

FOR LEASE - Courtyard Center

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



Mark Rinkle

Principal
mrinkle@lee-associates.com
925-737-4145
LIC NO 01512632

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LEE RETAIL
LEE & ASSOCIATES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



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



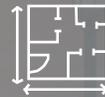
Abundant parking with surface level and an underground parking garage



Located off I-680 and San Ramon Valley Blvd

PROPERTY HIGHLIGHTS

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



AVAILABLE:

- Suite 146 - ±1,000 SF
- Suite 200 - ±3,500 SF
- Suite 230 - ±3,700 SF
- Suite 100 - ±8,208 SF

-  SUITE 146 VIRTUAL TOUR
-  SUITE 200 VIRTUAL TOUR
-  SUITE 230 VIRTUAL TOUR

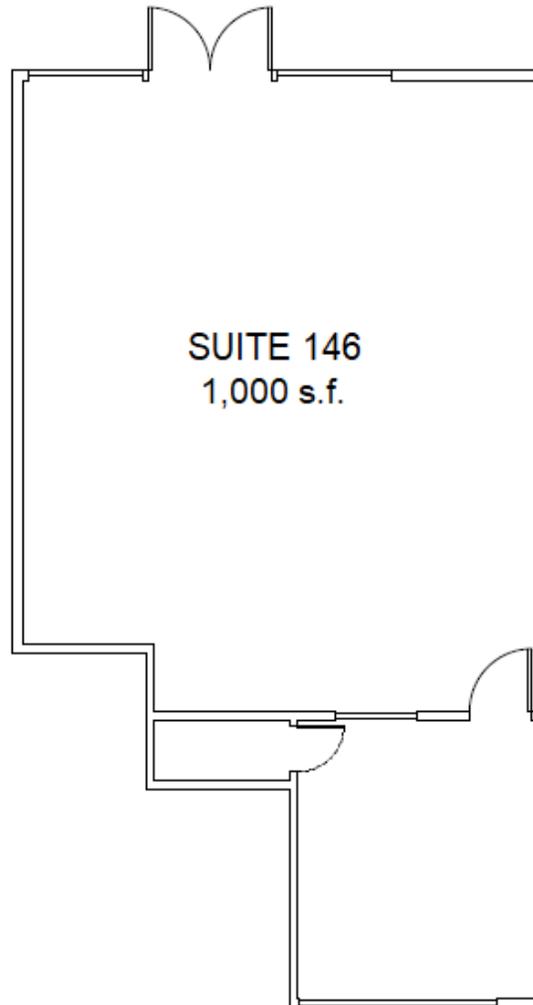
LISTING DATA

