



18895 BOLLINGER CANYON



**THE KHO TEAM
REAL ESTATE**
LIC # 01759705

EXECUTIVE SUMMARY

Rare ±195-acre opportunity in San Ramon's scenic hills near Bollinger Canyon and Crow Canyon. Previously entitled for 43 executive homes and 18 SDUs. Tentative map has expired, but extensive work completed, including CEQA review, geotech, hydrology, traffic, noise, and environmental studies. Approx. 16 acres were designated for residential use, with the remainder envisioned for parkland, trails, and open space. Convenient access to I-680, top-rated schools, and San Ramon amenities.

OFFERING SUMMARY

ADDRESS	18895 Bollinger Canyon San Ramon, CA 94583
AP / N	208-240-039-7
COUNTY	Contra Costa County
MARKET	San Francisco Bay Area
SUBMARKET	East Bay
OFFERING PRICE	\$36,000,000
OWNERSHIP TYPE	Fee Simple

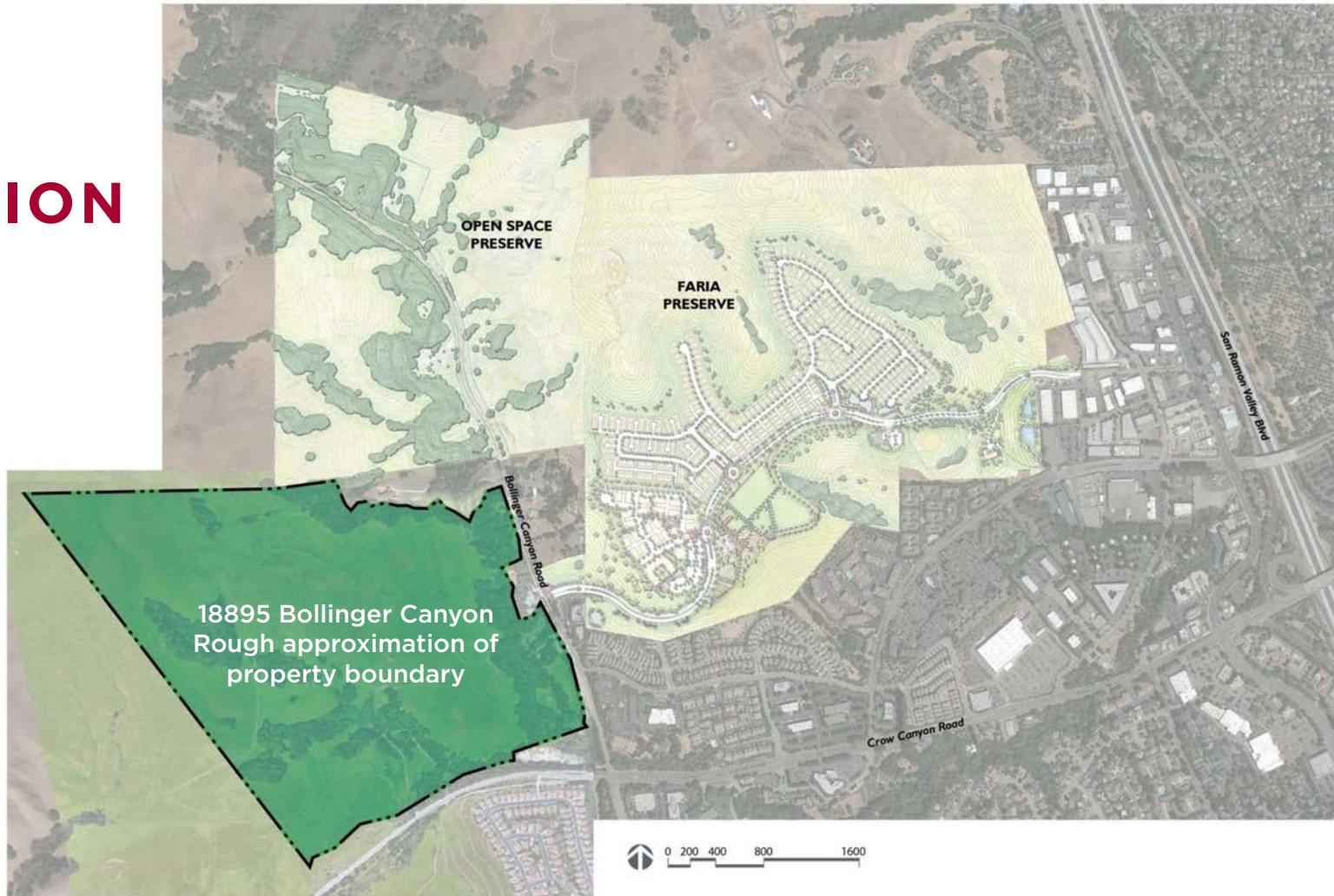
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KEN KHO, Broker-Associate
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Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net



