

3196 & 3194 DANVILLE BOULEVARD



TWO PARCEL PORTFOLIO SALE



37 ALAMO SQUARE

CBRE



PORTFOLIO INTRODUCTION

A highly visible owner-user opportunity situated at a signalized, hard-corner intersection along Danville Boulevard and Stone Valley Road—one of the East Bay’s premier high-traffic commuter corridors with immediate access to Interstate 680. The offering is part of the Alamo Square Portfolio and includes Parcel One, comprising 3194 and 3196 Danville Boulevard, with the rare opportunity to also acquire Parcel Two at 37 Alamo Square Drive. Together, these assets present a unique opportunity to secure two legacy commercial properties in the heart of Alamo’s well-established and distinctive East Bay community.

Anchored by decades of local history, 3194–3196 Danville Boulevard was formerly home to the beloved Alamo Hay & Grain Co., a community fixture dating back to 1962 and fondly remembered for its iconic rooftop horse statue and multigenerational customer base—making it one of Alamo’s most recognizable local landmarks. Just steps away, the plaza at 37 Alamo Square Drive is energized by artisans and neighborhood-serving retailers, including Lever Coffee, a popular local café that enhances the area’s welcoming, small-town charm and steady daily activity. Situated within Alamo’s walkable commercial core and surrounded by the natural beauty and community-oriented character of the San Ramon Valley, the portfolio benefits from strong local engagement and a loyal customer base drawn from adjacent residential neighborhoods. Prominently positioned along Danville Boulevard, the properties offer exceptional regional connectivity to Walnut Creek, Danville, Diablo, and major East Bay employment centers—making the Alamo Square Portfolio a compelling platform for future retail, service, or mixed-use development.



INVESTMENT HIGHLIGHTS



Two legacy commercial properties in the heart of Alamo's established East Bay community.



High visibility ownership and strategically positioned on one of Alamo's most visible intersections. Danville Boulevard and Stone Valley Road.



Historic 3196 Danville Blvd—former home of Alamo Hay & Grain Co., a beloved local landmark since 1962.



Vibrant plaza at 37 Alamo Square Drive, anchored by artisan and neighborhood serving retailers like Lever Coffee.



Prime location within Alamo's walkable commercial core with strong local engagement and a loyal customer base.



Exceptional regional access along Danville Blvd with immediate connectivity to Interstate 680.



Ideal platform for future retail, service, or mixed use activation backed by history, community appeal, and strategic visibility.



PROPERTY HIGHLIGHTS

PARCEL ONE

- APN: 192-082-001-4
- GROSS BUILDING AREA:
 - 3196 Danville Blvd: 2,844 RSF
 - 3194 Danville Blvd: 552 RSF
- LAND AREA: 0.28 Acres (11,979 SF)
- YEAR BUILT: 1942
- PARKING: 1.41/1,000
- BUILDING CONSTRUCTION: Metal
- ROOF CONSTRUCTION: Metal-Truss
- ELECTRICAL PANEL: 400-800 Amps @120/240v
- (Power needs to be verified)

PARCEL TWO

- APN: 192-082-003-0
- GROSS BUILDING AREA:
 - 37 Alamo Square: 3,400 RSF
- LAND AREA: 0.20 Acres (8,712 SF)
- YEAR BUILT: 1992
- PARKING: 4.89 /1,000
- BUILDING CONSTRUCTION: Wood/Frame/Sliding
- ROOF CONSTRUCTION: Composite Shingle
- HVAC: Yes
- ELECTRICAL PANEL: 400-800 Amps @120/240v
- (Power needs to be verified)
- FOUNDATION: Slab

UTILITY PROVIDERS

- ELECTRICITY: PG&E (www.pge.com)
- GAS: PG&E (www.pge.com)
- SEWER: Central Contra Costa Sanitary District (www.centalsan.org)
- WATER: East Bay Municipal Utility District (www.ebmud.com)
- TRASH: Republic Services (www.recyclesmart.org)
- INTERNET / CABLE: Xfinity, AT&T, T Mobile 5G