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

FLOOR PLAN

Retail/Medical Suite

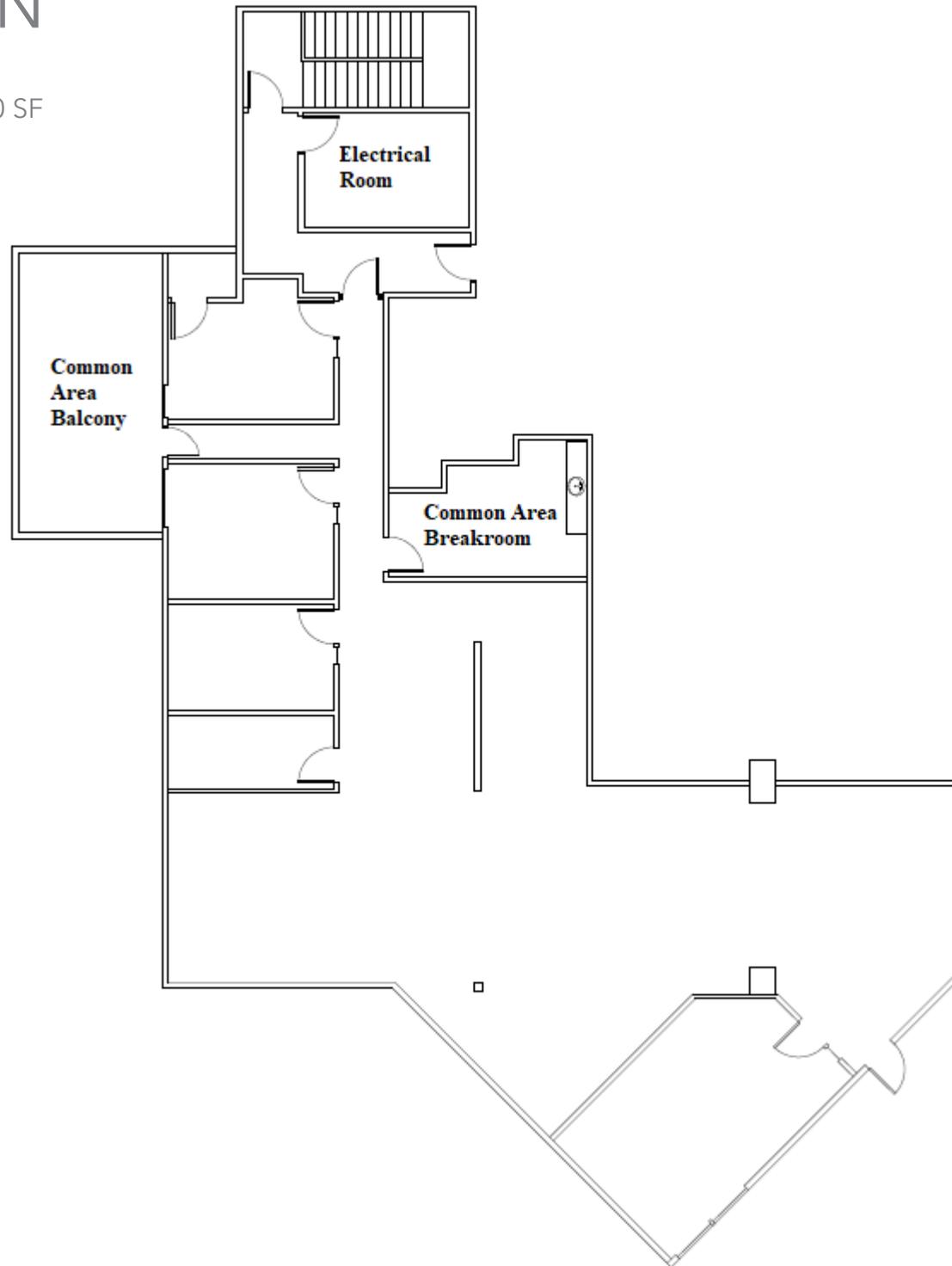
SUITE 146 - ±1,000 SF



FLOOR PLAN

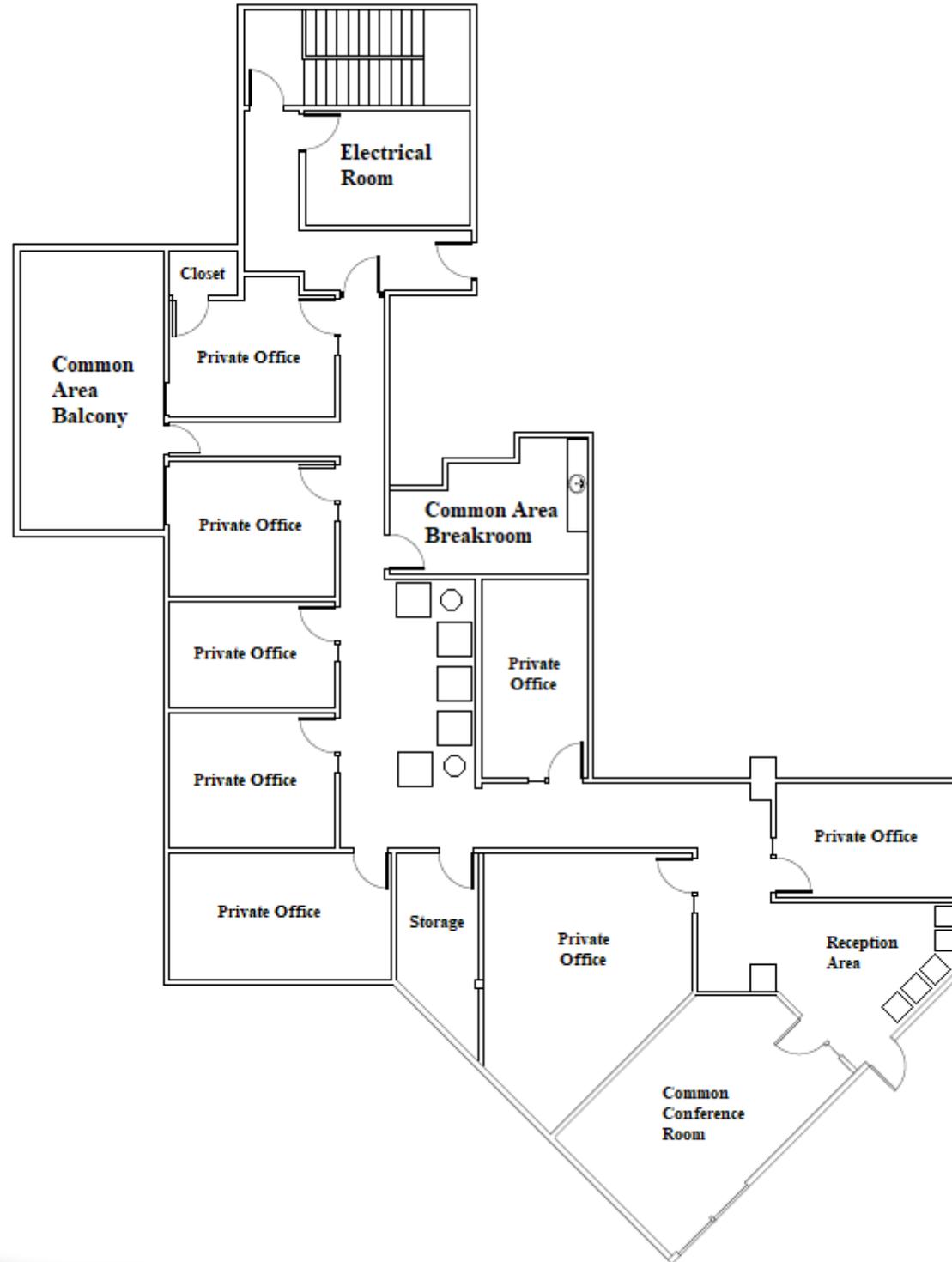
Medical/Office Suite

SUITE 200 - As-Built - ±3,500 SF



CONCEPTUAL FLOOR PLAN

Medical/Office Suite
SUITE 200

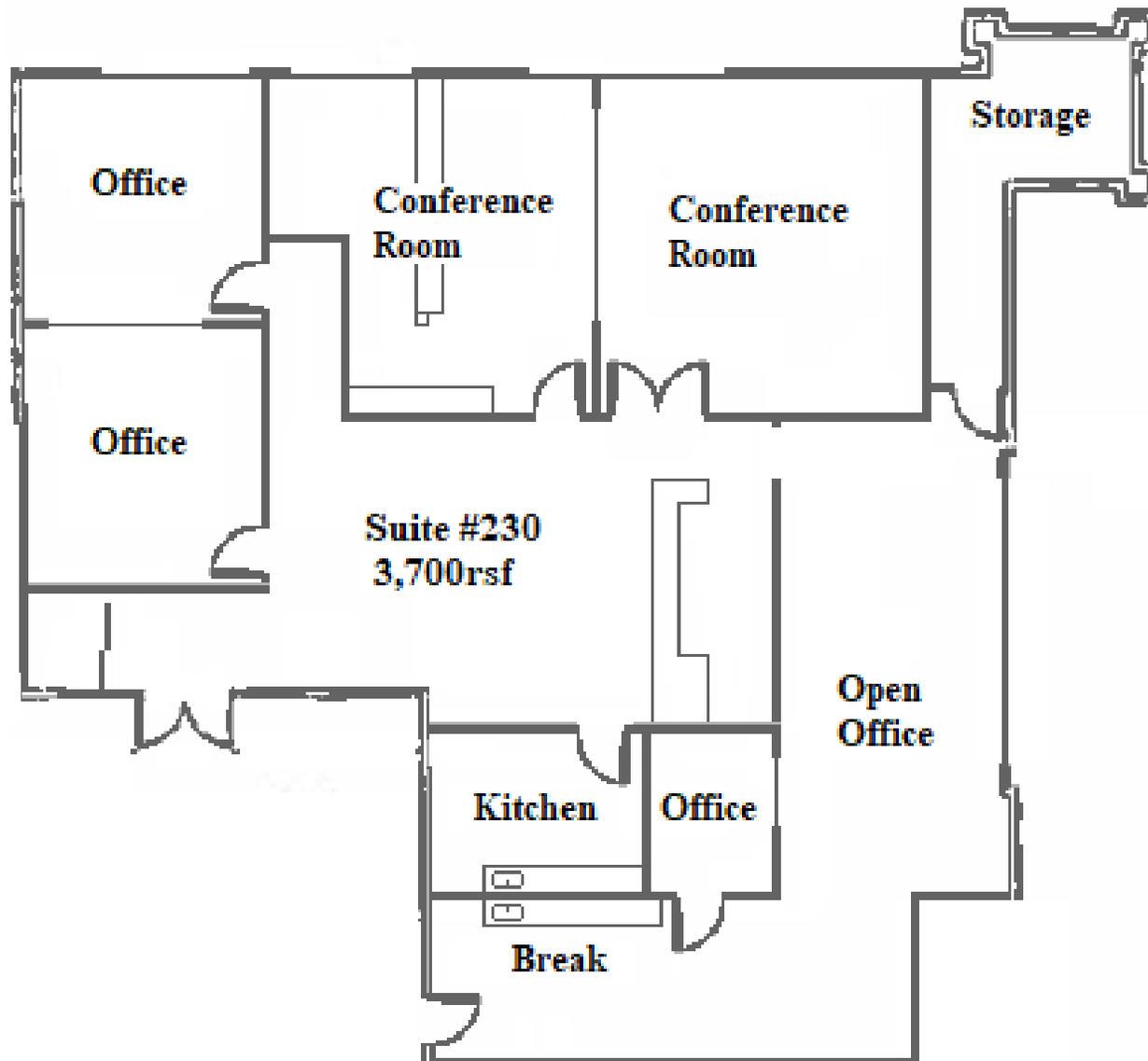


FLOOR PLAN

Office Suite

SUITE 230 - As-Built - $\pm 3,700$ SF

- Suite is divisible down to $\pm 1,000$ SF



FLOOR PLAN

Retail Suite

SUITE 100 - ±8,208 SF

- Currently a Day Care / Montessori School
- Space is currently approved for 73 kids with possibility to expand that by an additional 25 kids
- Suite can be demised down to ±4,500-6,000 SF
- Retail use including Restaurant
- Lease rate: \$3.00/sf/month NNN + \$1.05/sf/month NNN's for the entire space including the outdoor play area