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LOCATION



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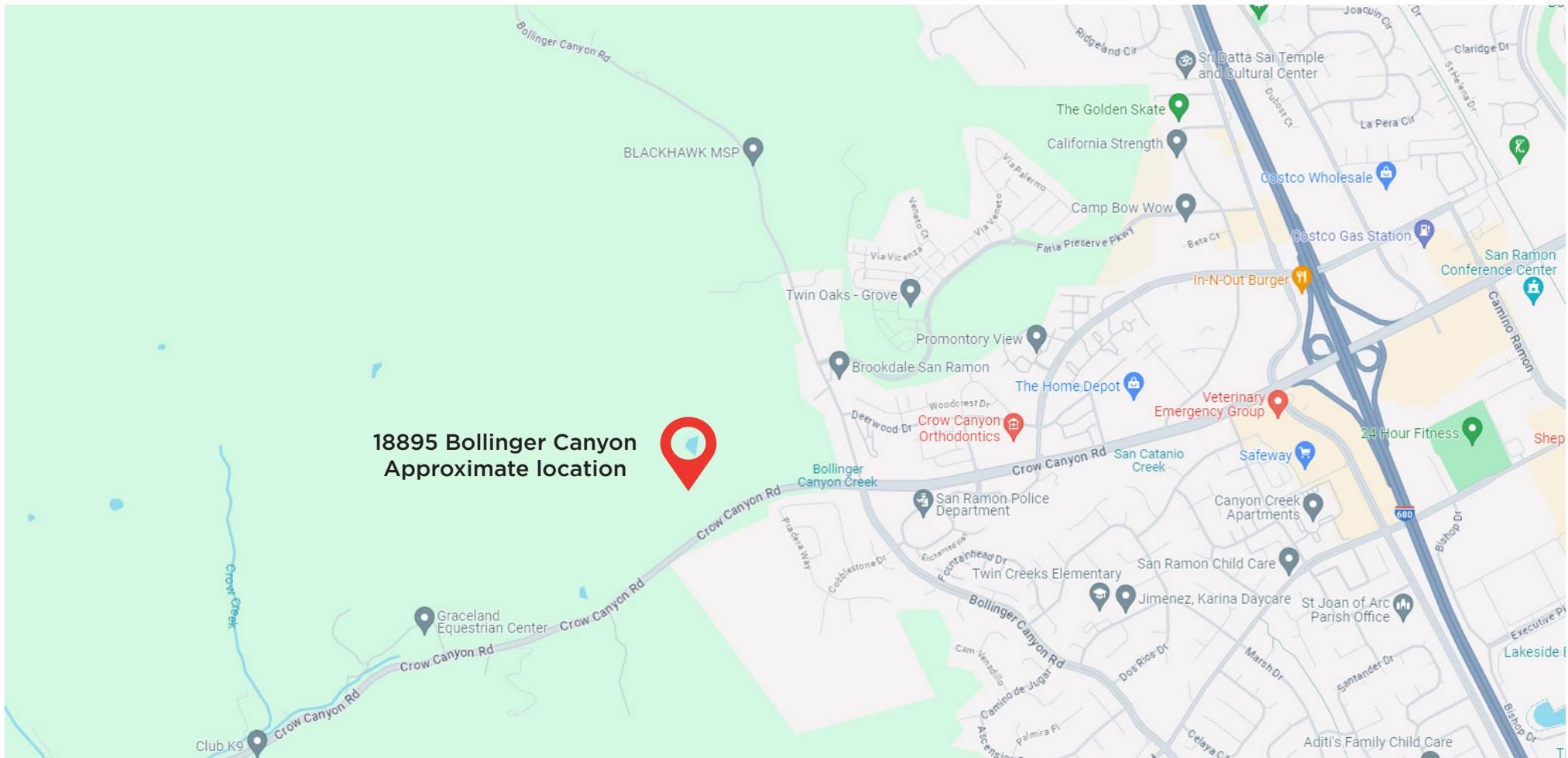


