

2001 Crow Canyon Road

SAN RAMON • CA

94% OCCUPIED MULTI-TENANT
OFFICE/MEDICAL BUILDING



NEWMARK

CONFIDENTIAL OFFERING MEMORANDUM

2001 Crow Canyon Road

SAN RAMON • CA



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DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (February 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.



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EXECUTIVE SUMMARY

THE OFFERING

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire 2001 Crow Canyon Road (the "Property" or "Project"), an approximately ±39,371-square foot multi-tenant office building in San Ramon, California.

2001 Crow Canyon Road is currently 94% occupied by four quality tenants with rents at or below market and staggered expiration dates thus offering investors the combination of stable cash and future upside potential. Zoned OA (Administrative Office) the Property is suitable for a variety of traditional and medical office uses.

The Project offers easy access to Interstate 680 and benefits from proximity to abundant retail amenities including ±1 mile including Safeway, Home Depot, In-N-Out Burger, McDonald's, Chipotle, CVS, Costco and many more.



Note: There are 4 rooftop equipment leases with cellular providers which are not included in the sale.

OFFERING SUMMARY

Price	\$8,000,000
Cap Rate	7.00%
Occupancy	94%
Size	±39,371 square feet
Built	1999
Tenants	Four (4)



OFFERING HIGHLIGHTS

Strategic Location & Accessibility

Situated along Crow Canyon Road, one of San Ramon's primary thoroughfares with 28,000 ADT, the property offers exceptional visibility and seamless access to I-680, connecting it to the broader East Bay region.

Institutional-Grade Neighborhood

Directly adjacent to the San Ramon Police, Fire, and Emergency Response Offices, the property benefits from a secure, high-profile environment with a strong civic presence.

Favorable Zoning & Versatility

The Administrative Office (OA) zoning provides maximum flexibility, supporting a diverse range of high-demand uses including traditional professional services and medical office suites.

Diminishing Market Supply

As competing office inventories are increasingly redeveloped into residential units, this project represents a rare opportunity to capture demand in a constricting submarket with limited remaining office stock.

High-Quality Multi-Tenant Asset

A well-maintained, multi-tenant project designed to cater to premium users, offering a balanced mix of stability and long-term appreciation in a top-tier Northern California market.

Expansive Site with Future Upside

Large, flat, ±2.97-acre lot provides ample parking at 4.52/1,000 and long-term redevelopment potential

High Quality Regional Tenant Roster

Diverse mix of established regional tenants including engineering, logistics, construction services, and distribution firms providing established, diversified tenancy