3194 DANVILLE BLVD PHOTOS



3196 DANVILLE BLVD PHOTOS



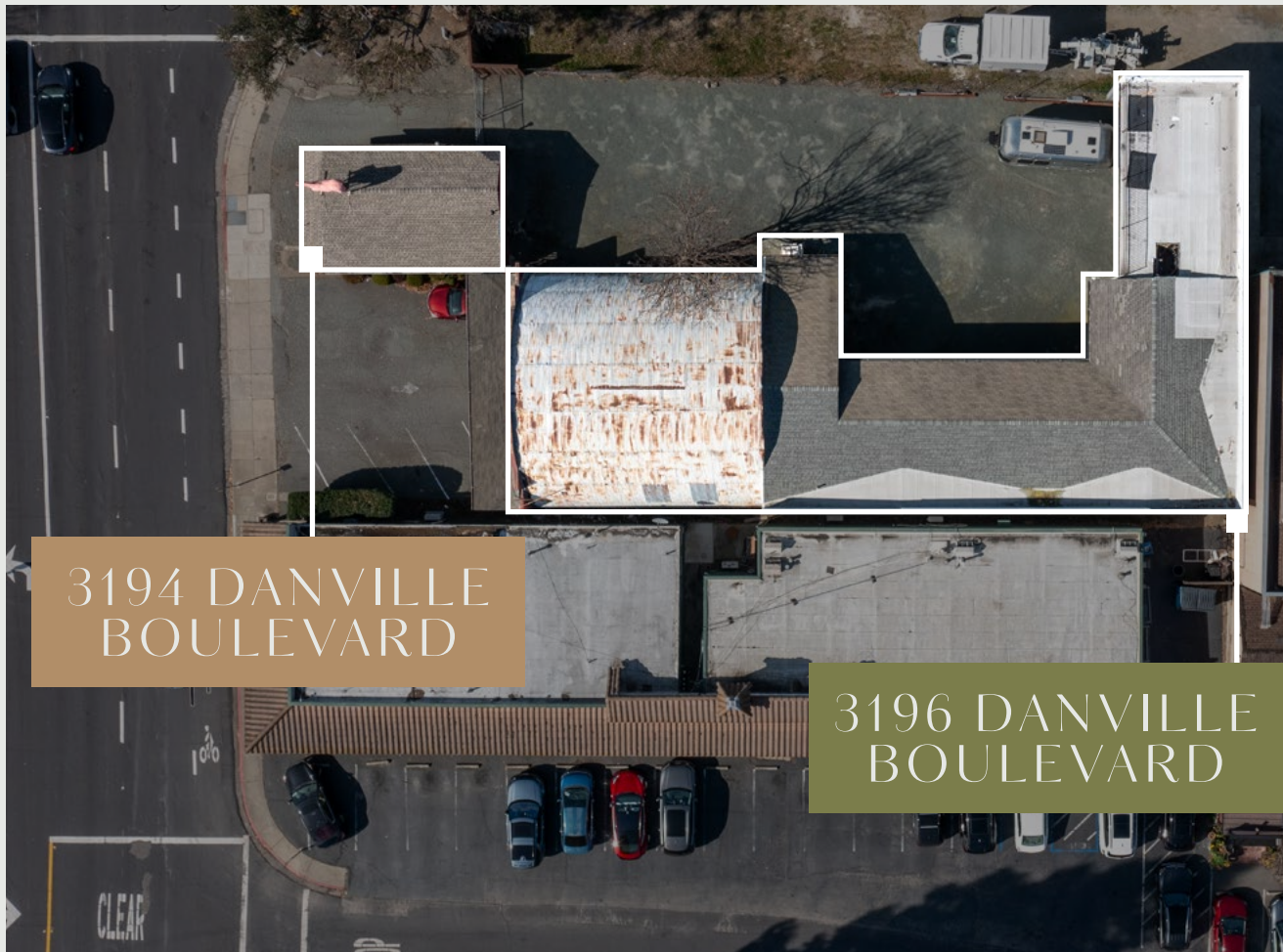
37 ALAMO SQUARE PHOTOS



RENT ROLL

SUITE	TENANT	OCCUPANCY DATE	END DATE	SF	RENT TYPE
3194	ALAMO SHOE REPAIR & HARNESS	TBD	MTM	552	NNN

SUITE	TENANT	OCCUPANCY DATE	END DATE	SF	RENT TYPE
