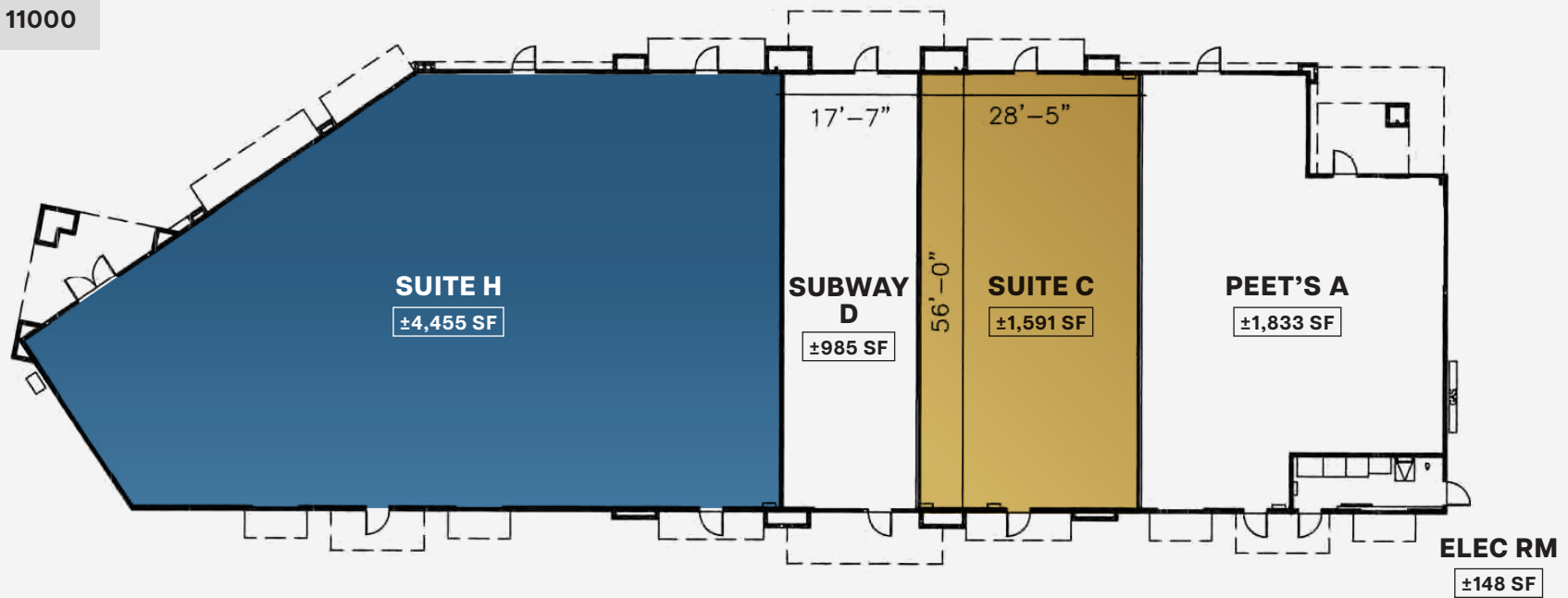
SITE PLAN



PHOTOS



BUILDING 11000



IN LEASE

SUITE H 4,450 SF



AVAILABLE SPACE

