

THE PLAZA AT GALE RANCH

RETAIL SPACE FOR LEASE

1,200 SF to 4,450± SF



BOLLINGER CANYON ROAD @ DOUGHERTY ROAD
SAN RAMON, CA

Ryan Warner
Lic. #01397580
rwarner@moinc.net
408.477.2505





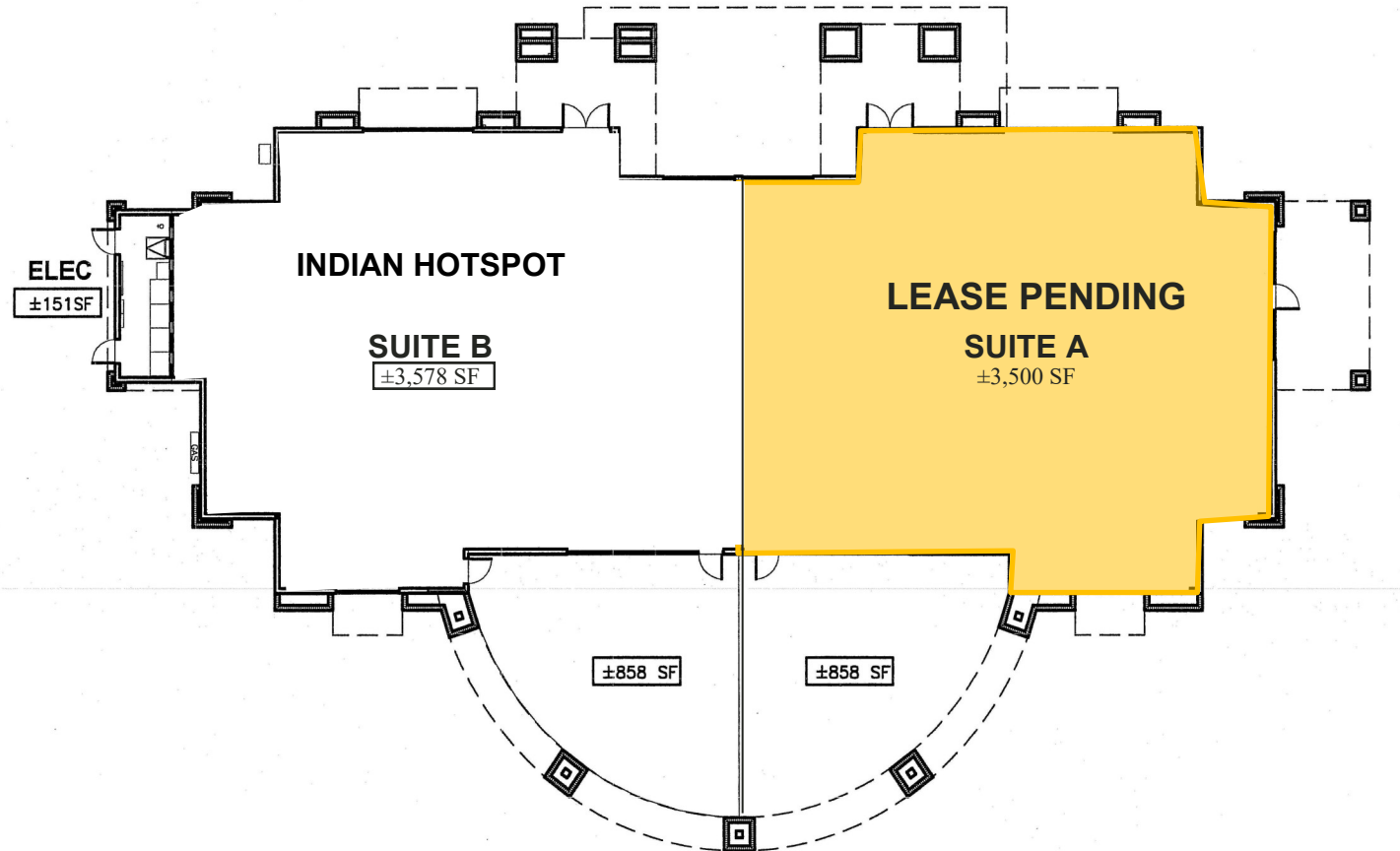
OVERVIEW

- Community Shopping Center Anchored by Safeway
- 1,200± SF and 1,591± SF Inline and 4,450± SF Available
- 3,500± SF Endcap with Patio (**Lease Pending**)
- \$3.50 PSF—\$4.50 PSF, plus NNN
- Close to Bishop Ranch Office Park & Blackhawk
- Ideally Located in the Gale Ranch Community
- Co-Tenants Include: Peet's Coffee, Wells Fargo Bank, King Palace Chinese Restaurant, UPS, John Muir Health, Stanford Health, Tandoori Pizza, Fantastic Sams & Indian Hotspot



