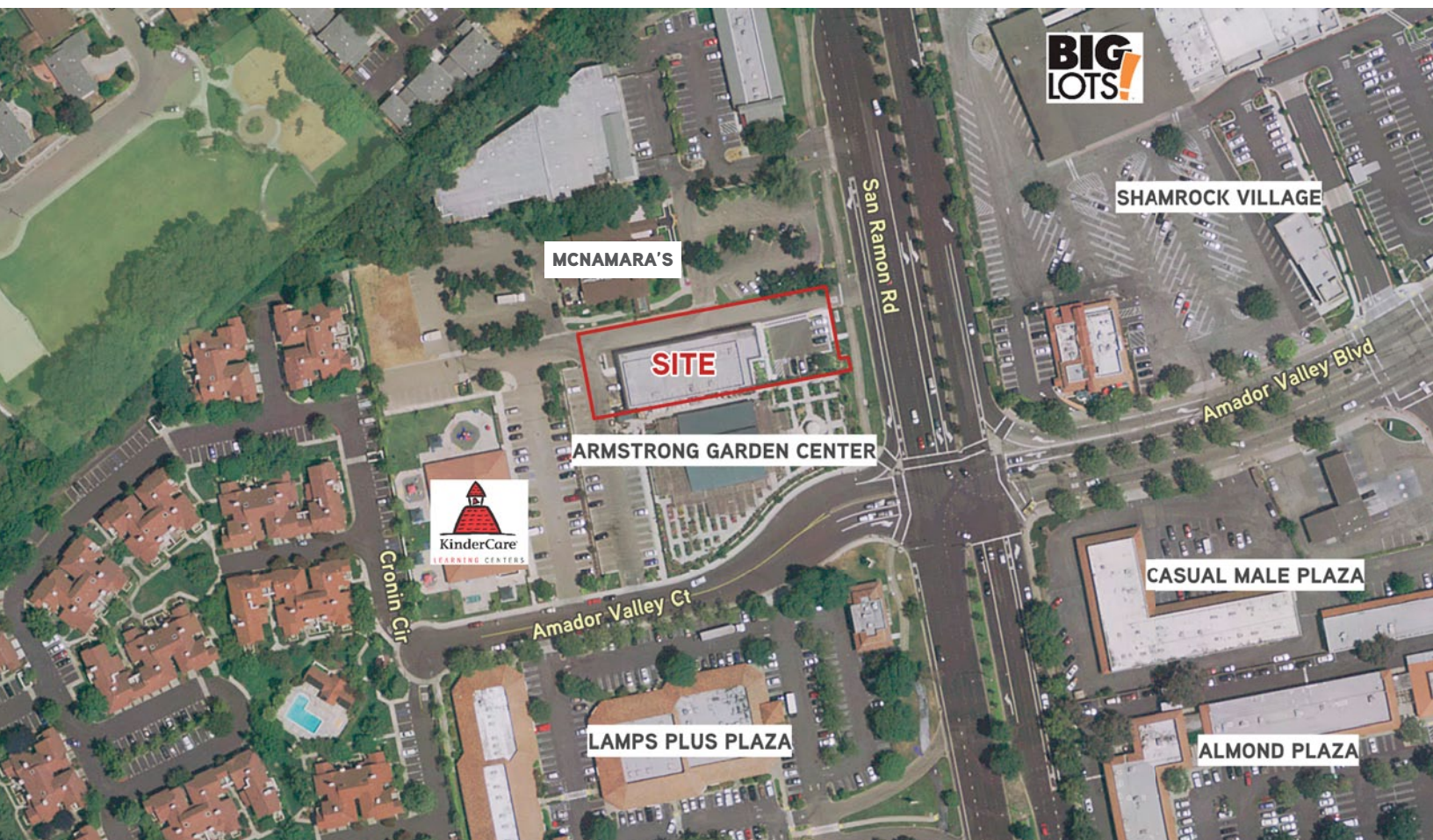


FOR SALE OR LEASE > RETAIL / MEDICAL OFFICE SPACE

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INTERNATIONAL

Owner-User Opportunity

7372 SAN RAMON ROAD, DUBLIN, CA 94568



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The Property

- > Asking Price: \$1,875,000 (\$217 PSF)
- > Asking Rent: Contact Exclusive agents
- > Traffic (2011): 22,416 ADT San Ramon, 18,000 ADT Amador Valley
- > APN: 941-0040-014-01
- > Building Area: ±8,658 SF, Land Parcel: ±25,943 SF
- > Year Constructed: 1972, Expanded in 2007
- > Parking: 17 spaces plus 8 leased spaces from McNamara's restaurant
- > Close proximity to Stoneridge Mall
- > Zoning: Downtown Retail - C-2
- > Easy access to I-680 & I-580 interchange. East & West I-580 access on & off ramp. Property ingress and egress from San Ramon Rd. and Amador Valley Court.