SUITE C 1,591 SF

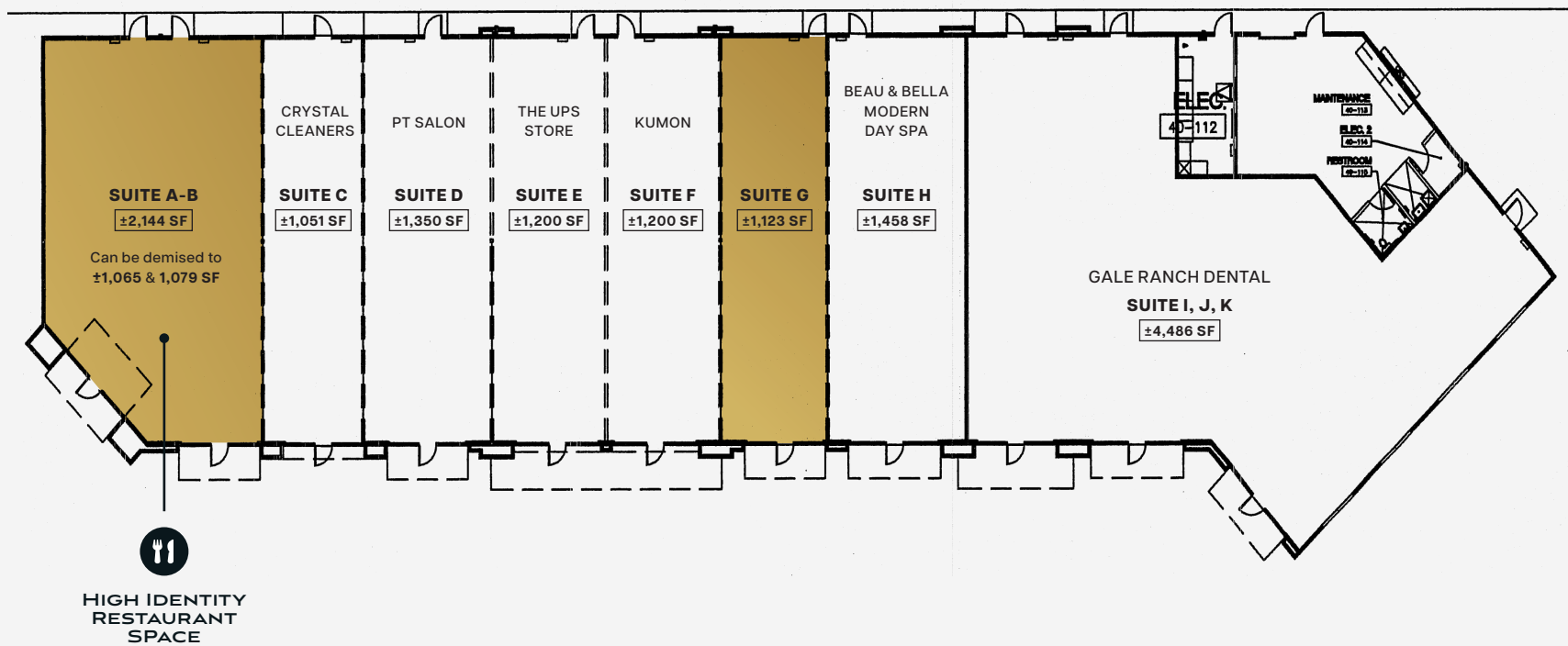
AVAILABLE SPACE

SUITE A-B

2,144 SF

Can be demised to $\pm 1,065$ & $1,079$ SF

