

FOR LEASE



**TASSAJARA
CROSSING**
Danville, CA

**Regency
Centers.**

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SUMMARY

Tassajara Crossing is a premier, grocery-anchored shopping destination located at the crossroads of San Ramon, Danville and Blackhawk communities, boasting a population of 71,144, and average household income of \$302,641 within a 3 miles radius. Anchored by Safeway, CVS and Ace Hardware, this 150,000 SF neighborhood center has a complementary mix of daily needs, services and restaurants. Tassajara Crossing is located at the intersection of Crow Canyon Road and Camino Tassajara – two of Danville's busiest arterials with combined traffic counts of 72,203 cars per day.

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PROPERTY SUMMARY

Address	3400-3496 Camino Tassajara, Danville, CA 94526
Cross Streets	Camino Tassajara & Crow Canyon Road
Type	150,000 SF Grocery Anchored Shopping Center
Zoning	P-1 - Mixed-Use
Parking	7.48 / 1000 - Surface Level Parking
Rent	Call to Inquire
NNN	\$12.00 PSF Annually (2025 Estimate)

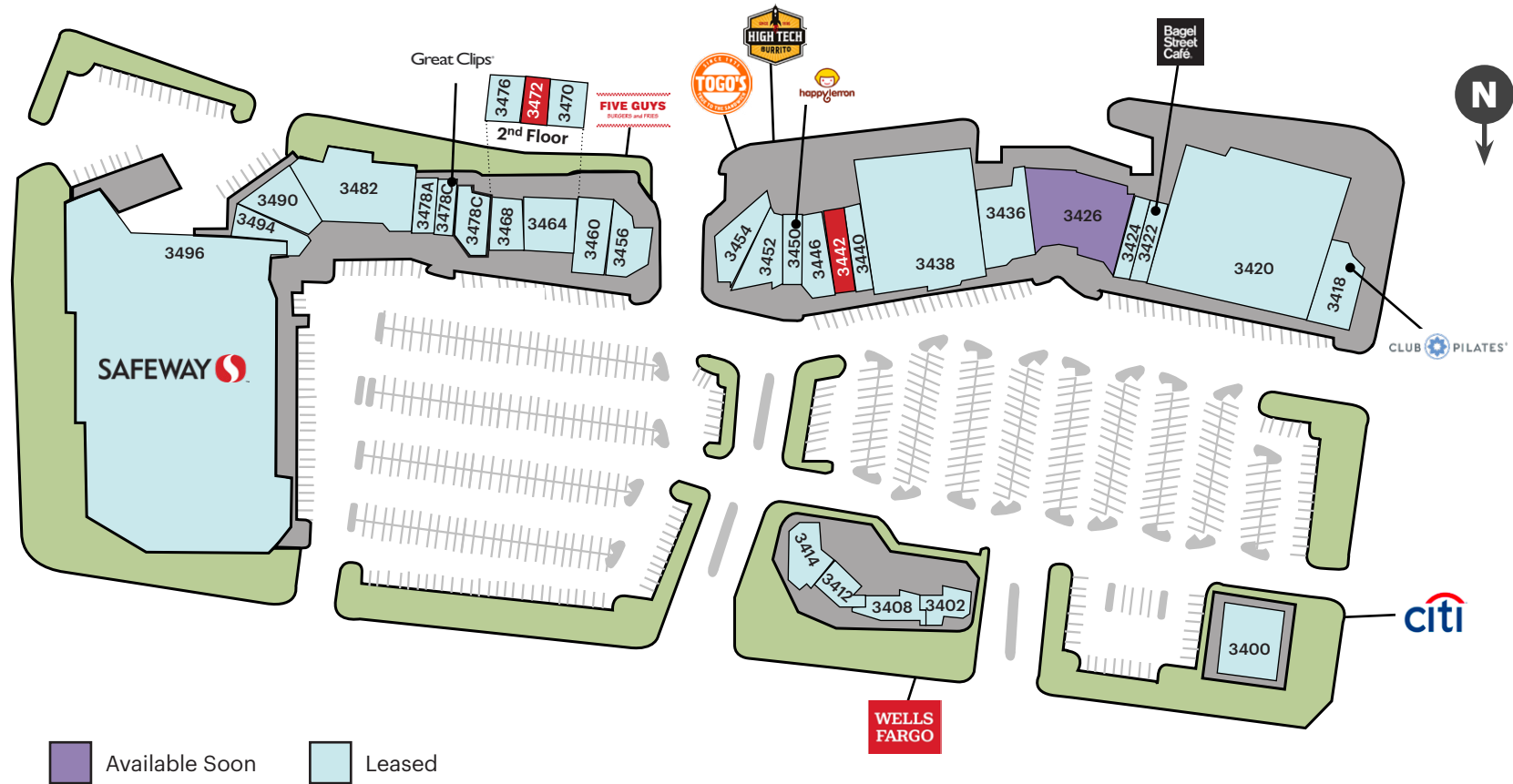
HIGHLIGHTS

- Proven Grocery Anchored Shopping Center
- Complementary Tenant Mix
- Strong & Affluent Demographics and Captive Audience
- Abundant and Convenient Parking
