

# FOR LEASE

2420-2480 SAN RAMON VALLEY BLVD  
SAN RAMON, CA 94583

*±2,000 SF Retail Space Available*

CROSS STREET	Crow Canyon Rd
YEAR BUILT	1981
PARKING	40 free surface spaces
ZONING	MU-C (Mixed-Use Commercial)
CITY'S WEBSITE	<a href="http://www.sanramon.ca.gov/">http://www.sanramon.ca.gov/</a>
ALLOWABLE USES	Retail
RENTS	\$2.80 NNN (\$1.41)

*Exclusively listed by*

**WILL BALLOWE**

925.389.2499 | [will.ballowe@kidder.com](mailto:will.ballowe@kidder.com)

LIC N° 02053125

**EMMA HIMSL**

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#### PROPERTY HIGHLIGHTS

Diverse mix of tenants

Ample parking

High traffic counts of 22,318 ADT along San Ramon Valley Blvd

Located across the street from the prominent grocery shopping

Located less than a mile from I-680

Affluent neighboring community

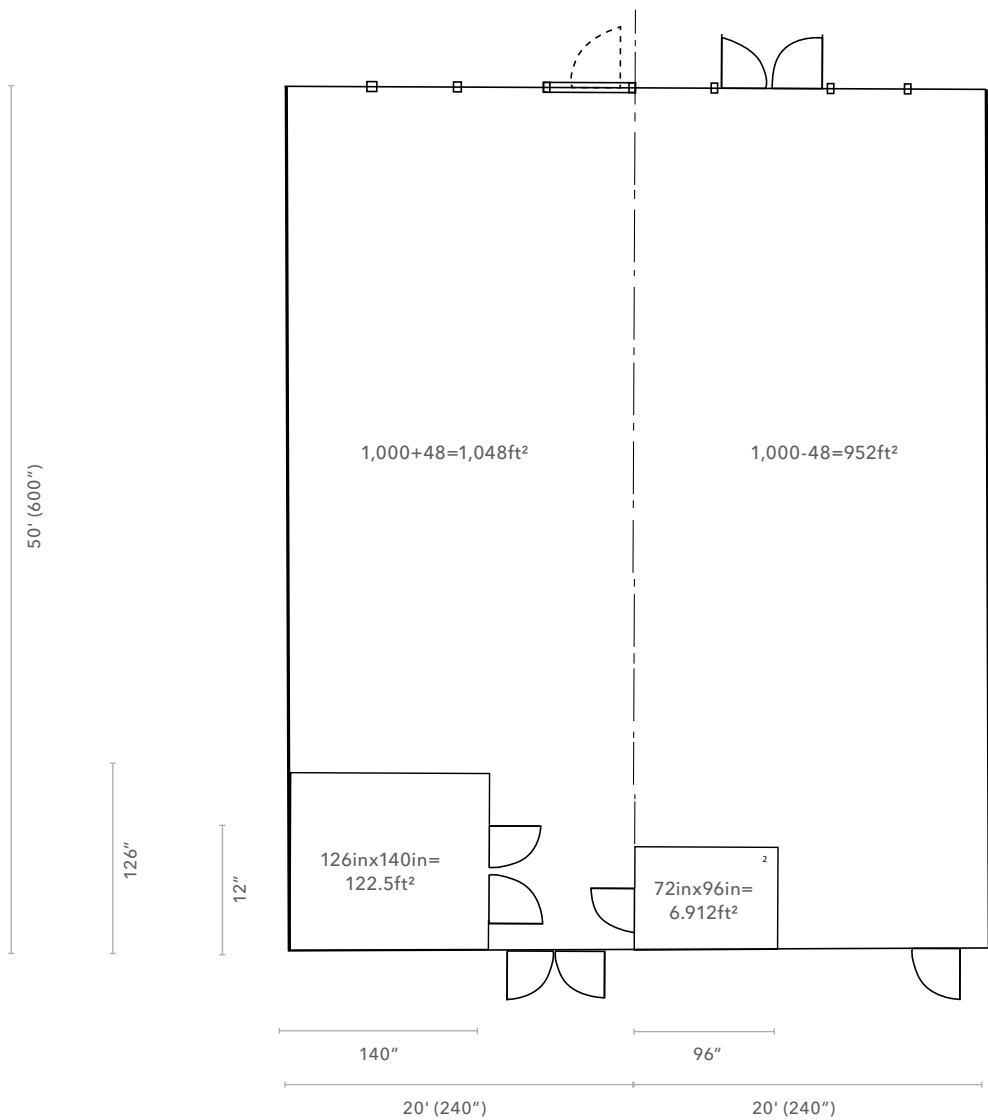


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FLOOR PLAN NOT TO SCALE

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# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED	11,926	68,207	162,907