BUILDING 11040

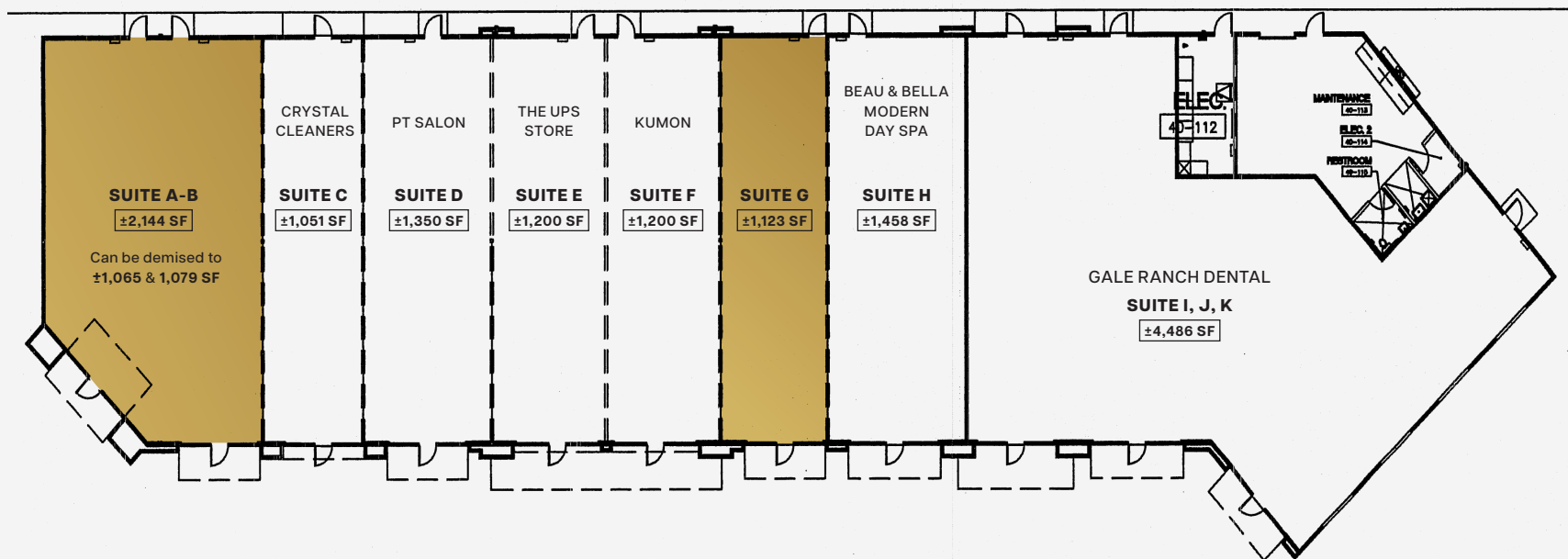


AVAILABLE SPACE

SUITE G

1,123 SF

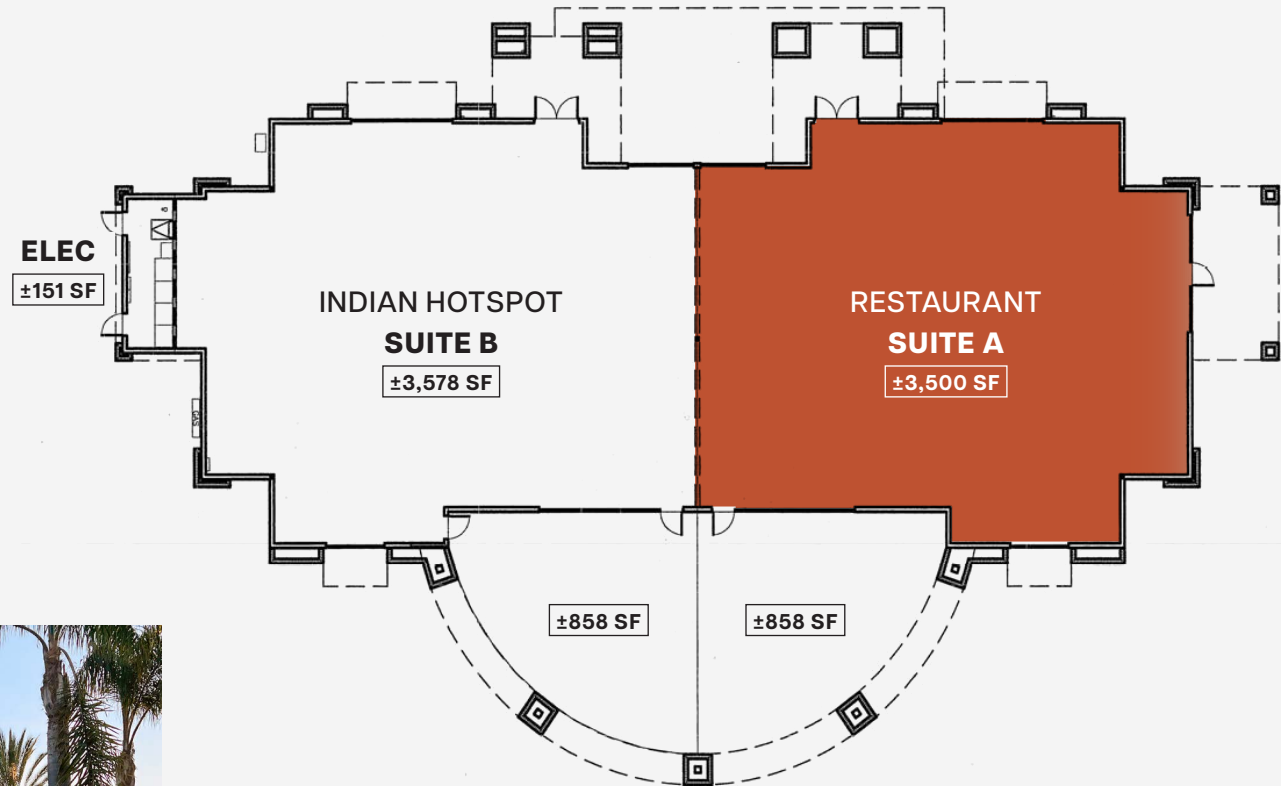