- Easy Access with Five Ingress/Egress Points
- Located at the Four-Way Signalized Intersection of Crow Canyon Rd. and Tassajara with Traffic Counts of 72,203 Cars Per Day



SITE PLAN

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3400	Citi Bank	3,500 SF	3438	Ace Hardware	12,000 SF	3470	Anatomy Power Wellness Studio	1,173 SF
3402	Wells Fargo Bank	3,345 SF	3440	Pyrenees Pets	1,400 SF	3472	Available	1,027 SF
3408	In Lease Negotiations	1,605 SF	3442	Available	1,400 SF	3476	Main Street Pediatric Dentistry	1,100 SF
3412	Country Club Cleaners	1,387 SF	3446	China Paradise	1,988 SF	3478A	Kiki Brows	1,127 SF
3414	Ascona Pizza	2,826 SF	3450	Happy Lemon	1,078 SF	3478B	Great Clips	1,129 SF
3418	Club Pilates	2,300 SF	3452	High Tech Burrito	1,446 SF	3478C	Hawaii Fluid Art	1,965 SF
3420	CVS Pharmacy	20,000 SF	3454	TOGO's	1,088 SF	3482	Reeder Music Academy	4,740 SF
3422	Bagel Street Cafe	1,540 SF	3456	Five Guys Burgers & Fries	2,155 SF	3490	Huntington Learning Center	1,582 SF
3424	Blackhawk Medical Group	1,210 SF	3460	Koo's Martial Arts Academy	1,686 SF	3494	Postal Annex	1,175 SF
3426	Available Soon	6,520 SF	3464	Danville Optometric Group	2,576 SF	3496	Safeway	56,448 SF
3436	Tassajara Veterinary Clinic	2,513 SF	3468	MJ Sushi	1,111 SF			