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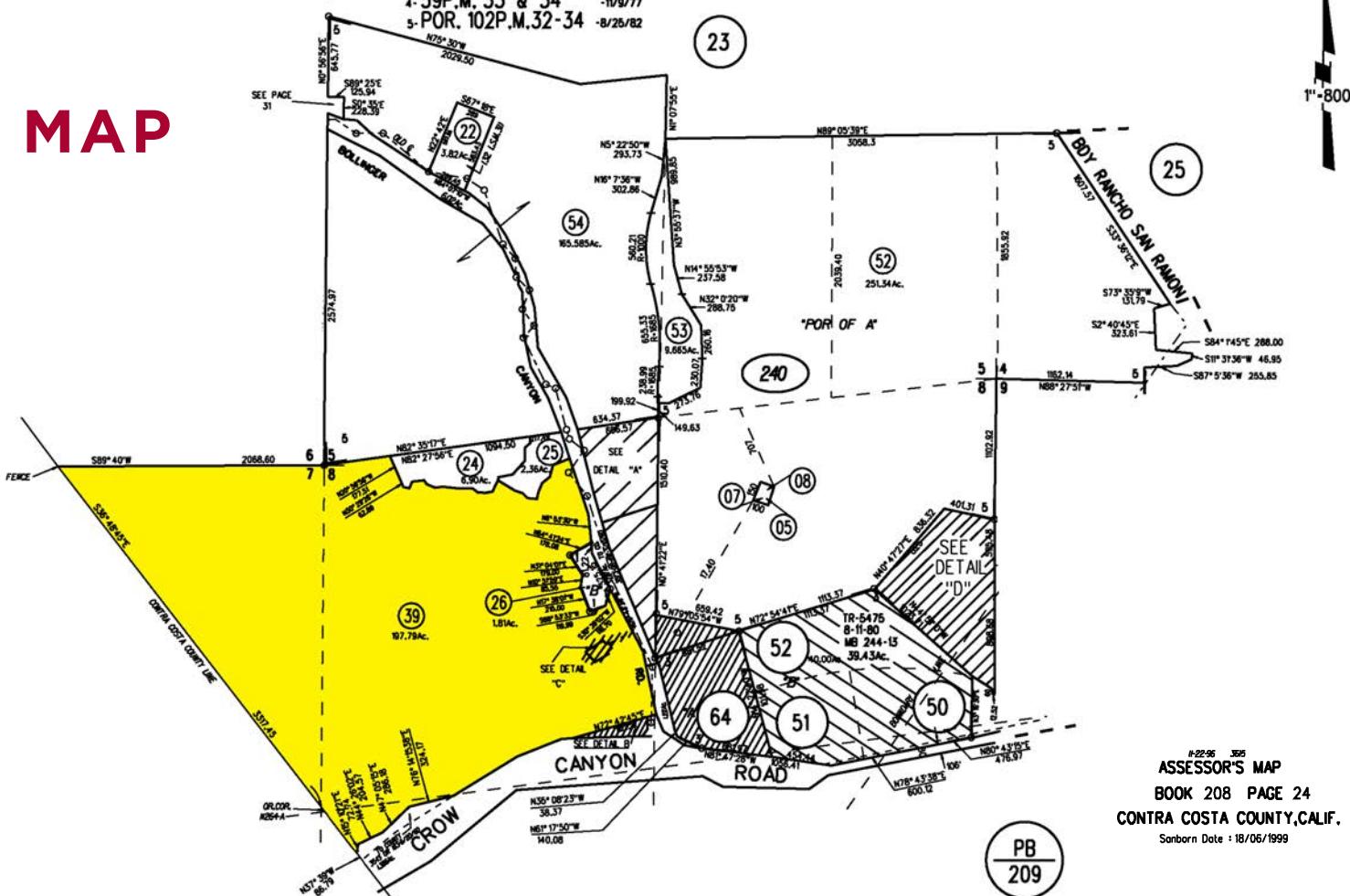
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PLAT MAP

