

SHOPPING FOR THE SUBURBAN FAMILY

The Marketplace at San Ramon
San Ramon, California



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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 daily-needs 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

3 Mile Radius

5 Mile Radius

THE MARKET PLACE: Site Plan



Suite #	Tenant	SF
A1	Marketplace Cleaners	1,274
A2	Sport Clips	1,350
A3	San Ramon Custom Care Pharmacy	1,502
B	Nob Hill Foods	51,510
C1	Learning Express	2,819
C2	Fitness 19	9,054
D1	Four Flavors Taste of Asia	1,499
D2	Radiance Beauty Studio	1,316
D3	Mimi's Cuts	1,043
D5	Tina's Nail Salon	1,034
D6	Available	868
D7,9	My Gym	2,071
D8,10,12	San Ramon Family Optometry	2,596
D11,13	Salon X	2,176
D14	Premier Orthodontics	863
D15	Crème Si Bon	1,061
D16	Laurn Jewellers	750
E1	Jimmy Johns	1,218
E2	Coder School	943
F1,3	Pho Monsoon Vietnamese Cuisine	1,787
F2	Vitality Bowls	543
F4	Available	562
F5	Available	814
F6	UPS Store	1,087
F7	Firehouse 37	7,717
F13	Papaya Grill	830
F15	Imperial Delight	1,720
G1-7	Available	10,010
G8	Sachi Sushi Restaurant	2,750
H1,3	Café Tandoor Indian Cuisine	2,850
H2	Sutter Health	1,587
H4	Available	460
H5, H7	Round Table Pizza	3,388
H6	Marvegos Fine Art School	1,194
H8	Office Management	1,201
H9	Adaman Thai	1,840
H10	Office Management	1,201
H11,13	The Hop Yard	3,895
H12	Dr. Garth Riopelle	1,243
H14	Eye Level Learning Center	1,155
H16	Jue's Tae Kwon Do	1,112
H18	Digby's Donuts	1,130
H20	Management Office	1,065
J	CVS Pharmacy	13,608
K	Starbucks	1,869
L	Coldstone Creamery	912
O	Buffalo Wild Wings (not demised)	10,398
P1-2	Chase	4,447
P3	Re/Max Accord	5,217
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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