



DIABLO PLAZA

SAN RAMON, CALIFORNIA

± 850 - ± 3,630 SF RETAIL



ABOUT SAN RAMON

The City of San Ramon is located in the San Ramon Valley of Contra Costa County, approximately 35 miles east of the City of San Francisco in the San Francisco Bay Area. The San Ramon Valley has long been considered one of the most desirable living areas in the Bay Area because of its scenic beauty, suburban charms, excellent school systems, and proximity to major employment centers. The City occupies a land area of 18.56 square miles and is surrounded by the communities of Danville and Dublin, as well as the unincorporated lands in both the Alameda and Contra Costa Counties.

LOCATION DESCRIPTION

Diablo Plaza (±120,000 SF) is located in affluent and expanding southern Contra Costa County. Anchored by Safeway, CVS and BevMo!, this shopping center drives daily needs traffic and constant visits from the nearby 10M square foot Bishop Ranch office complex. In addition to strong national anchors, Diablo Plaza boasts a strong mix of national, regional, and local tenants (Verizon Wireless, Starbucks, UPS Store, Orange Theory, Taco Bell Cantina, AAA, Instant Urgent Care, H&R Block, Wingstop, Elements Therapeutic Massage, and more).

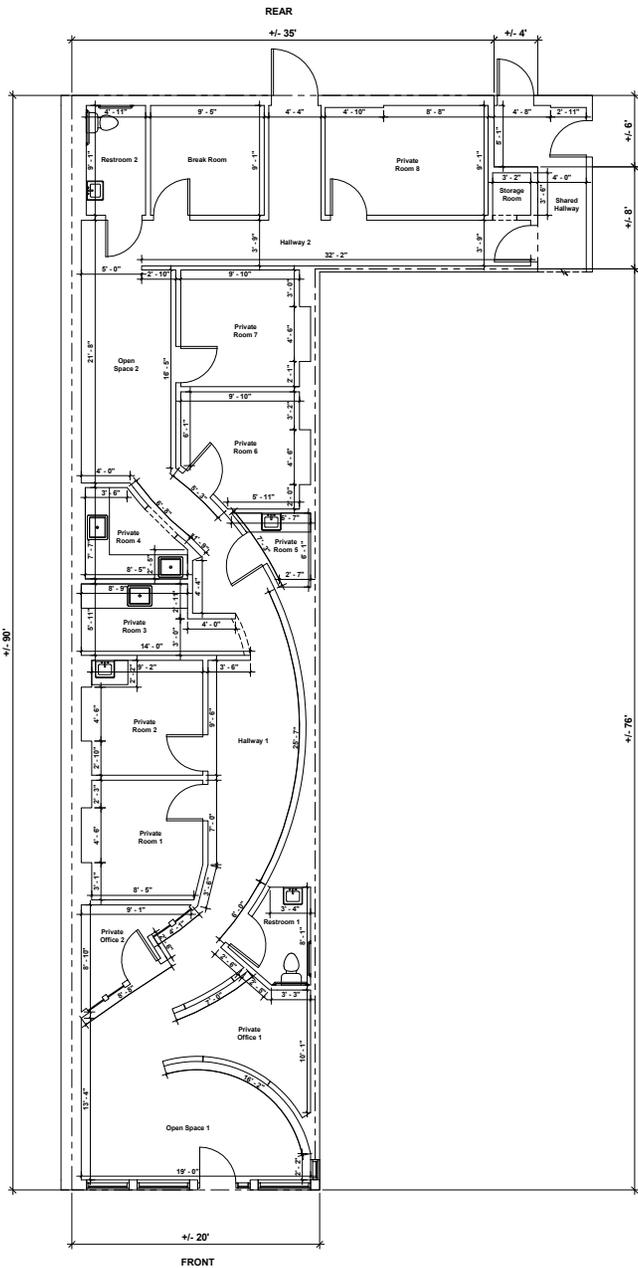


PROPERTY PROFILE

AVAILABLE SPACE	Unit #201 - Available Now	±2,044 SF
	Unit #204 - Available Now	±2,780 SF
	Unit #205 - Available 3/26	±850 SF
	Unit #309 - Lease Pending	±975 SF
	<i>*Units 204 & 205 can be combined: ±3,630 SF</i>	
TRAFFIC COUNT	Crow Canyon Rd.	41,740 ADT
	San Ramon Valley Blvd.	19,794 ADT
	Twin Creeks Dr.	6,273 ADT
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Located in the affluent and expanding southern Contra Costa County. • Near Bishop Ranch business park • Anchored by Safeway, BevMo, and CVS • Great accessibility to I-680 	