POR. SEC. 4-5-7-8- & 9 T.2S. R.1W M.D.B.M.

1. 6-PARCEL MAP-4
 2. 9 P.M. 2
 3. 14 P.M. 34-35
 4. 59P.M. 33 & 34
 5. POR. 102P.M. 32-34



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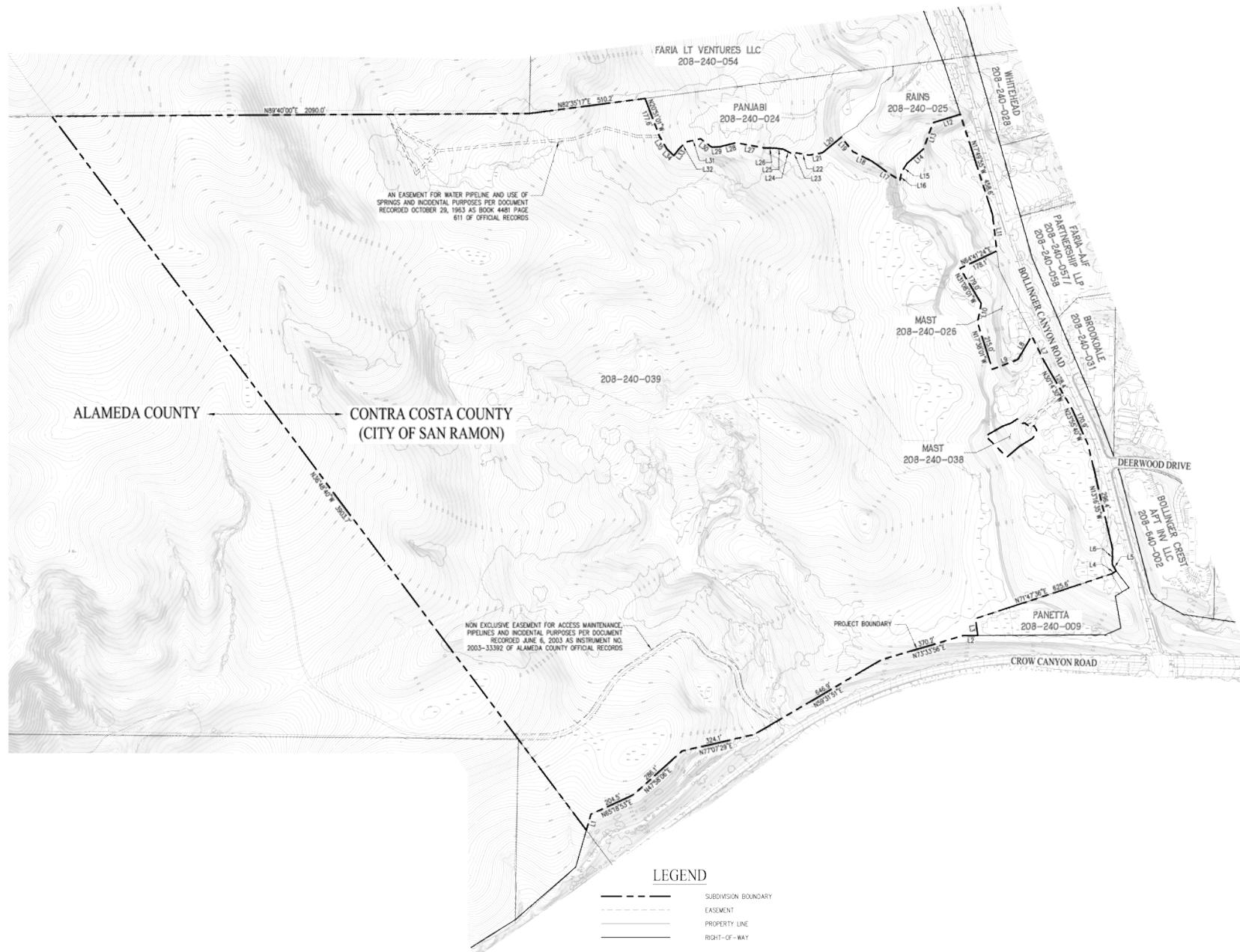
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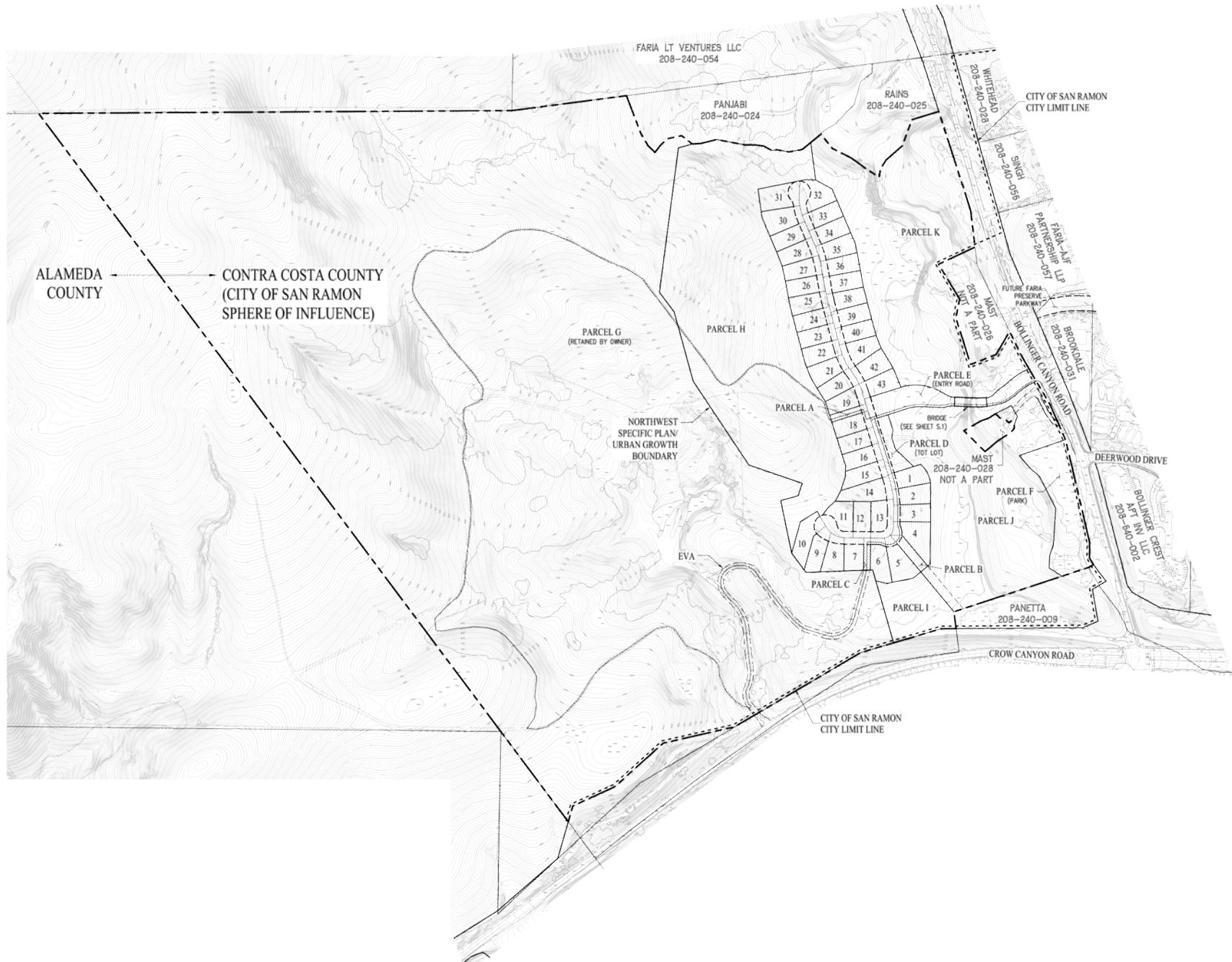