Demographics

- > Daytime Population
 - 1 mi: 23,976
 - 3 mi: 88,196
 - 5 mi: 165,190
- > Population
 - 1 mi: 14,379
 - 3 mi: 74,392
 - 5 mi: 142,672
- > Average Household Income
 - 1 mi: \$113,108
 - 3 mi: \$129,182
 - 5 mi: \$136,343

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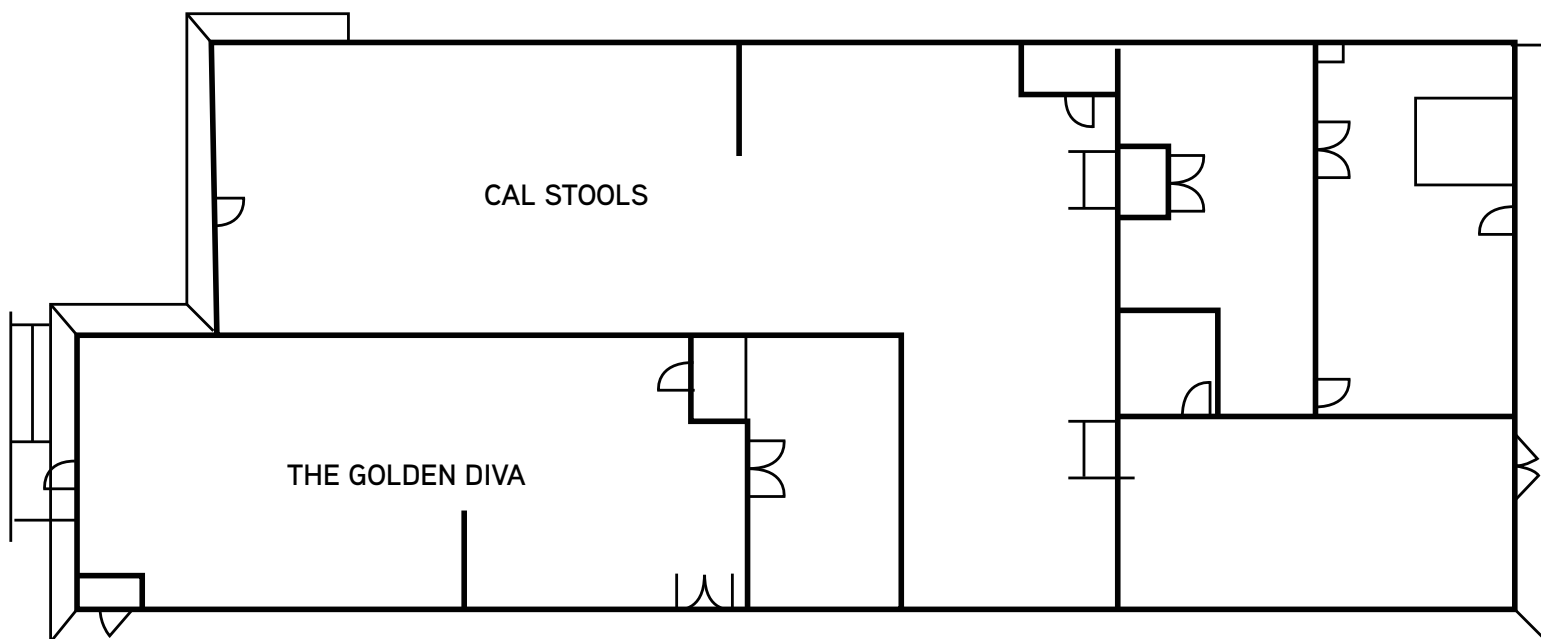
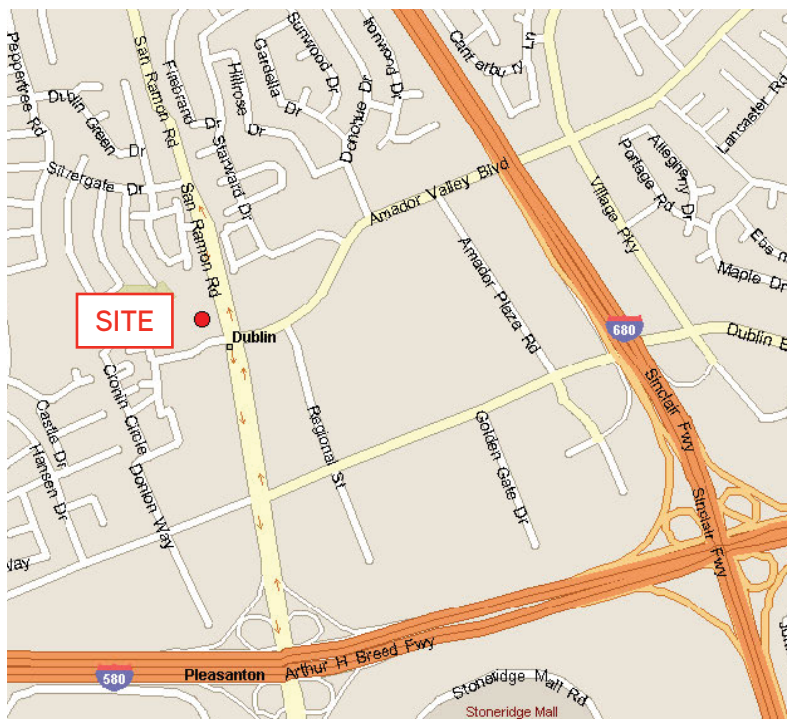
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