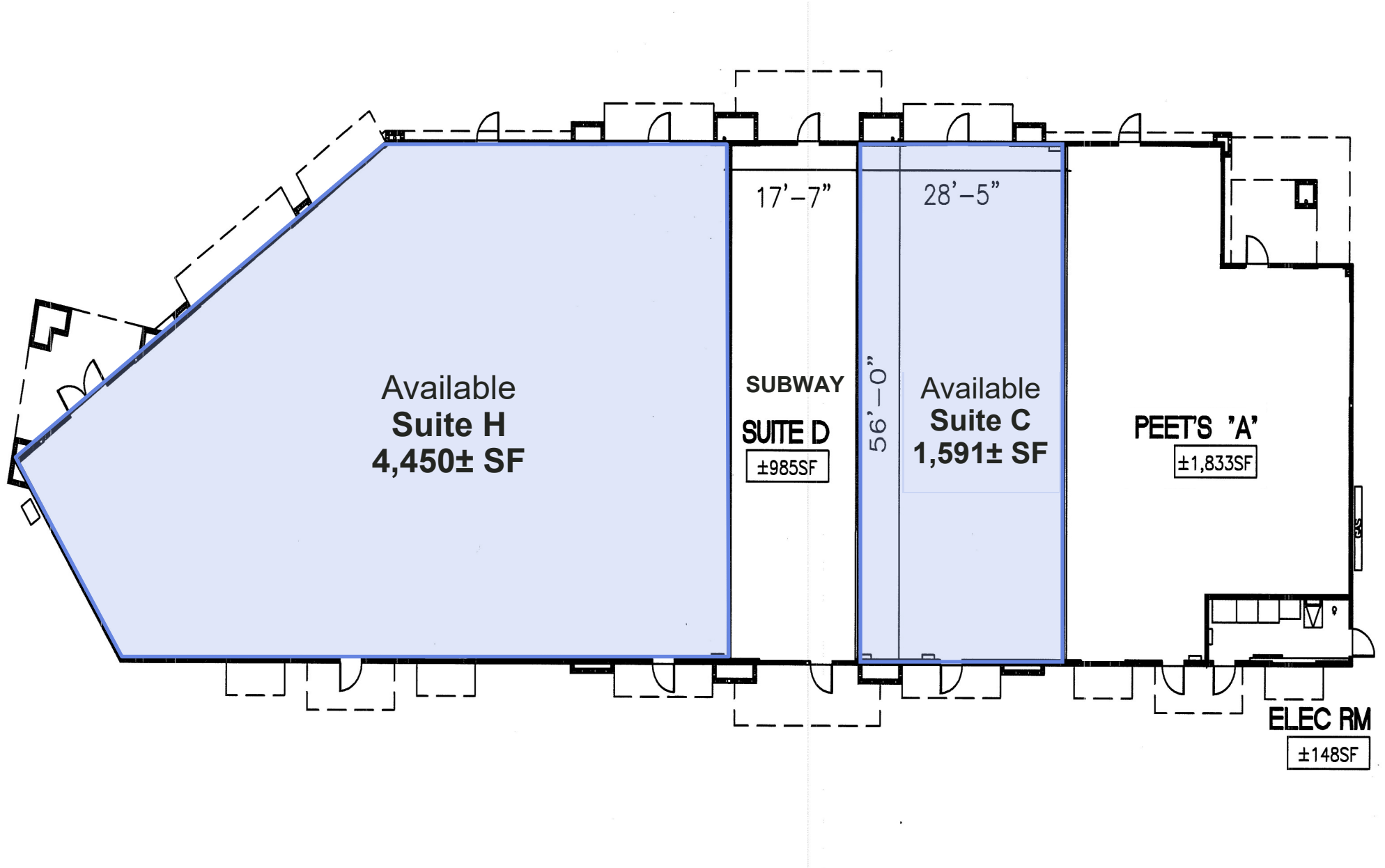
SITE PLAN

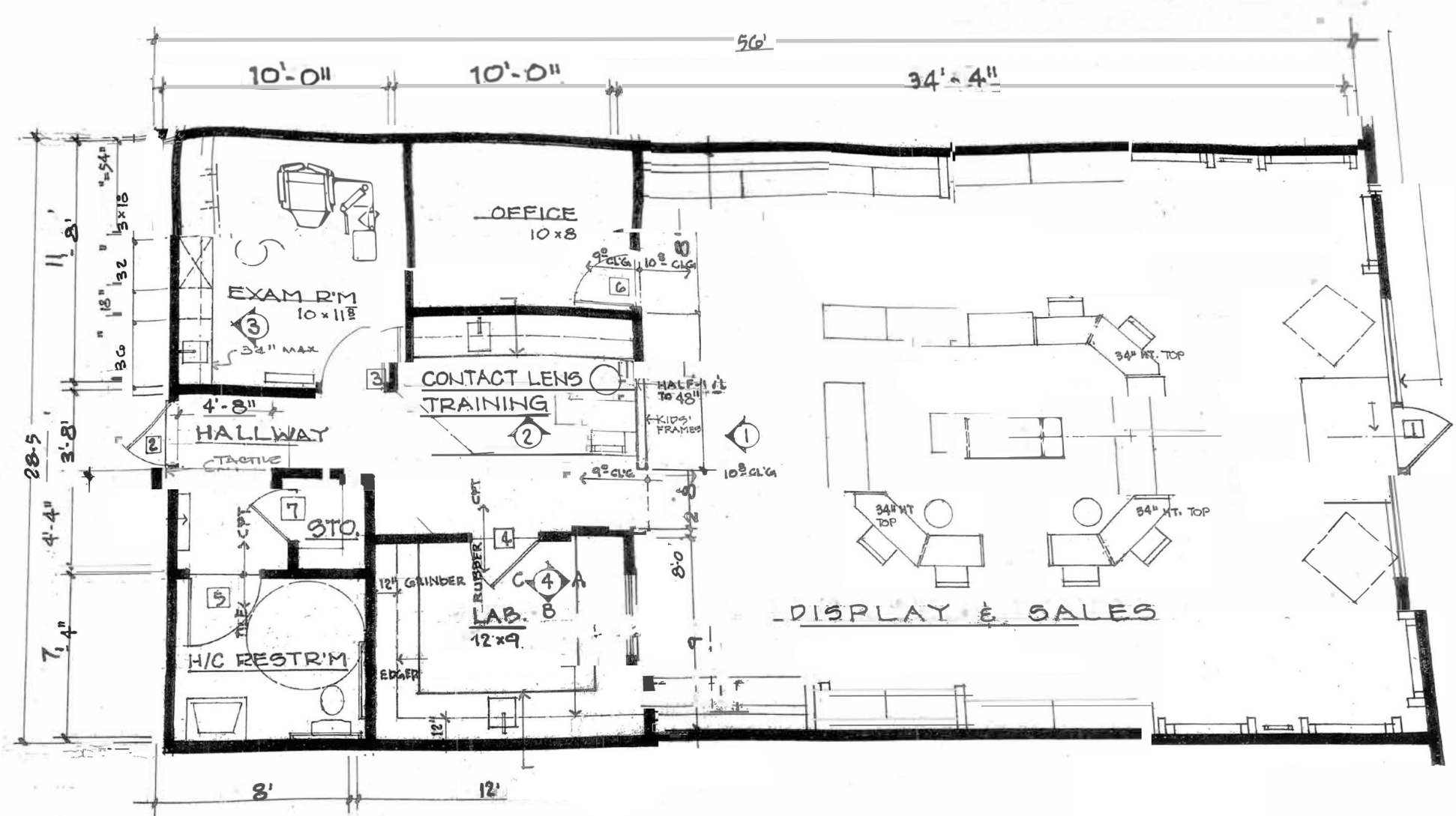




PHOTOS – 11010 BOLLINGER CANYON RD, SUITE A





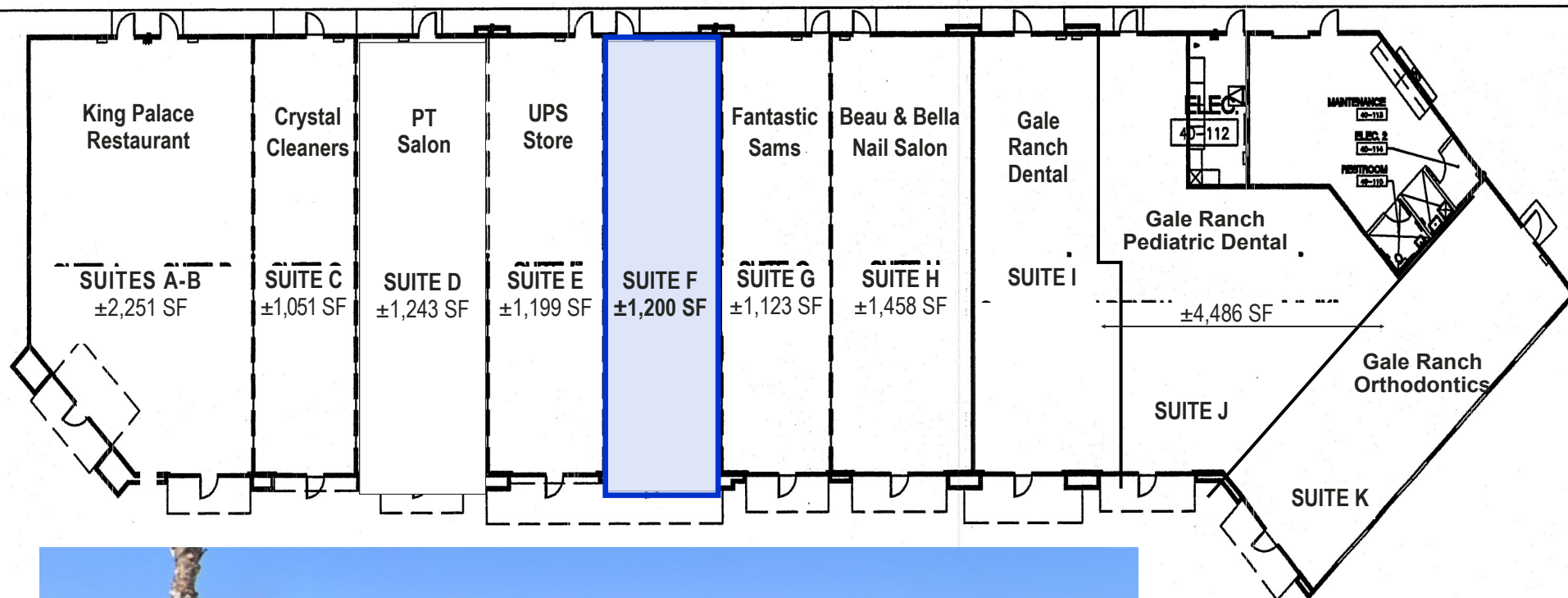


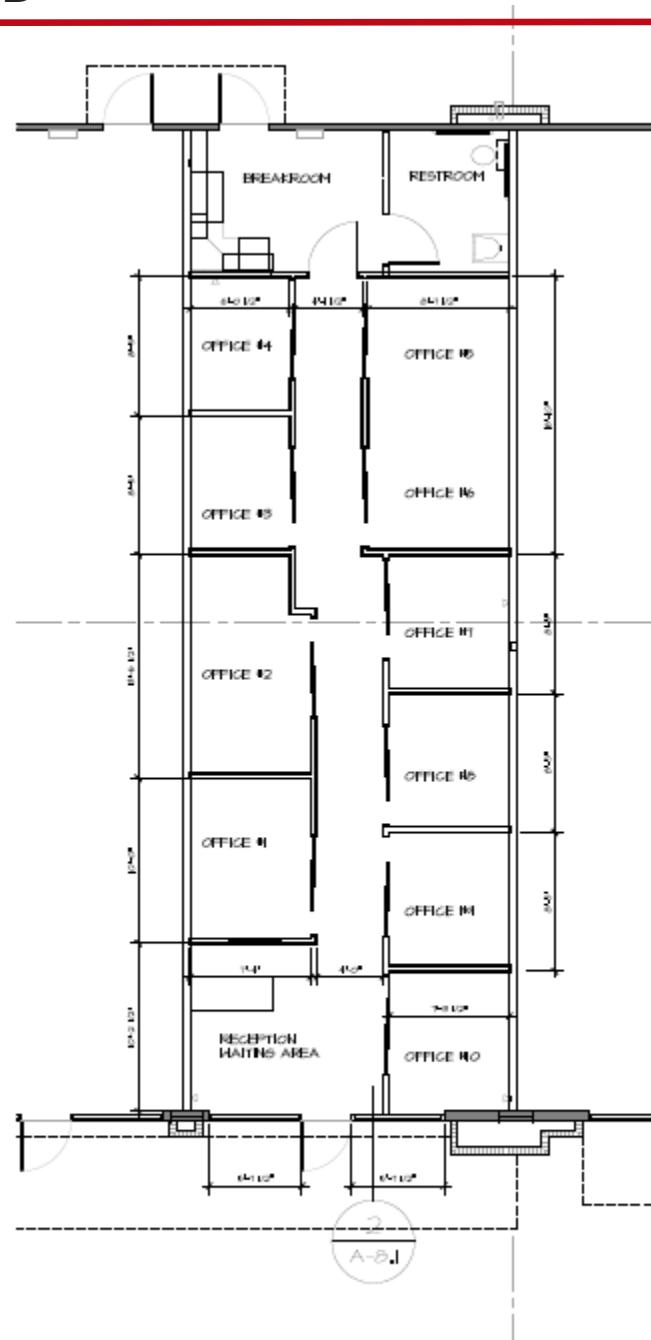
FLOOR PLAN