3196	BARN	VACANT	VACANT	2,844	-



RENT ROLL

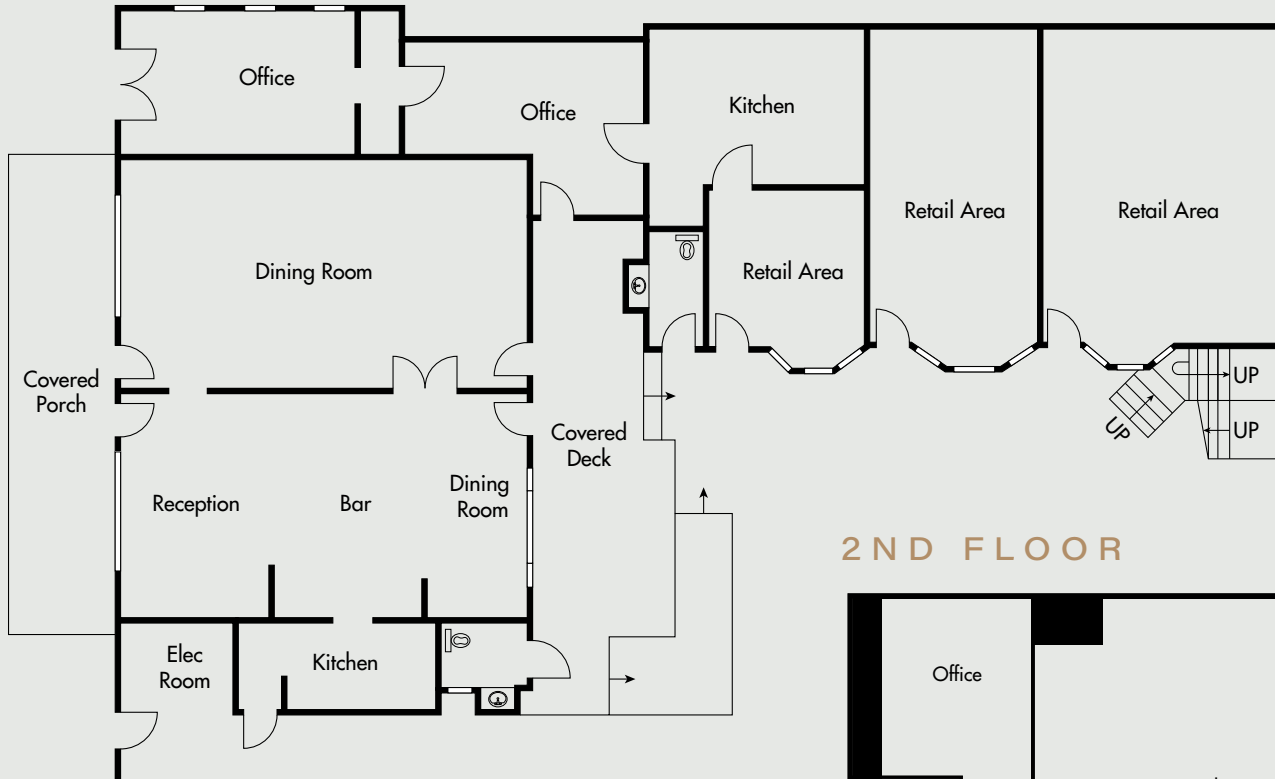
SUITE	TENANT	OCCUPANCY DATE	END DATE	SF	RENT TYPE
A-B-D	LEVER COFFEE	3/1/20	-	1,631	NNN
C	CREEKSIDE SALON	MTM	MTM	222	NNN
E,F	Xfactor.oi	MTM	MTM	732	NNN
D	TRADEMARK HOMES	MTM	MTM	377	NNN