## DAYTIME EMPLOYEES

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED	25,951	41,402	61,254

## EDUCATION

	1 Mile	3 Miles	5 Miles
BACHELOR'S DEGREE OR HIGHER	5,695	33,429	78,004

## HOUSEHOLD

	1 Mile	3 Miles	5 Miles
AVERAGE HH INCOME	\$187,216	\$199,436	\$214,414
RETAIL EXPENDITURES	\$235.45M	\$1.39B	\$3.35B
DENSITY PSM	1,424	884	722
WITH CHILDREN	1,576	9,062	22,662
HOMES VALUES OVER \$1M	1,008	7,999	21,970

Data Source: ©2023, Sites USA



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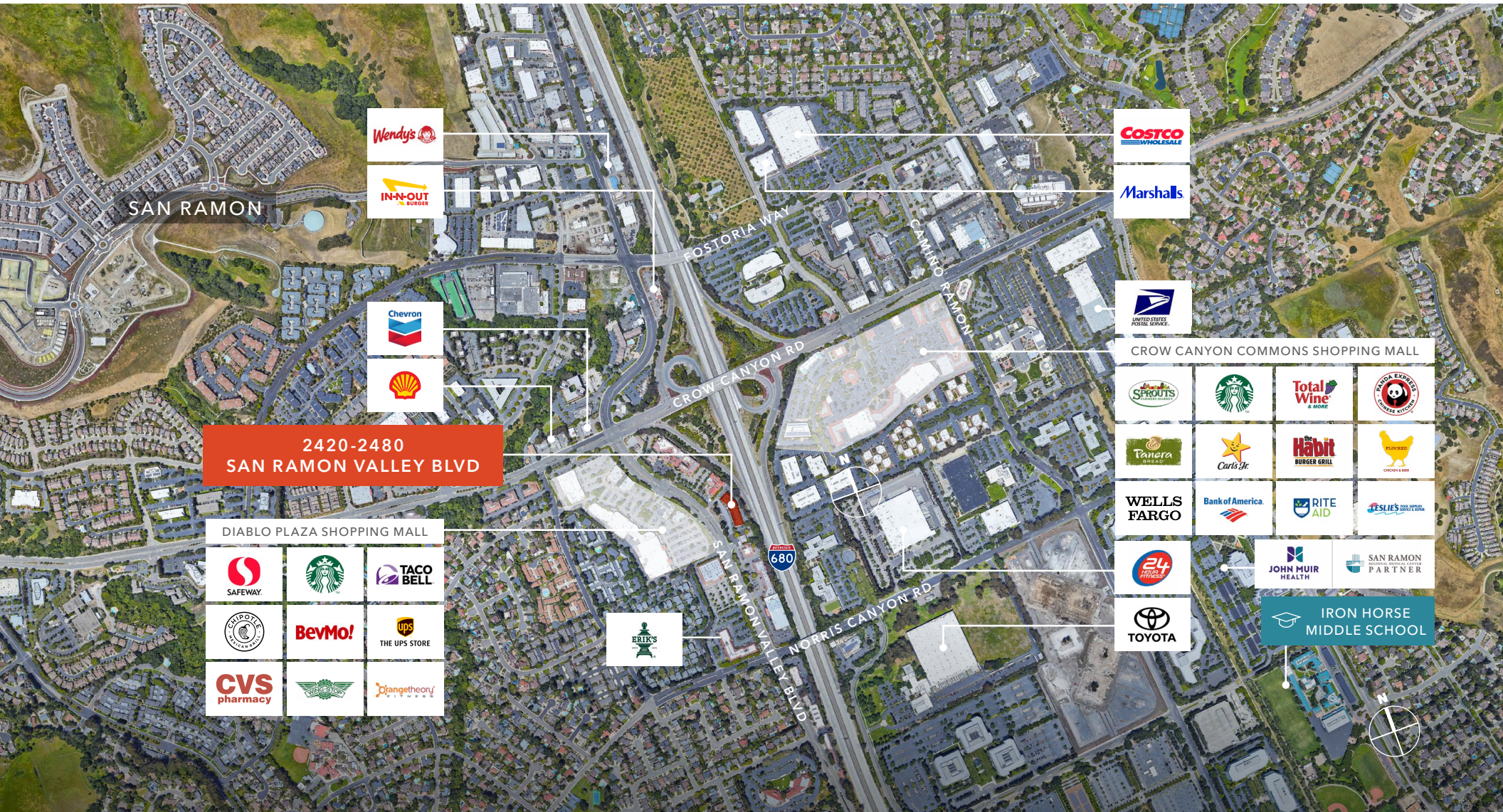
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