BR BISHOP RANCH



Deerwood Heights
61 new homes under construction

2001
Crow Canyon Road
SAN RAMON • CA

**San Ramon Fire Protection and
Police Department Offices**

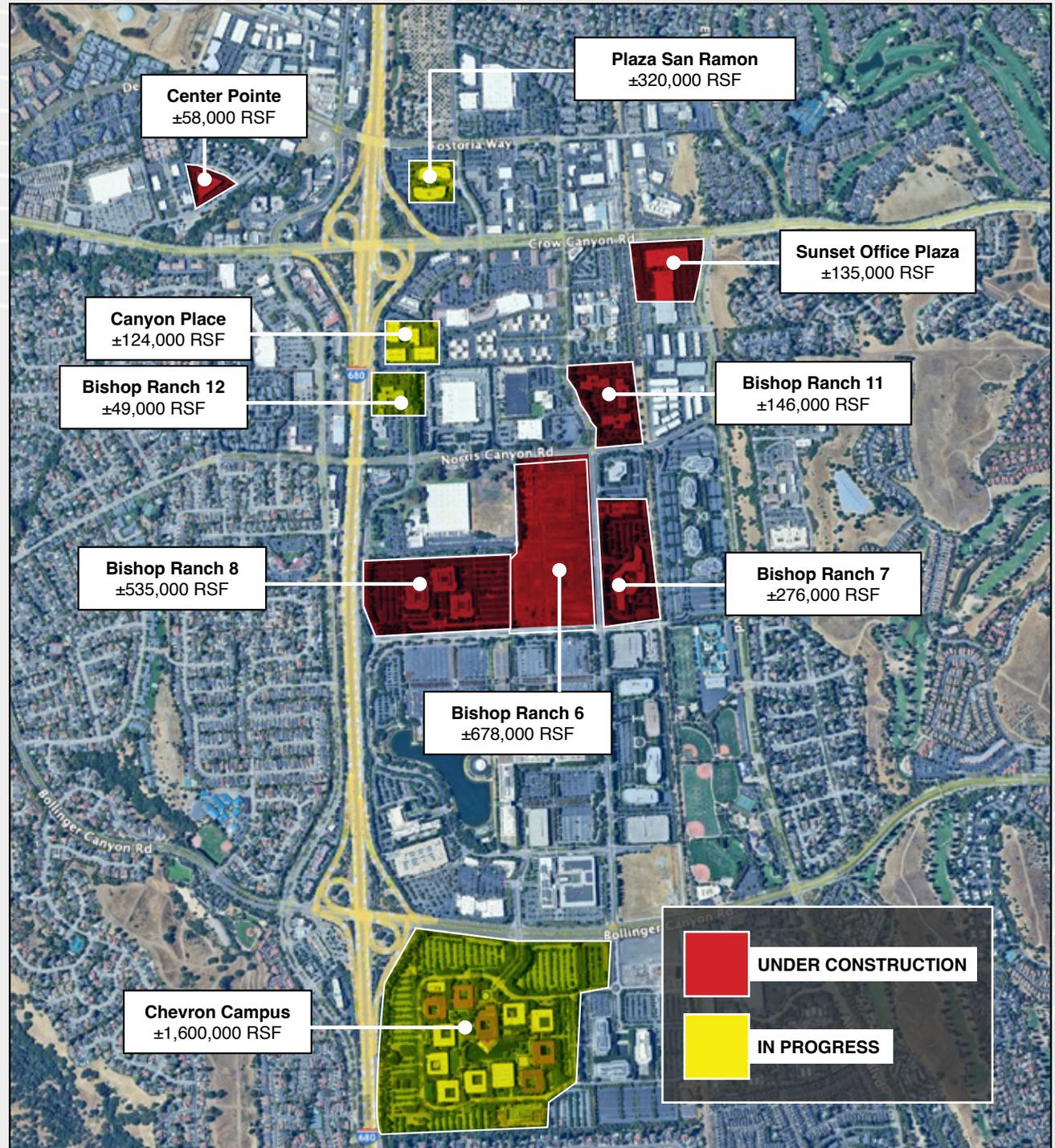


CROW CANYON RD

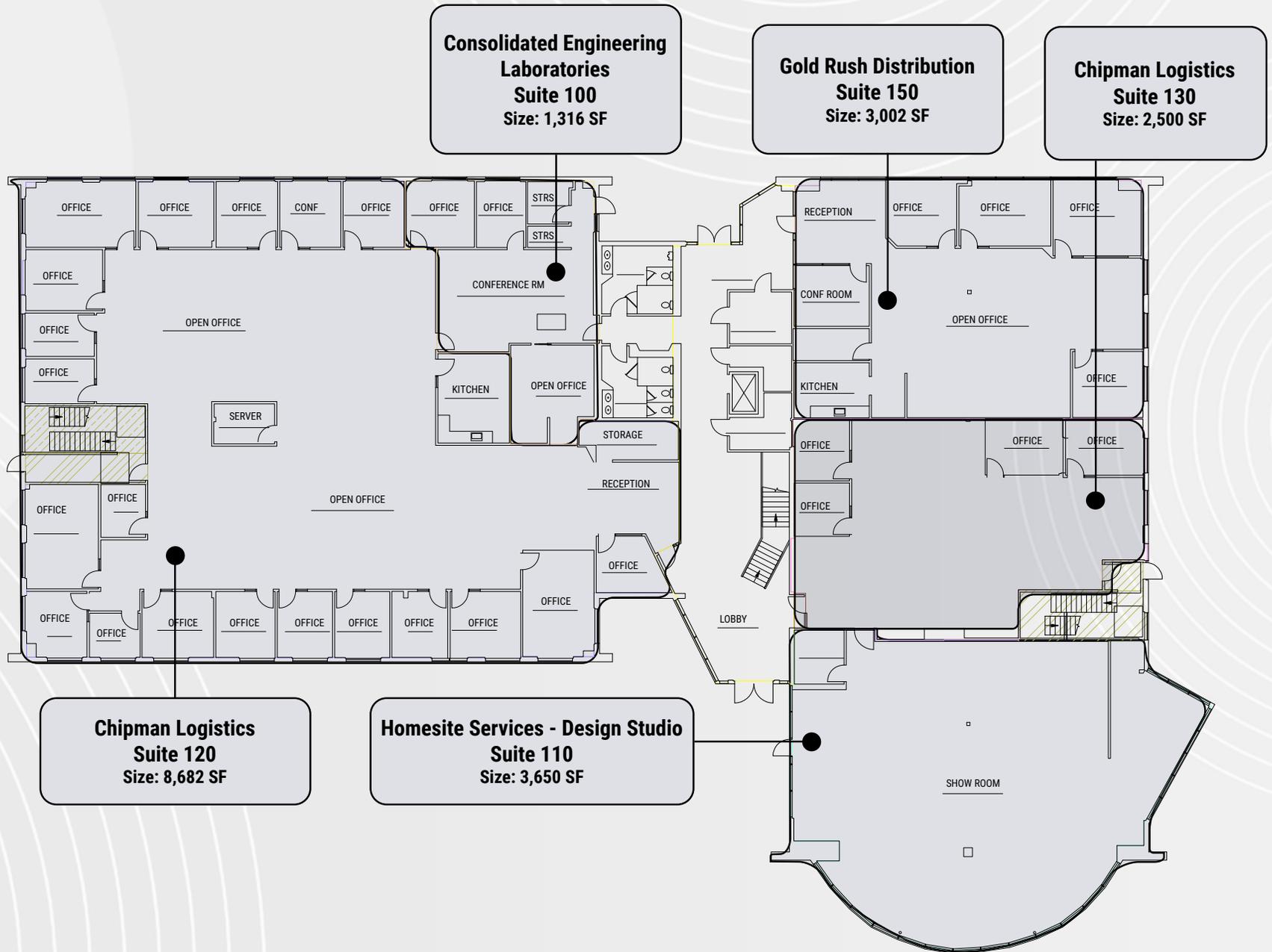
BOLLINGER CANYON RD

Reduced Office Supply Creates Favorable Demand Dynamics

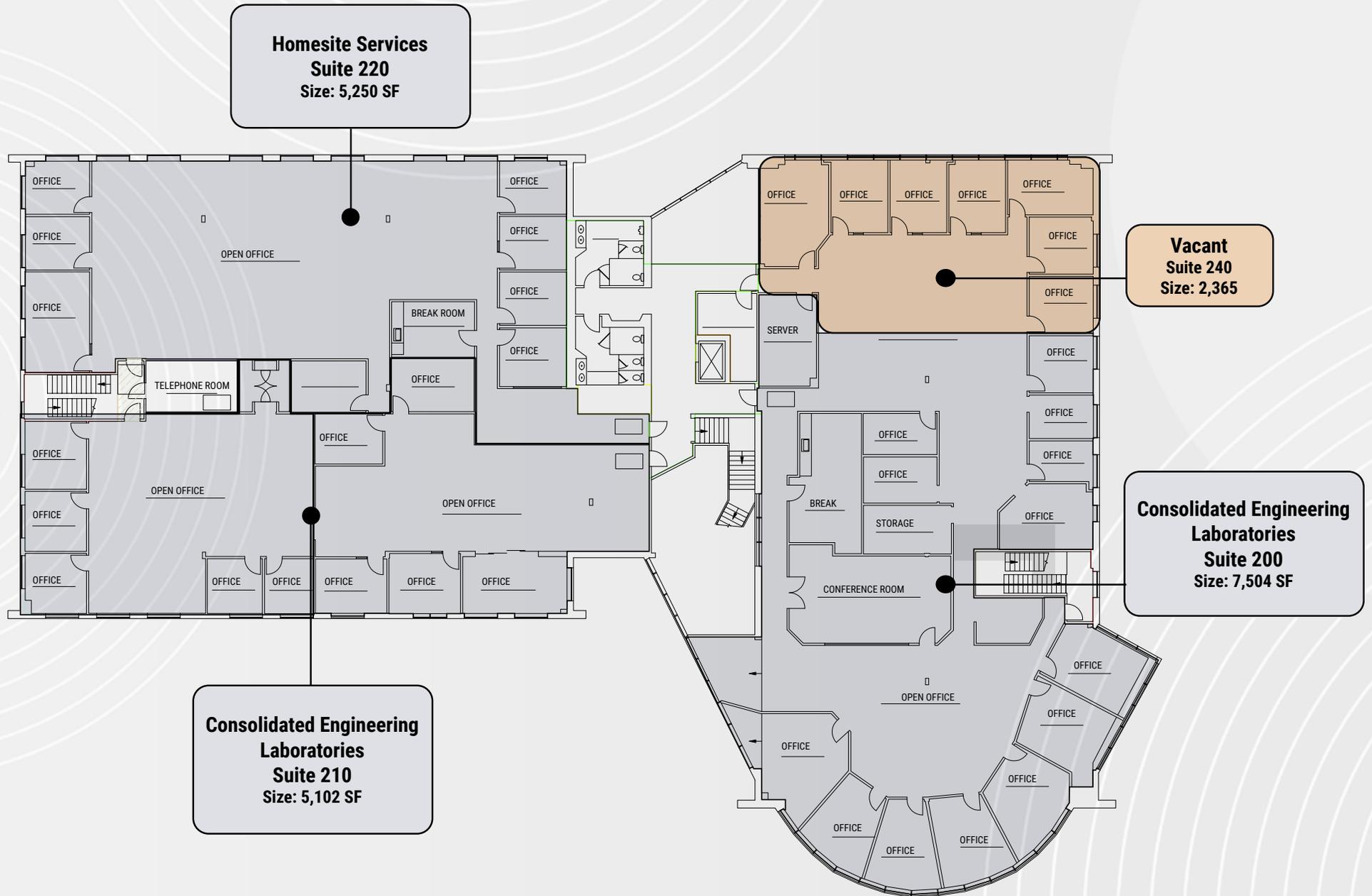
With approximately 3.1 million square feet of office inventory converting to residential across the San Ramon/Bishop Ranch market, future competitive supply in San Ramon is contracting—suggesting tighter availability, steadier leasing velocity, and rent stability in the future.



FLOOR PLAN • 1ST FLOOR



FLOOR PLAN • 2ND FLOOR



TENANT PROFILES



www.ce-labs.com

Consolidated Engineering Laboratories (CEL) is a full-service construction materials testing and engineering firm providing comprehensive materials testing and special inspection services for projects of all sizes. The company maintains extensive in-house resources, including experienced Materials Engineers and fully certified field and laboratory personnel.