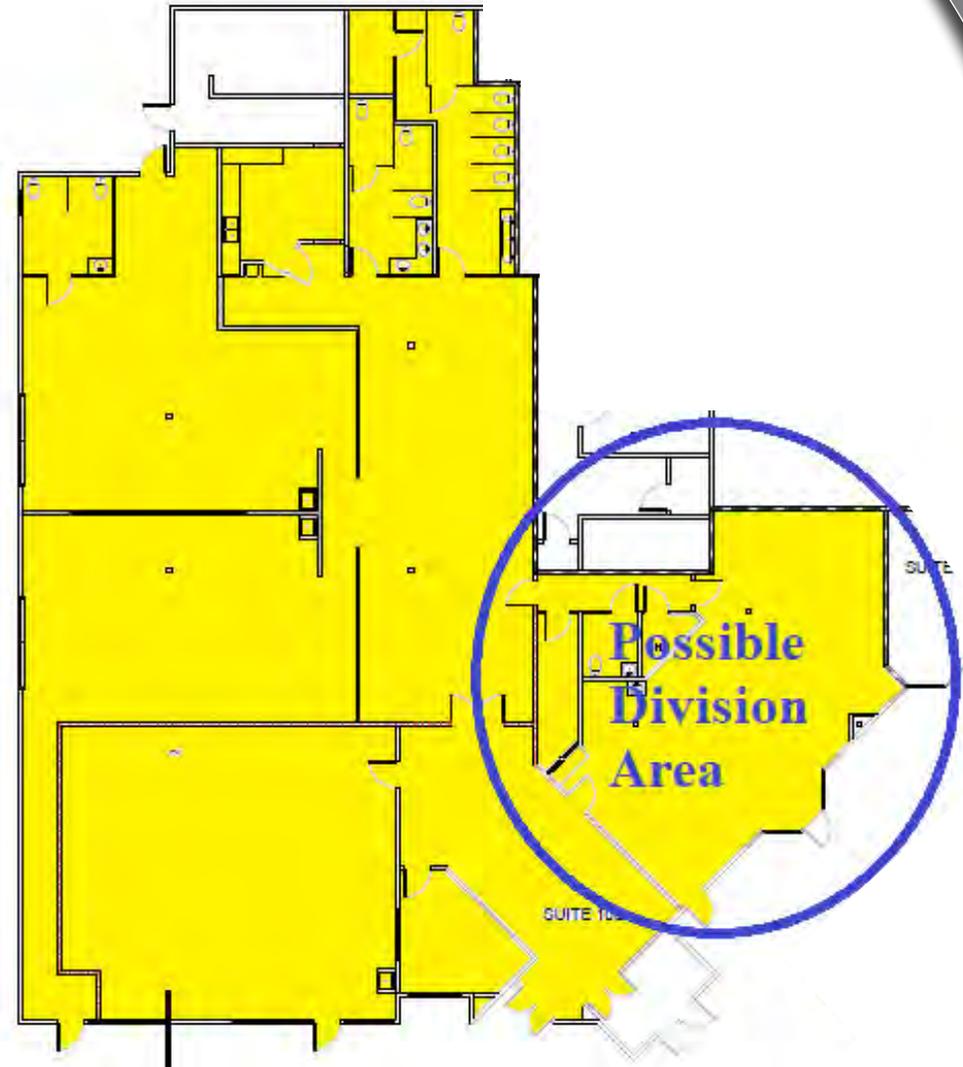
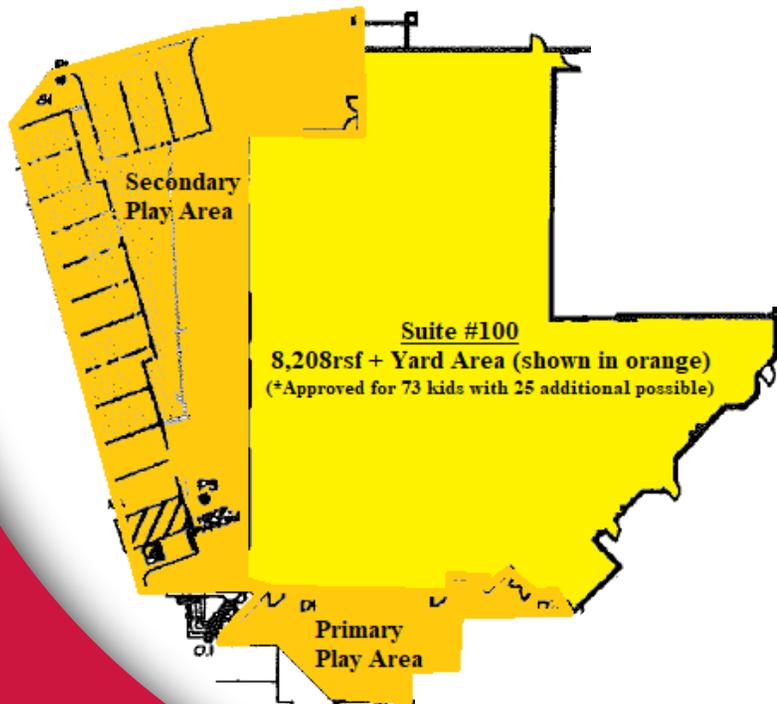