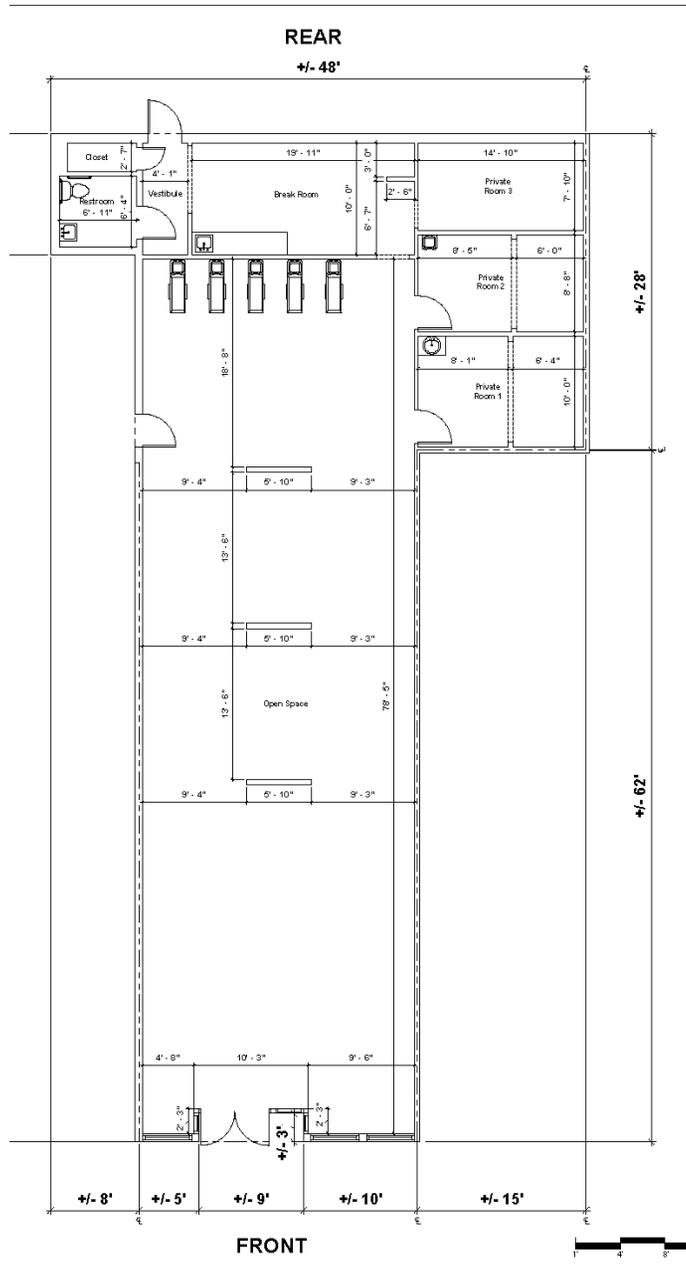


0001	T.J LO		0109	THE GURKHA KITCHEN	1,680 SF	0301B	XFINITY/COMCAST	2,342 SF
0002	MCDONALDS		0110	THE GREAT GREEK (NOW OPEN!)	2,250 SF	0303	ORANGETHEORY FITNESS	3,144 SF
0006B	CVS		0201	AVAILABLE NOW	2,044 SF	0304	THE UPS STORE	1,189 SF
0008	SAFEWAY		0202	H&R BLOCK	1,138 SF	0306	TACO BELL CANTINA	2,793 SF
0101	VERIZON WIRELESS	1,086 SF	0203	KIKI BROWS	990 SF	0307	CODE NINJAS	984 SF
0102	THE JEWELSMITHS	750 SF	0204	AVAILABLE NOW	2,780 SF	0308	DAINTY DONUTS	975 SF
0103	UME TEA	750 SF	0205	COMING (AVAILABLE 3/2026)	850 SF	0309	LEASE PENDING	980 SF
0104	ORIENT EXPRESS	750 SF	0206	RADIANT WAXING	1,700 SF	0310	STRETCH LAB	1,300 SF
0105	EGG HEAD	808 SF	0207	AAA	4,560 SF	0311	SOURDOUGH & CO	1,498 SF
0106	PRINCESS NAILS	2,100 SF	0209	STARBUCKS	1,985 SF	0312	ARTQUEST (COMING SOON)	1,046 SF
0107	SENRO SUSHI	2,050 SF	0300	BEVMO!	12,015 SF	0313	PAIRFIELD PIZZA & PINTS	3,127 SF
0108	WINGSTOP	968 SF	0301	ELEMENTS MASSAGE	2,638 SF			



