SHOPPING FOR THE SUBURBAN FAMILY

The Marketplace at San Ramon San Ramon, California



James Chung 408.436.3630 LIC#: 01408190 Nicole Lyon 925.627.2485 LIC#: 01975898



LOCATION

Well-positioned in the suburban city of San Ramon, The Marketplace serves an upscale residential community and the 585-acre business park at Bishop Ranch. With approximately 650 companies occupying 10 million square feet of office space, Bishop Ranch is home to the headquarters of Chevron Corporation, 24 Hour Fitness and AT&T's Northern California and Nevada operations. Bishop Ranch also houses major companies such as General Electric, PG&E, Robert Half, and Bank of the West.

The Marketplace is an 182,133sf community center which provides a vast array of dailyneeds retail, restaurant and services options. Beginning in late 2016, the planned 40-acre downtown City Center project will add four new office buildings totaling 800,000sf, a public plaza, 169 room hotel, cinema, 479 residential units and an additional 350,000 square feet of retail which will further increase the retail draw to the trade area.





SPACE AVAILABLE

Retail Space Available: ±460 SF - ±868 SF

PROJECT HIGHLIGHTS

Anchored by a state-of the-art 51,000-square foot Nob Hill Foods, CVS Pharmacy, Fitness 19, and Richards Crafts

Mix of national, regional and local tenants including Bank of America, Chase Bank, Buffalo Wild Wings, Starbucks, Sport Clips, Jimmy John's, Rubs BBQ Bistro, The Hopyard, My Gym, Bollinger Animal Hospital, Learning Express and Digby's Donuts

Excellent access from Highway 680 on the "going-home" side of Bollinger Canyon Road

Parking Ratio of 5:1,000 sf (866 Parking spaces)

Traffic Counts:

Alcosta Boulevard: 17,000 ADT

Bollinger Canyon Road: 35,300 ADT











THE MARKET PLACE: Demographic Snapshot

Population: 160,009

Daytime Population: 91,273

Average Household Income: \$159,656 % Some College or Higher: 84.0%

Population: 85,459

Daytime Population: 58,117

Average Household Income: \$156,933

% Some College or Higher: 87.2%

Population: 12,270

Daytime Population: 20,632

Average Household Income: \$151,203

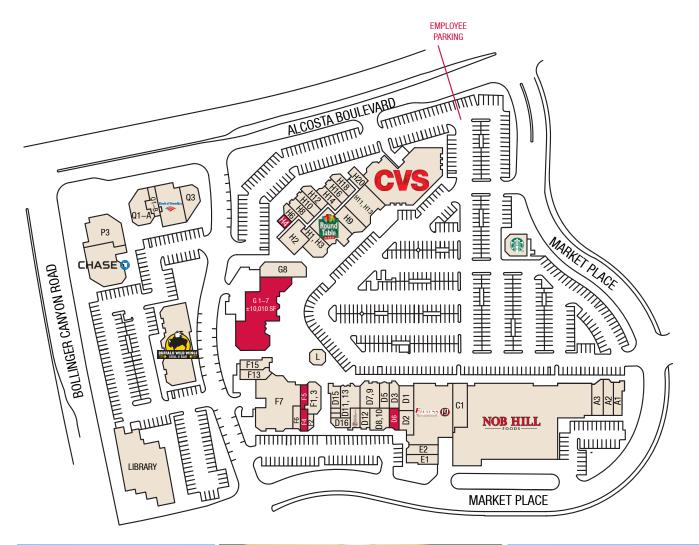
% Some College or Higher: 86.7%

1 Mile Radius

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5 Mile Radius

THE MARKET PLACE: Site Plan



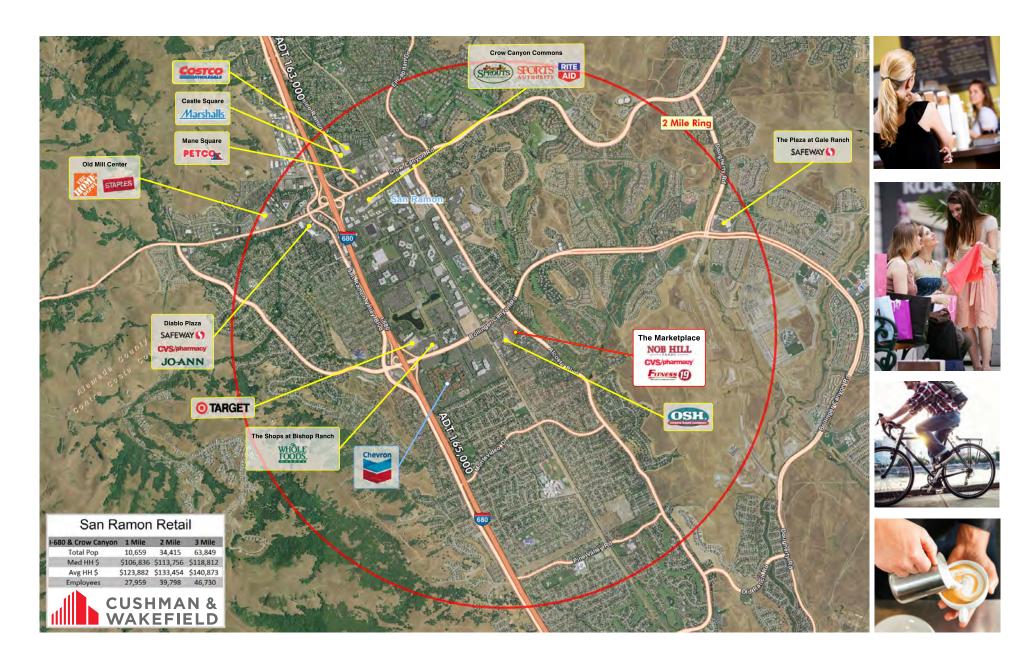






Suite #	Tenant	SF
A1	Marketplace Cleaners	1,274
A2	Sport Clips	1,350
A3		1,502
	Pharmacy	
В	Nob Hill Foods	
C1		
C2		9,054
D1	Four Flavors Taste of Asia	1,499
D2	Radiance Beauty Studio	
D3	Mimi's Cuts	1,043
D5 D6	Tina's Nail Salon Available	1,034
D6		868 2.071
D7,9	My Gym San Ramon Family Optometry	2,071 2,596
D8,10,12 D11,13	Salon X	
D11,13	Premier Orthodontics	863
D15	Crème Si Bon	1,061
D16	Lauryn Jewelers	
E1	Jimmy Johns	
E2	Coder School	943
F1,3	Pho Monsoon Vietnamese	
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F2	Vitality Bowls	543
F4	Available	562
F5	Available	814
F6	UPS Store	1,087
F7	Firehouse 37	
F13 F15	Papaya Grill	830 1,720
F15	Imperial Delight	1,720
G1-7	Available	10,010
G8	Sachi Sushi Restaurant	
H1,3 H2	Café Tandoor Indian Cuisine	2,850 1.587
H2 H4	Sutter Health Available	460
H5, H7	Round Table Pizza	2 200
		3,388 1,194
H6 H8	Marvegos Fine Art School Office Management	
H9	Adaman Thai	
H10	Office Management	1,201
H11,13	The Hop Yard	3,895
H12	Dr. Garth Riopelle	1,243
H12 H14	Eve Level Learning Center	
H16	Jue's Tae Kwon Do Digby's Donuts	
H18	Diaby's Donuts	
H20	Management Office	1,065
J	CVS Pharmacy	13,608
J K	Starbucks	1,869
L	Coldstone Creamery	
0	Buffalo Wild Wings (not demised)	
P1-2	Chase	
P3	Re/Max Accord	
Q1–A	Bollinger Canyon Veterinary Hospital	2,800
Q1–B	Oksana Elegant Grooming	1,200
Q2	Bank of America	3,500
Q3	School of Rock	2.094

THE MARKET PLACE: Aerial





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FOR MORE INFORMATION, PLEASE CONTACT:

James Chung

Executive Managing Director James.Chung@cushwake.com P +1 408 436 3630 LIC#: 01408190

Nicole Lyon

Associate nicole.lyon@cushwake.com P +1 925 627 2485