Headquartered in San Ramon, California, CEL operates offices and laboratories throughout the western United States. The firm delivers services efficiently and cost-effectively through its regional facilities, as well as via mobile laboratories capable of supporting on-site and remote project locations.



www.goldrushdist.com

Gold Rush Distribution is a leading distributor of premium ice cream, pizza, and frozen food products serving California's Bay Area and Central Valley. The company's retail trade channels include grocery, drug, convenience, food service, and special event accounts.

Gold Rush Distribution services all major independent grocers in its markets and is recognized for its category expertise and comprehensive reset capabilities, providing full-scale merchandising and support solutions for its retail partners.

TENANT PROFILES



www.homesiteservices.net



www.chipmanrelo.com

HomeSite Services Inc. is a residential, commercial, and retail services company founded in 2005 with a focus on delivering superior workmanship, quality products, and exceptional client service.

With offices throughout Northern and Southern California, the company's management and staff bring more than 100 years of combined experience in new home interior design, flooring, cabinetry, and finish craftsmanship.

HomeSite Services Inc. is recognized for reliable service, high-quality execution, professional project management, and a strong commitment to client satisfaction.

Chipman Relocation & Logistics is an established leader in the moving and storage, commercial relocation, and logistics industry. The company operates as an asset-based organization with full-service facilities in San Diego, Los Angeles/Orange County, San Francisco/Bay Area, Napa/Sonoma, Sacramento, Portland, and Seattle.

Founded in 1939, Chipman is a third-generation, family-owned and operated company guided by principles that have shaped the business for more than 80 years. The organization emphasizes reinvestment in its workforce, operational innovation, and active community involvement across its markets.

Today, Chipman Relocation & Logistics is a full-service mover with over 200 employees with annual revenues surpassing \$75 million.



NEWMARK

An aerial photograph of a modern office building with a prominent curved glass facade. The building is surrounded by a parking lot filled with various cars, including a bright yellow one. The surrounding area includes trees, a road with a few vehicles, and a clear sky. The text '2001 Crow Canyon Road' is overlaid in the top right corner, with 'SAN RAMON • CA' below it.

2001 Crow Canyon Road

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PROPERTY OVERVIEW

PHYSICAL SUMMARY

PROPERTY ADDRESS

2001 Crow Canyon Road, San Ramon, CA

APNs

209-240-015

Stories

2

SIZE

±39,371 rentable square feet

SITE

±2.97 Acres (±129,373 Square Feet)