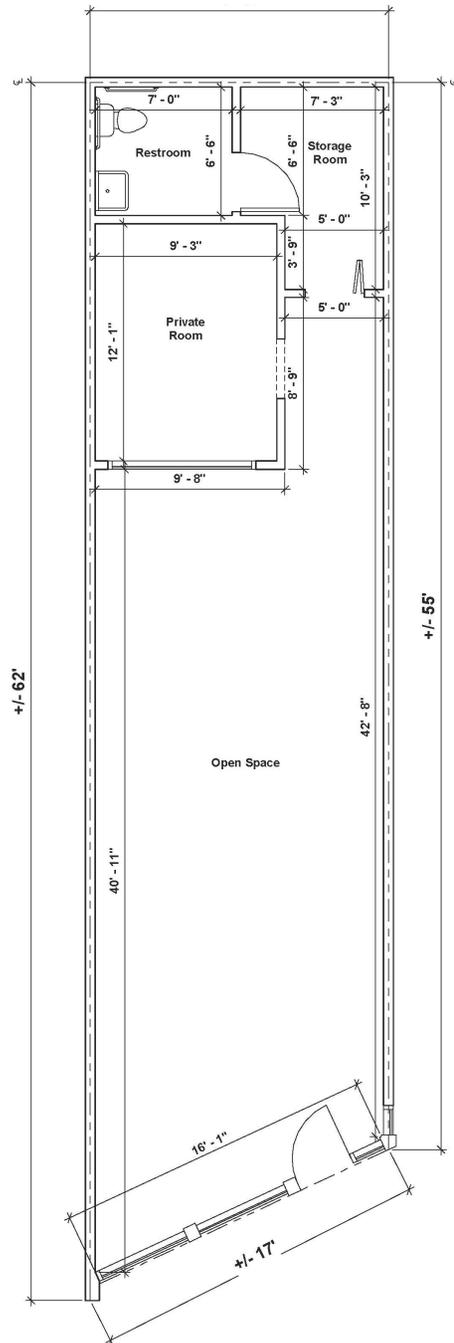
UNIT #201

FORMER	Urgent Care
SQUARE FEET	± 2,044 SF
WIDTH	20'
DEPTH	90'
AVAILABILITY	AVAILABLE NOW



UNIT #204

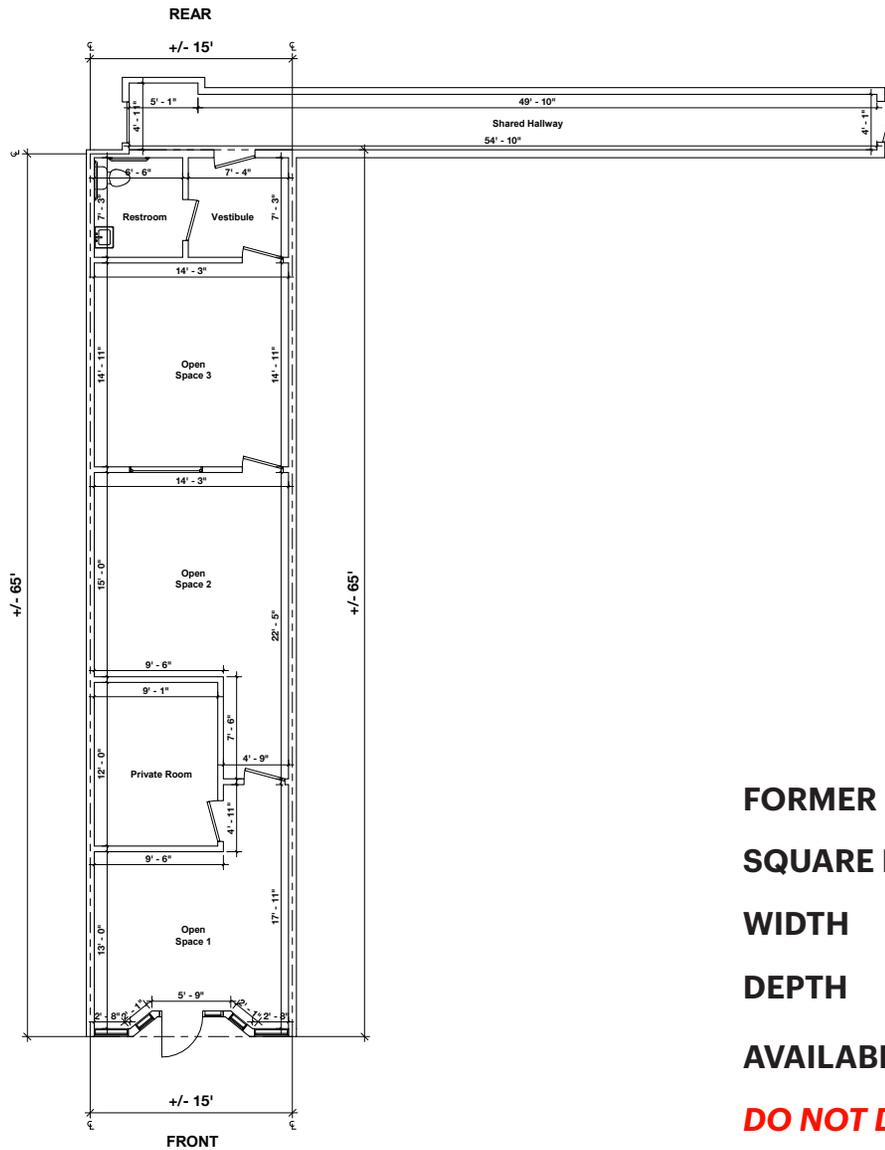
FORMER	Fully Built Out Hair Salon (5 Shampoo Bowls, 3 Treatment Rooms, 1 Restroom)
SQUARE FEET	± 2,780 SF
WIDTH	25'
DEPTH	90'
AVAILABILITY	AVAILABLE NOW



UNIT #205

FORMER	Medical
SQUARE FEET	± 850 SF
WIDTH	17
DEPTH	55
AVAILABILITY	AVAILABLE 3/2026

DO NOT DISTURB TENANT



UNIT #309

FORMER	Global Art
SQUARE FEET	± 975 SF
WIDTH	15
DEPTH	65
AVAILABILITY	AVAILABLE 11/1/2025

DO NOT DISTURB TENANT





COSTCO WHOLESALE Tuesday Morning Marshalls

MAGNOLIA SQUARE

Office DEPOT petco Starbucks See's CANDIES ONFIRE

ULTA BEAUTY charles SCHWAB extended STAY AMERICA BR Baskin Robbins Heller JEWELERS

162,451 ADT SAN RAMON VALLEY BLVD - 19,794 ADT

INTERSTATE 680

Wendy's

FedEx BURGER KING PG&E UNITED STATES POSTAL SERVICE

FOSTORIA WAY - 11,071 ADT

CROW CANYON RD. - 41,740 ADT

UnionBank

OLD MILL CENTER

THE HOME DEPOT Staples

IN-N-OUT BURGER

CROW CANYON COMMONS

SPROUTS FARMERS MARKET ACE Hardware Total Wipe A MORE

BIG 5 SPORTING GOODS GNC LIVE WELL T-Mobile

JOHN MUIR MEDICAL GROUP

KAISER PERMANENTE

MR. PICKLE'S SANDWICH SHOP SALLY BEAUTY the kebab shop

MR. PICKLE'S SANDWICH SHOP PANDA EXPRESS Jamba Juice

the Habit BURGER GRILL Peets COFFEE Panera BREAD.