CLOSE-UP AERIAL

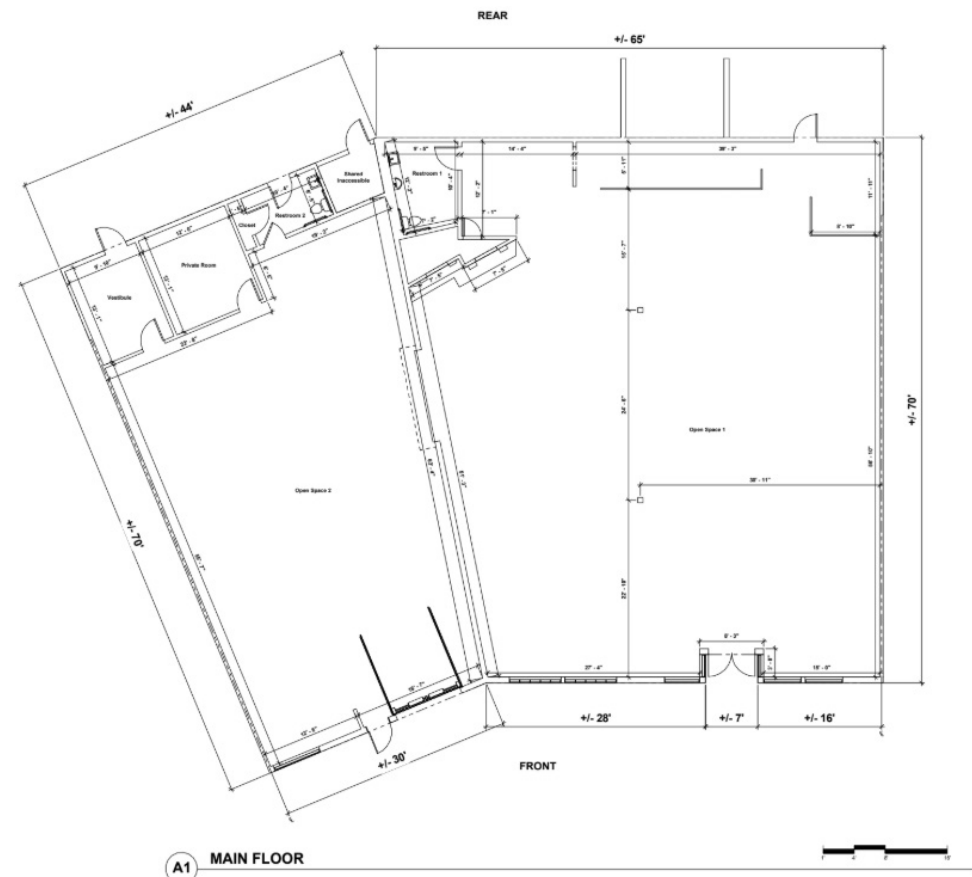
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*Traffic Count Source: Sites USA REGIS Online 5/13/25

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Suite 3442	±6,520 SF
Available	Coming Soon
Adjacent to	Patio & Fireplace
Rent	Call to Inquire
NNN	\$12.00 PSF / Annually (2025 Estimate)
Type	1 st Floor Retail



3442 CAMINO TASSAJARA RD.

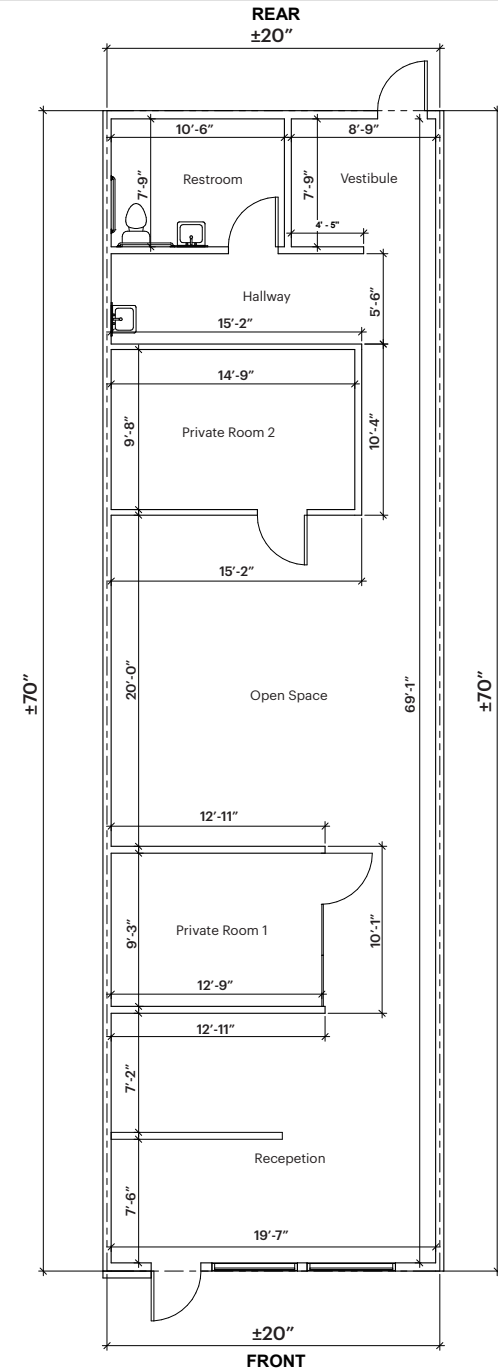
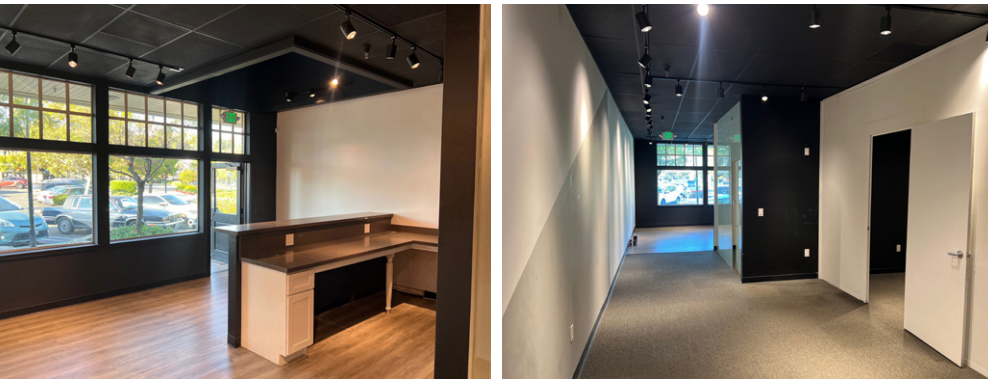
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SUMMARY