COMPLETED

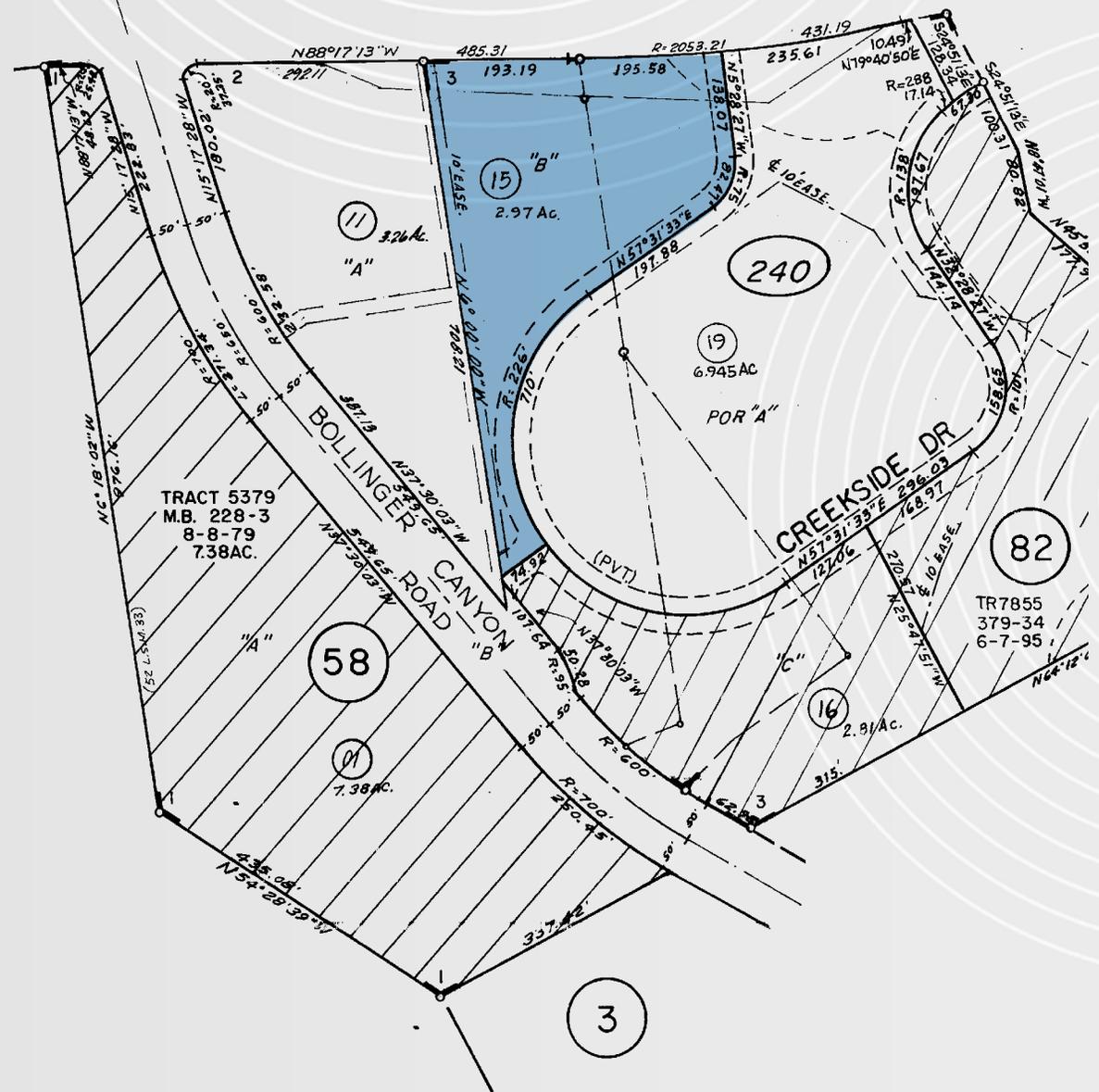
1999

PARKING

178 Stalls (4.52/1,000 Square Feet)

ZONING

OA - Administrative Office







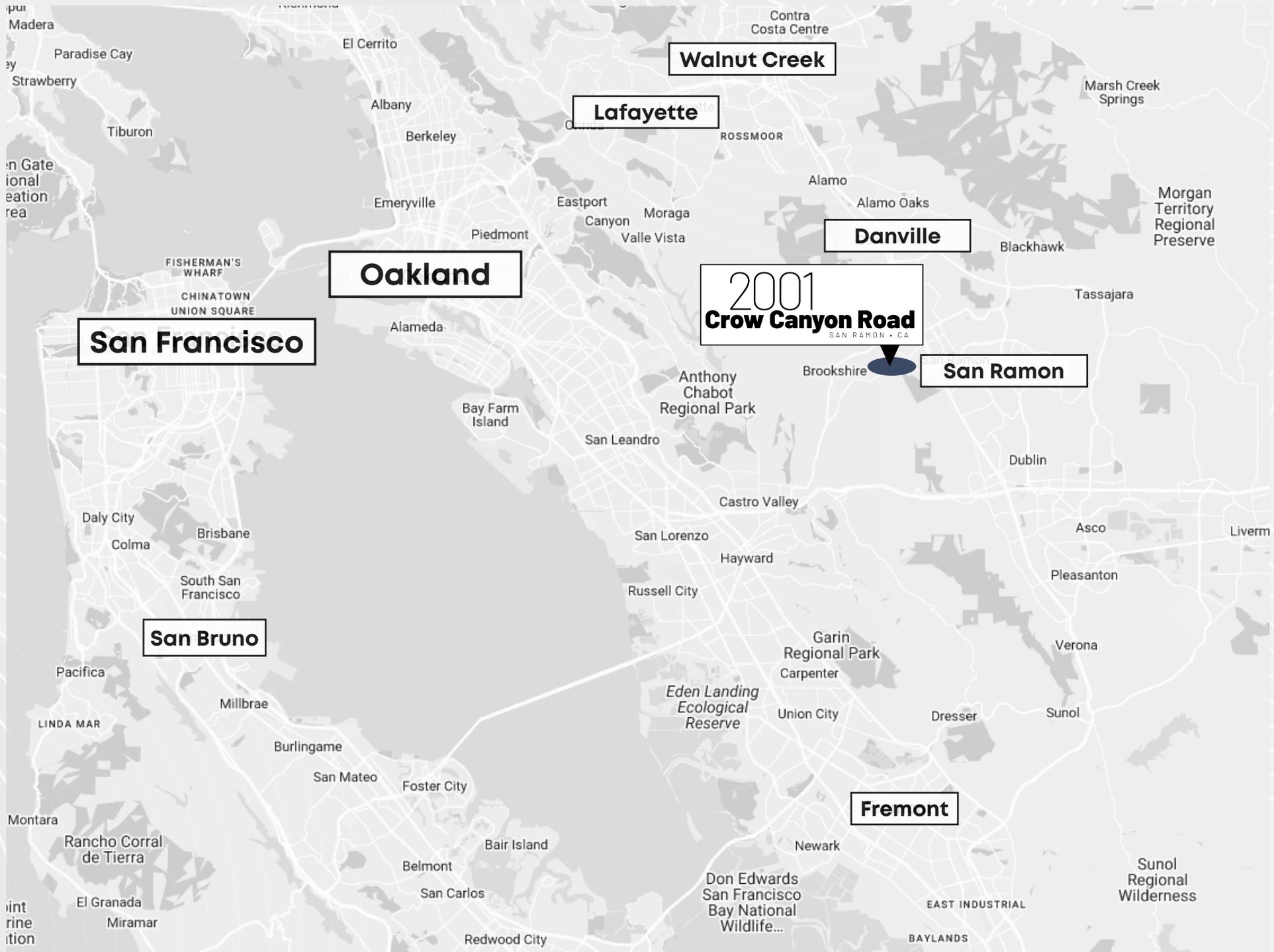