WELLS FARGO citibank menchie's Supermarket

Bank of America FIRST REPUBLIC It's a privilege to serve you! happyjerron

DIABLO PLAZA

SAFeway verizon CVS pharmacy Starbucks BevMo!

xfinity comcast. Orangetheory FITNESS TACO BELL The UPS Store H&R BLOCK

CHIPOTLE MEXICAN GRILL SUBWAY Sharetea McDonald's Great Clips

REGAL TOYOTA

*Traffic Counts Source: Site USA REGIS 1/13/25

DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
12,492	60,760	153,310



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$217,126	\$246,503	\$269,370



HOUSEHOLD INCOME DISTRIBUTION \$2,000,000 or More

1 MILE	3 MILES	5 MILES
39.1%	45.8%	50.6%



MEDIAN HOME VALUE \$1,000,000 or More

1 MILE	3 MILES	5 MILES
59.2%	66.9%	72.9%



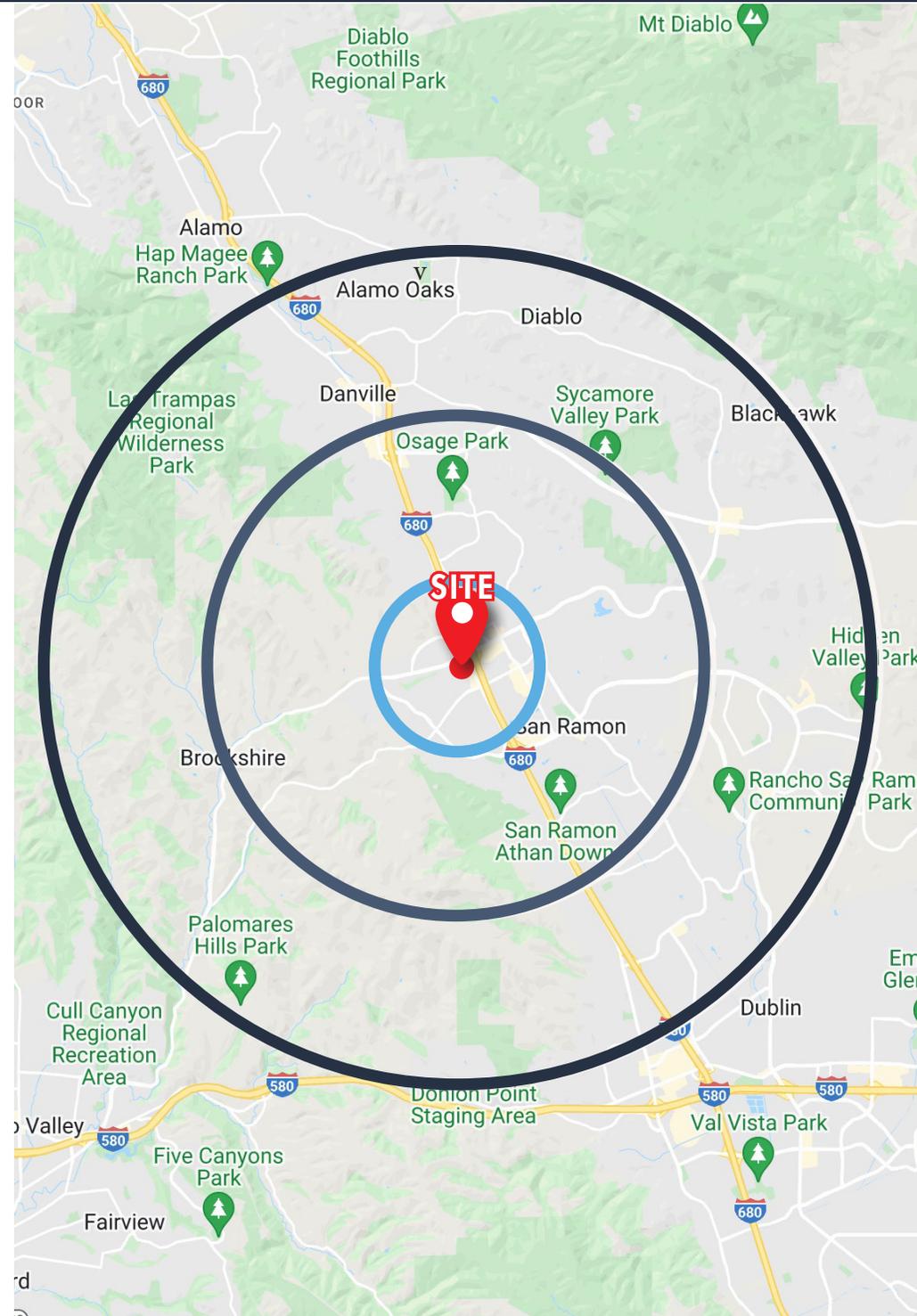
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
63.9%	68.6%	69.7%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$334.2 M	\$1.64 B	\$4.07 B



*Demographic Source: Site USA REGIS 1/13/25



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