PHOTO GALLERY

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

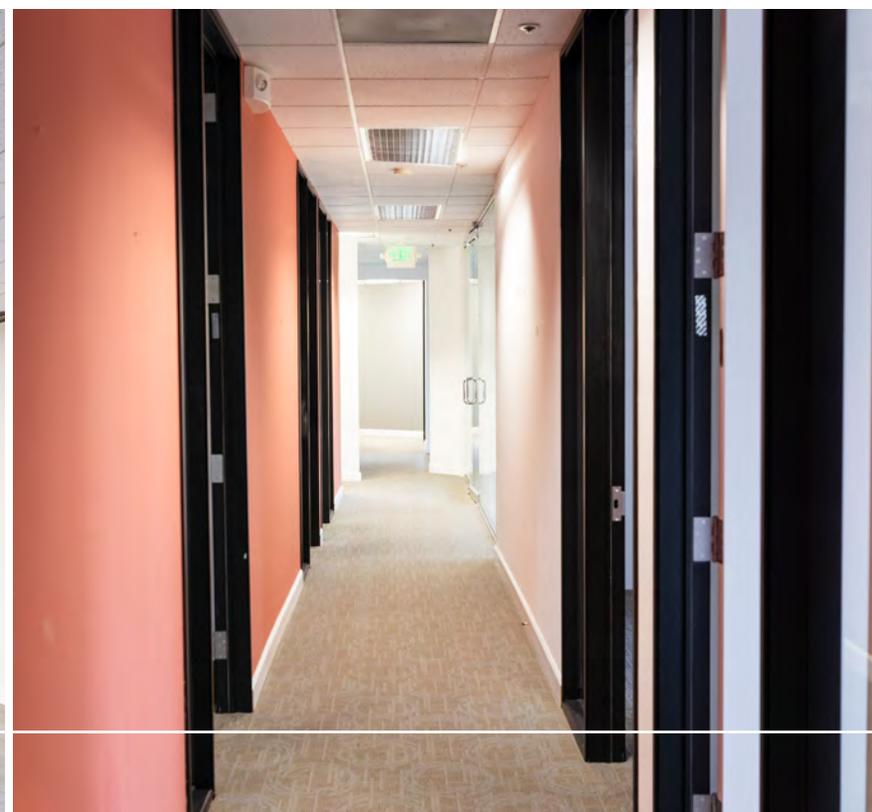


PHOTO GALLERY

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



PHOTO GALLERY

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

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

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

FOR LEASE - Courtyard Center ±1,000 TO 8,208 SF RETAIL, MEDICAL, & OFFICE SPACE AVAILABLE

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



Mark Rinkle

Principal
mrinkle@lee-associates.com
925-737-4145
LIC NO 01512632



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Lee & Associates® East Bay, Inc. Corp. ID 01194869 5000 Pleasanton Ave, Suite 220, Pleasanton, CA 94566

LEE-ASSOCIATES.COM