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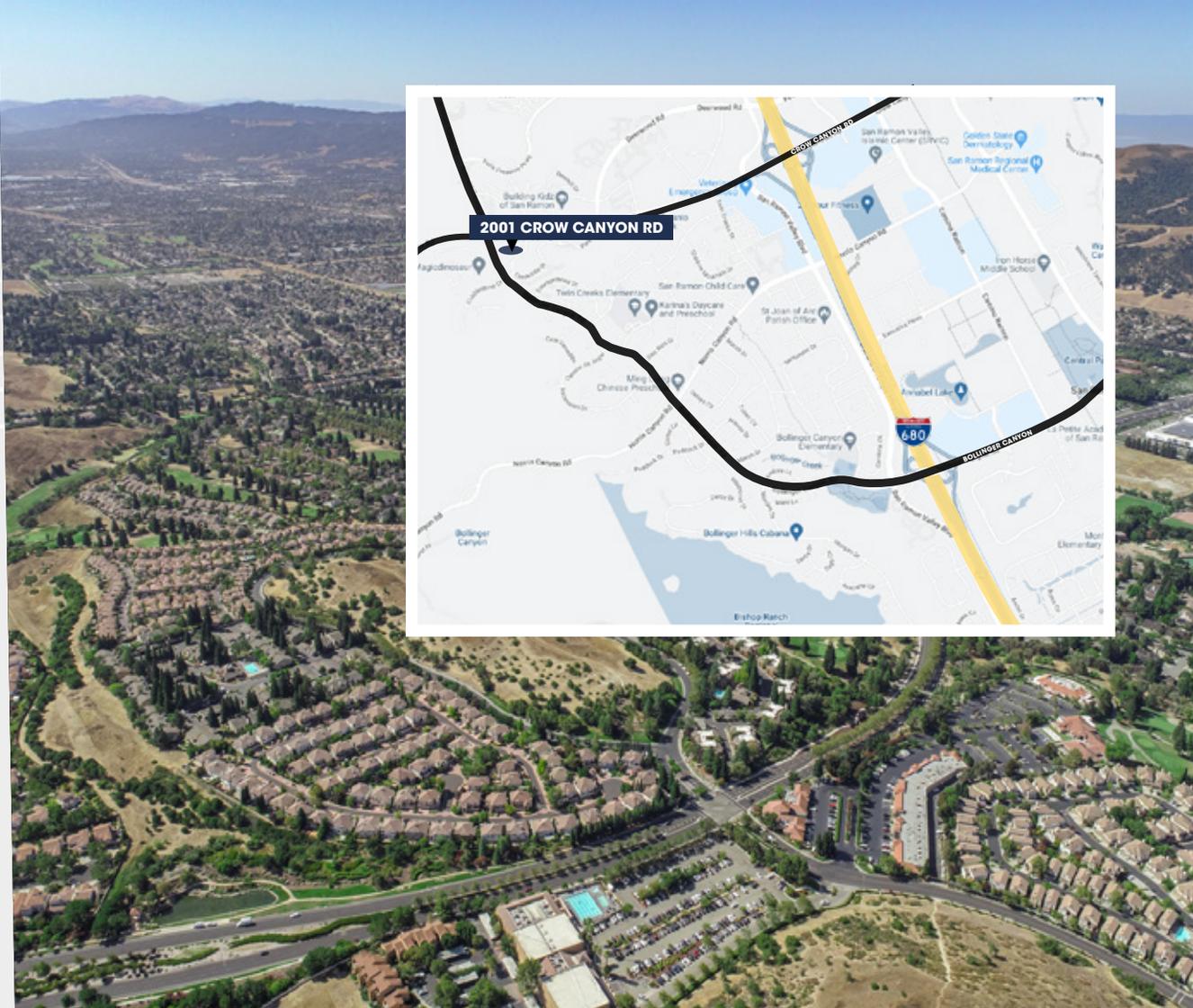
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MARKET OVERVIEW