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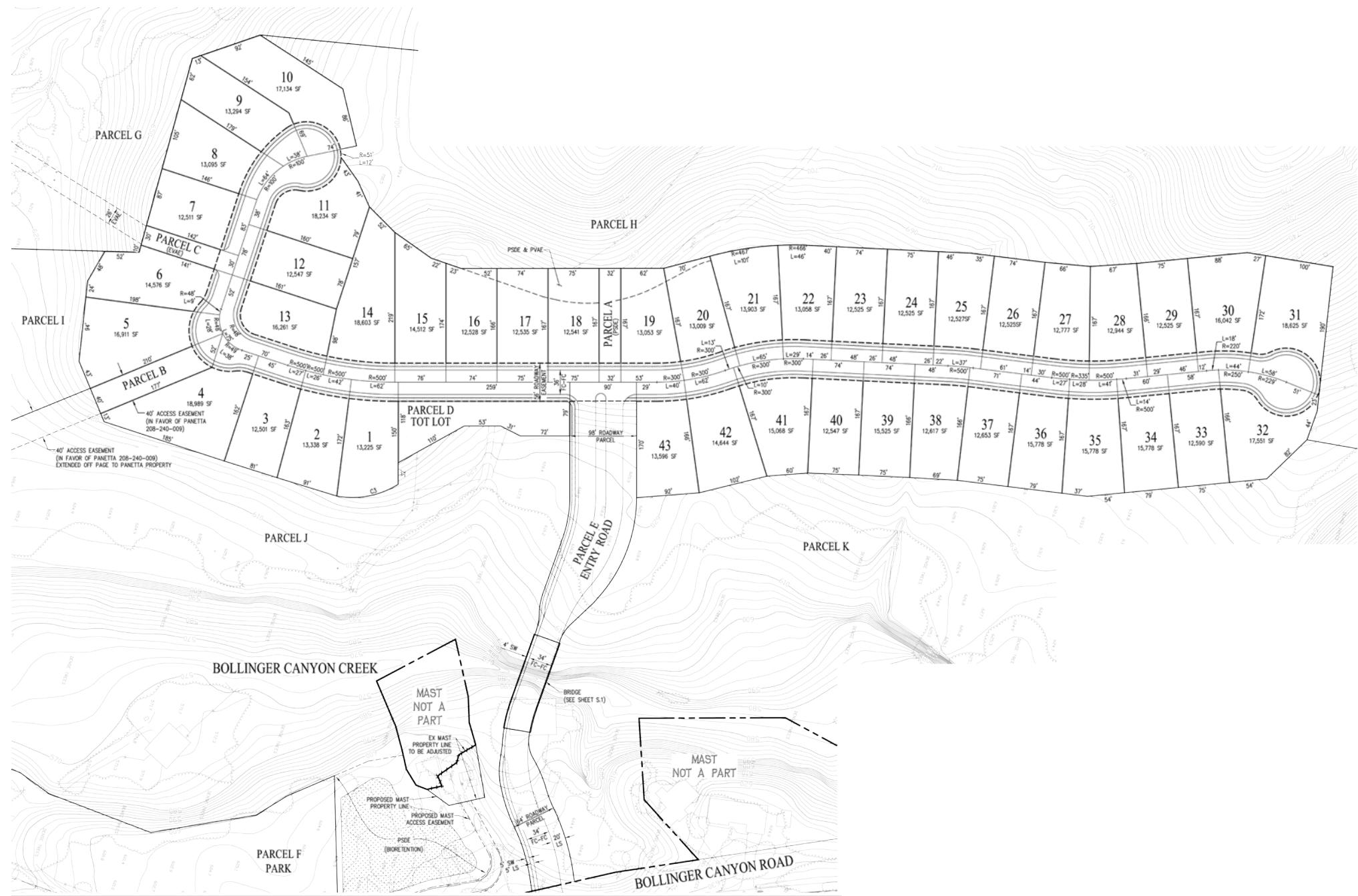
PREVIOUSLY APPROVED ENTITLEMENTS