BUILDING 11040



LOI NEGOTIATIONS

SUITE A

3,500 SF



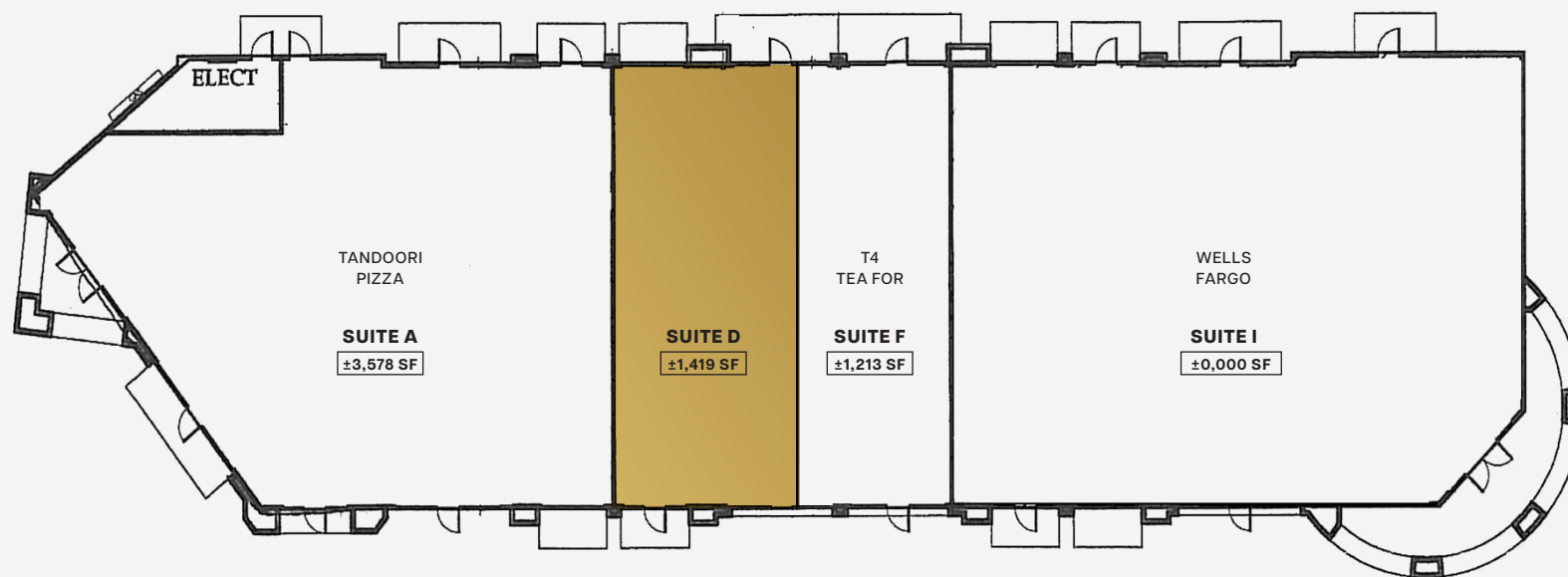
BUILDING 11010

AVAILABLE SPACE