The East Bay is one of the most dynamic real estate markets in the country. The area is comprised of the following highly diverse and desirable cities; San Ramon, Pleasanton, Walnut Creek, Pleasant Hill, Alameda, Berkeley, Concord and Oakland. The market extends along interstates 80/880, Interstate 580, and Interstate 680. The market thrives on a stable local economy, diversified tenant mix, educated employment base, exceptional logistics system, proximity to San Francisco and San Jose, limited supply of land and significant barriers to entry for future development. The East Bay continues to attract people seeking affordability, a central geographic location, accessibility, climate, and cultural amenities. The East Bay is home to several Fortune 500 Companies, including AAA, AT&T, GE, Bank of the West, PG&E, Toyota, Clorox, Comcast, Kaiser Permanente, Chevron, Ross Stores, Safeway, and Wells Fargo to name a few. East Bay housing communities such as San Ramon, Walnut Creek, Lafayette, Orinda, Moraga, Danville, Alamo, and Blackhawk represent some of the top housing demographics in the country.



HIGHLIGHTS



Large biotechnology, software, and green technology hub due to immediate access to highly-educated workforce companies seeking reprieve from high office rents in San Francisco and Silicon Valley.



Severe barriers to entry due to its infill nature and anti-growth sentiment.



Steady demand generators from a highly diversified corporate base



Excellent access and transportation infrastructure.

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