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TENTATIVE MAP APPROVAL FOR A LUXURY GATED COMMUNITY OF 43 EXECUTIVE HOMES.



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PROJECT UNIT MIX

Model	# Levels	Living Area	Quantity
Type A	1 story	4100	9
Type B	2 story	4600	12
Type C	2 story	4800	11
Type D	2 story	5100	11
Total Homes			43

Lot sizes range from 12,501 to 18,989 sq. ft.

ADU UNIT MIX

Model	Living Area	Quantity
A	600	3
B	700	3
C	800	12
Total ADUs		18

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UNLOCK A RARE DEVELOPMENT OPPORTUNITY IN SAN RAMON'S SCENIC HILLS

Located along Bollinger Canyon Road near the Crow Canyon intersection, this ±195-acre property offers an exceptional chance to bring a luxury residential vision to life in one of the East Bay's most desirable areas. While the previous tentative map approval for 43 executive homes and 18 secondary dwelling units (SDUs) has expired, the extensive entitlement work completed—including CEQA review and multiple technical studies—remains a valuable asset for any forward-thinking developer.

A portion of the site, approximately 16 acres, was previously designated for clustered residential development under the City of San Ramon's Northwest Specific Plan. The balance of the property was envisioned to include a neighborhood park, natural open space, trails, and infrastructure improvements, with the vast majority of the land anticipated to remain undeveloped to preserve its scenic and ecological value. The setting offers a rare combination of privacy, natural

beauty, and convenience, with quick access to I-680, I-580, and San Ramon's highly regarded schools, parks, and amenities.

Significant groundwork has already been completed to support future entitlements. Prior studies include geotechnical investigations, water supply evaluation, hydrologic and hydraulic analysis, stormwater control planning, traffic impact analysis, noise data, air quality and greenhouse gas assessments, as well as biological and cultural resource evaluations. This extensive documentation provides a strong foundation for advancing a revised development application.

With sustained demand for high-end housing and nearby projects such as the Faria development progressing, this site represents a compelling opportunity to create a legacy residential community that blends large-lot homes with natural hillside surroundings—just minutes from downtown San Ramon.