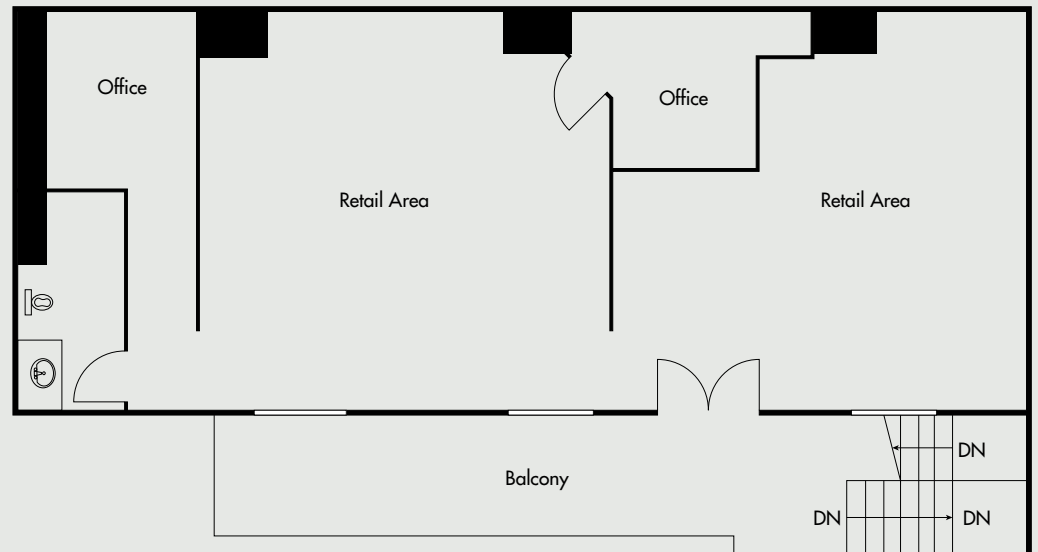
FLOOR PLAN

37 ALAMO SQUARE

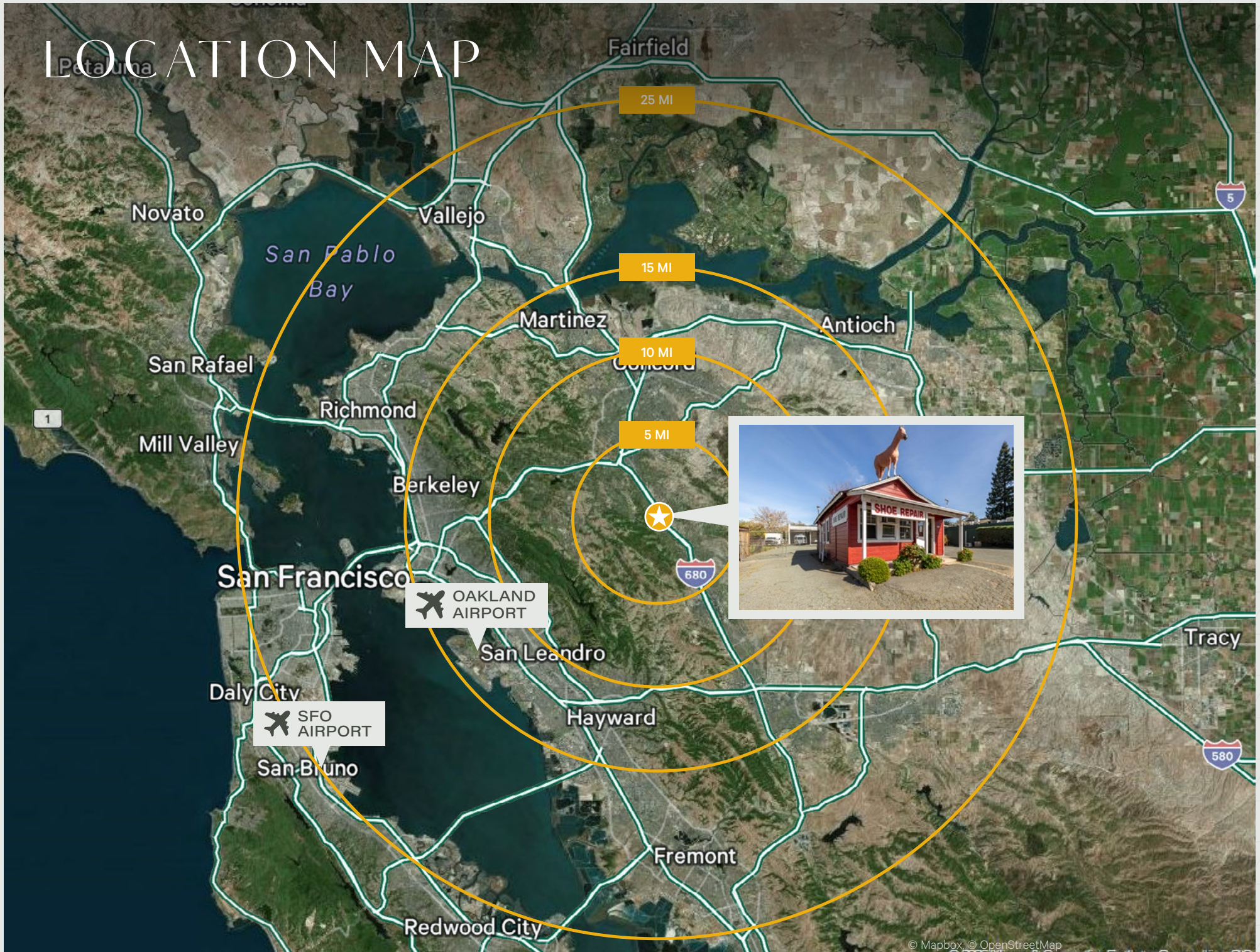
1ST FLOOR



2ND FLOOR



LOCATION MAP



3196 & 3194
DANVILLE
BOULEVARD

37 ALAMO
SQUARE

Alamo Plaza Shopping Center

BODYROK TREK SAFEWAY

FIVE GUYS Orangetheory FITNESS ROUND TABLE PIZZA ROYALTY

WELLS FARGO Xenia Bistro Ha-La Sushi

ROTHSCHILDS

**PÂTISSERIE
BRIOCHE
DE PARIS
EJ Phair
Alehouse & Pub**

Peasant's Courtyard

ACE
The helpful place.

Rotten Robbie

**ELEVEN CALIFORNIA
bikesnowboards
ALAMO CA.**

LEVER
coffee
Alamo Cafe

GUMSABA
Sliceit Pizza

Stone Valley Center

Hospice East Bay Maguey Mexican Restaurant

**CVS Alamo
pharmacy Liguors**

Stone Valley Rd

ALAMO

Danville Blvd

ARC | Alamo Fitness

AMENITY MAP

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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ALAMO SQUARE PORTFOLIO



INVESTMENT CONTACTS

MARK KOL

Executive Vice President
Lic. 01251158
+1 510 333 4702
mark.kol@cbre.com

MONICA CLARKE

Sales Assistant
Lic. 01221955
+1 925 297 7289
monica.clarke@cbre.com



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