TO BE SITE VERIFIED

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

11040 BOLLINGER CANYON RD

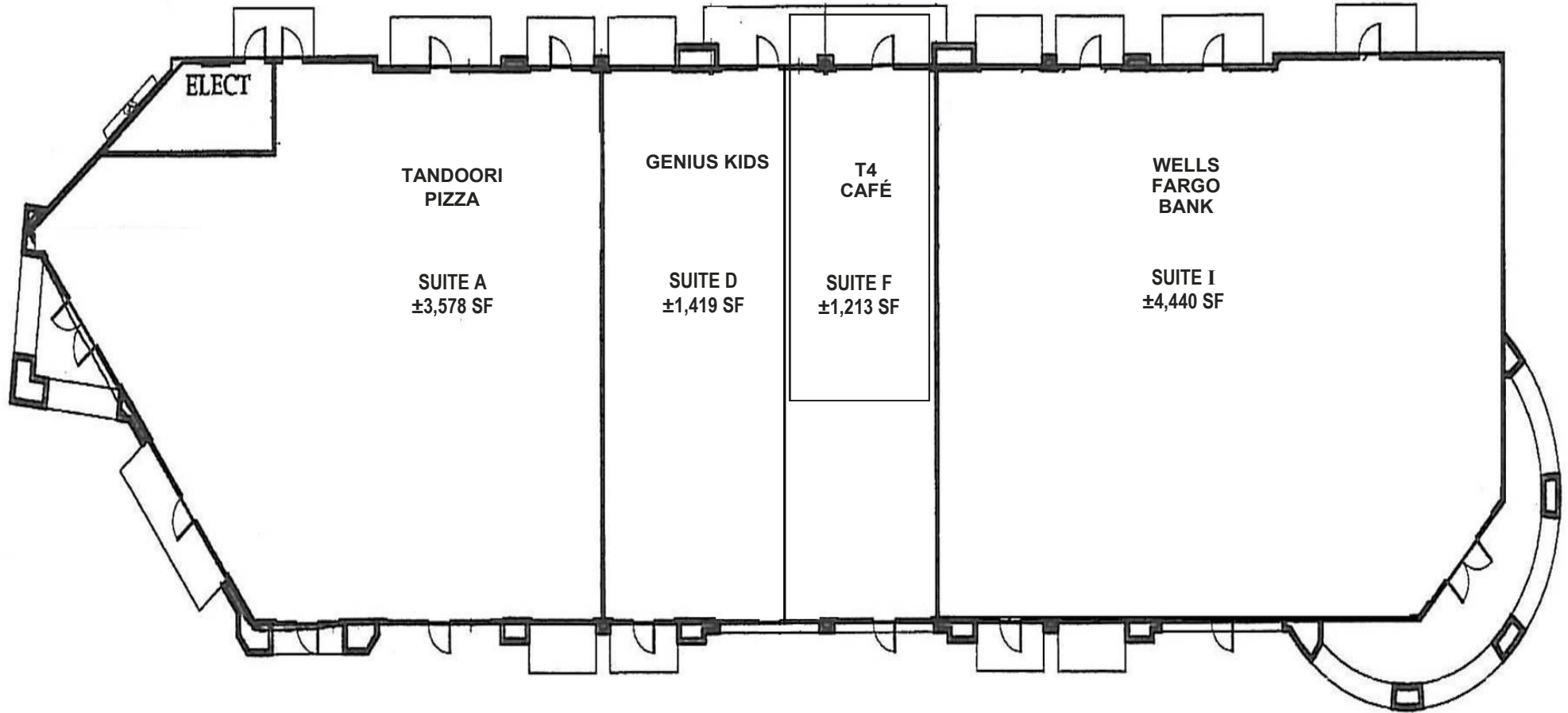




BUILDING 11040

SUITE F

1 FLOOR PLAN -- SUITE F



CENTER PHOTOS



11020 Bollinger Canyon Road



11030 Bollinger Canyon Road



11040 Bollinger Canyon Road

AREA DEMOGRAPHICS



| 2023 | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> | 2023 | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|-----------------|---------------|----------------|----------------|-------------|---------------|----------------|----------------|
| POPULATION: | 17,067 | 97,392 | 183,641 | BUSINESSES: | 290 | 3,426 | 6,914 |
| AVG. HH INCOME: | \$230,101 | \$238,193 | \$231,451 | EMPLOYEES: | 1,335 | 53,755 | 80,067 |

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

THE PLAZA AT GALE RANCH



**BOLLINGER CANYON ROAD @ DOUGHERTY ROAD
SAN RAMON, CA**

Ryan Warner
Lic. #01397580
rwarner@moinc.net
408.477.2505