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PHOTOS



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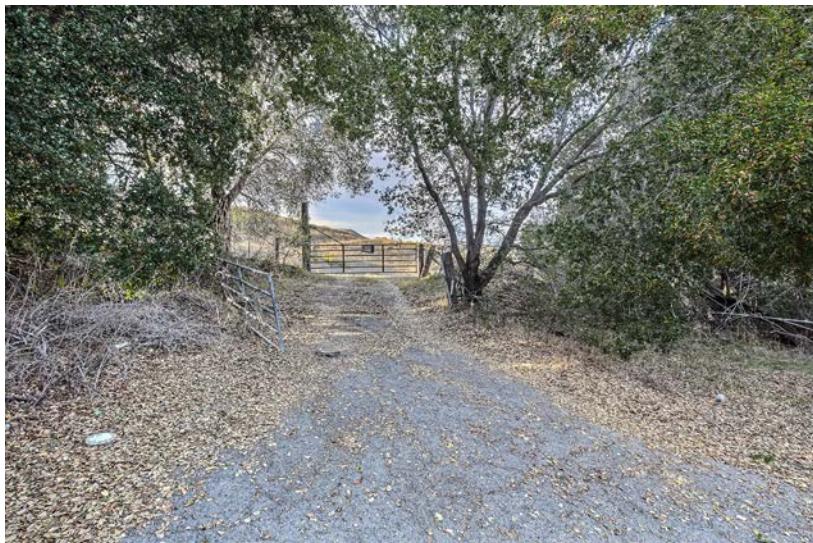
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DEMOGRAPHICS

San Ramon, CA 94583: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

2022

2027 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

2022

2027 (Projected)



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Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2022, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

- 2022
- 2027 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



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Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



94583

Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



2022

2027 (Projected)

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Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

- 2022
- 2027 (Projected)



Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

- Women 2022
- Men 2022
- Women 2027 (Projected)
- Men 2027 (Projected)



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San Ramon, CA 94583: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



Population by Age

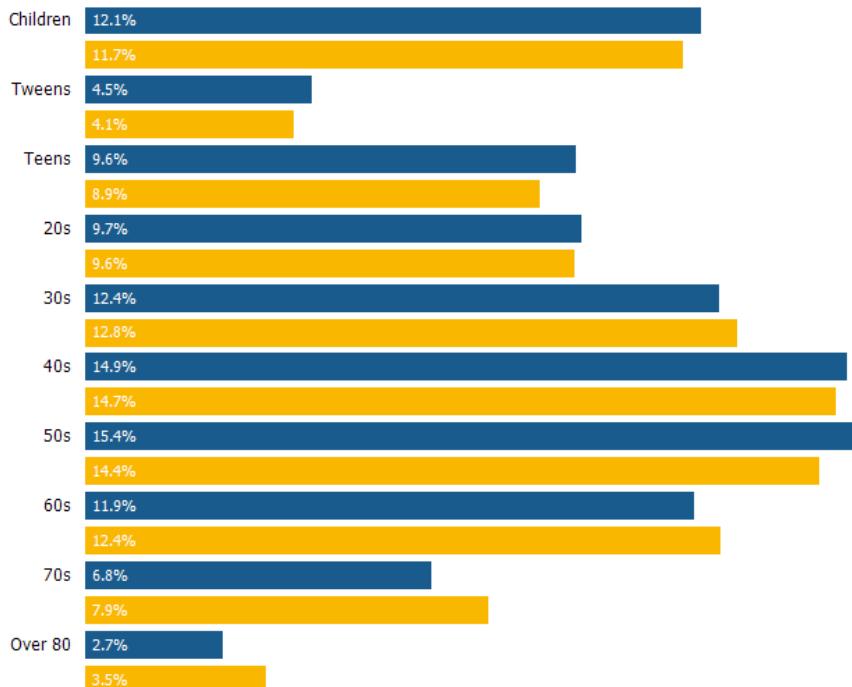
This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

2022

2027 (Projected)



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San Ramon, CA 94583: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

2022

2027 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

2022

2027 (Projected)



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San Ramon, CA 94583: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



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Some High School

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Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



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Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

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Update Frequency: Annually



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Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Legacy Real Estate & Associates. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Legacy Real Estate & Associates has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the

future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Legacy Real Estate & Associates has not verified, and will not verify, any of the information contained herein, nor has Legacy Real Estate & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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