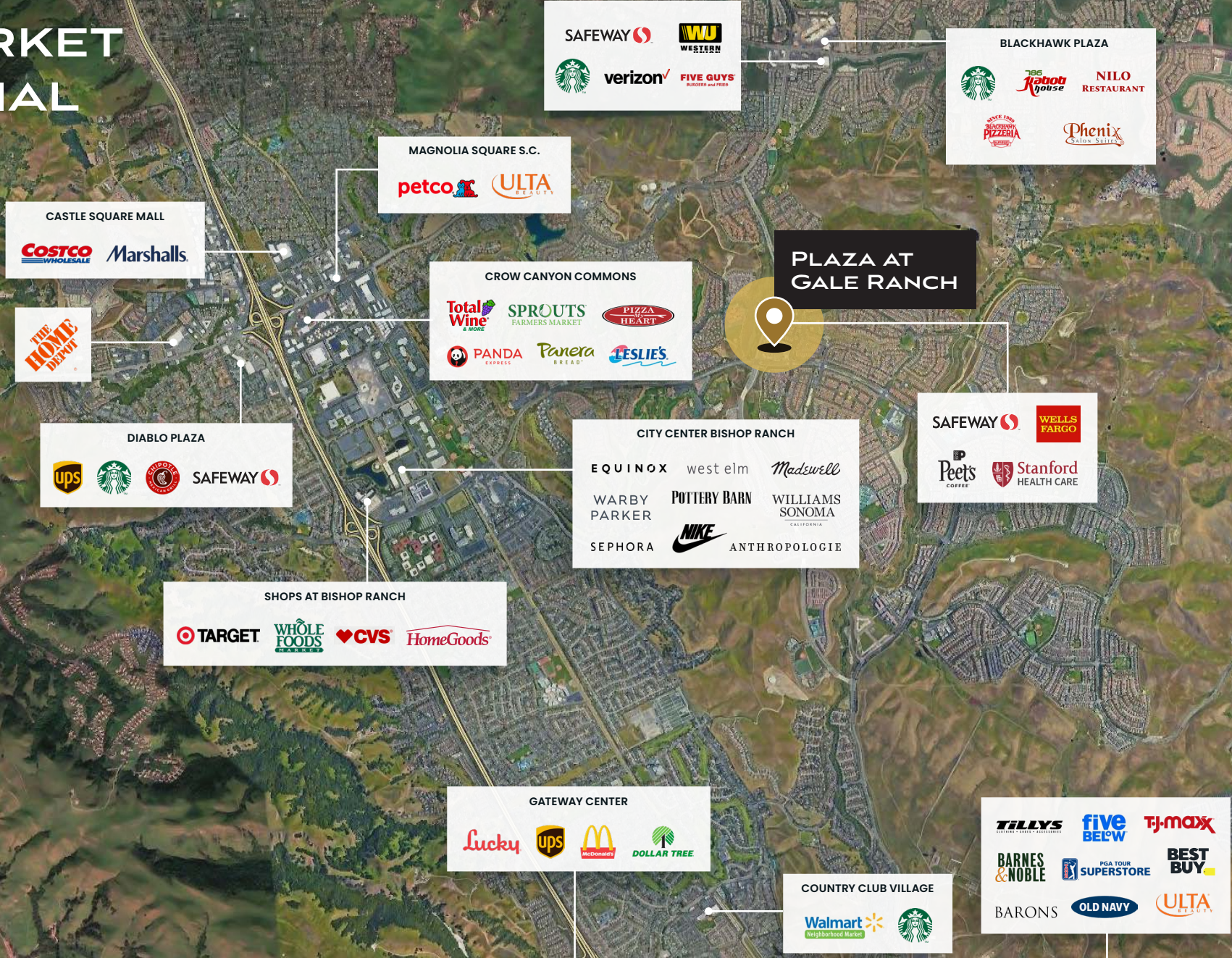
SUITE D

1,419 SF

BUILDING 11020



MARKET AERIAL





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