Suite 3442	±1,400 SF
Available	Now
Adjacent to	Pyrenees Pets & China Paradise
Rent	Call to Inquire
NNN	\$12.00 PSF / Annually (2025 Estimate)
Type	1st Floor Retail



<https://youtu.be/MPB-YvPd9ac>

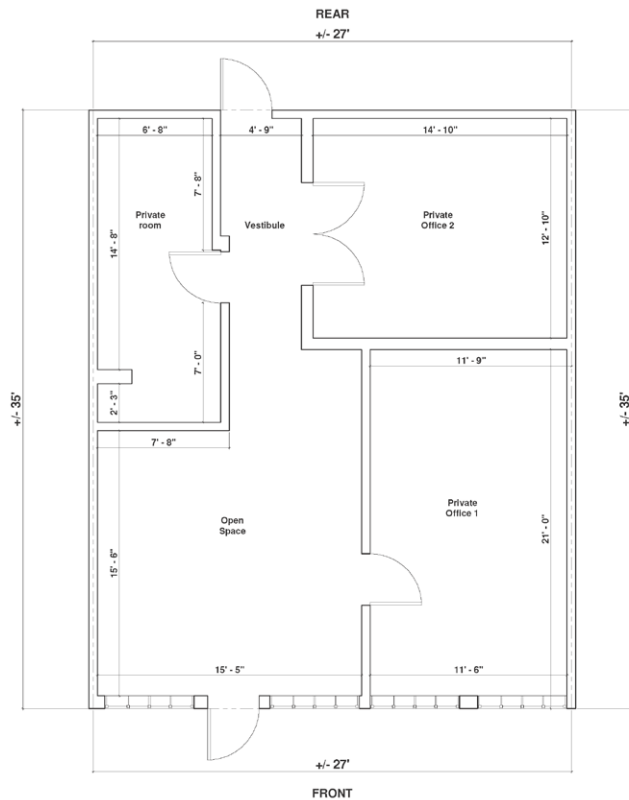


3472 CAMINO TASSAJARA RD.

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SUMMARY

Suite 3472	±1,027 SF
Available	Now
Amenities	Shared Restroom Second Floor
Rent	Call to Inquire
NNN	\$12.00 PSF / Annually (2025 Estimate)
Type	2nd Floor Office (Staircase Access Only)
Virtual Tour	https://virtualtour.idplans.com/en/tour/kzkkfdrwxf



MARKET AERIAL

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*Traffic Count Source: Sites USA REGIS Online 5/13/2025



DEMOGRAPHICS

**TASSAJARA
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POPULATION

1 MILE	3 MILES	5 MILES
10,145	72,043	143,155



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$3.37 M	\$2.86 M	\$2.95 M



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,505	25,280	50,422



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
75.5%	74.3%	71.2%



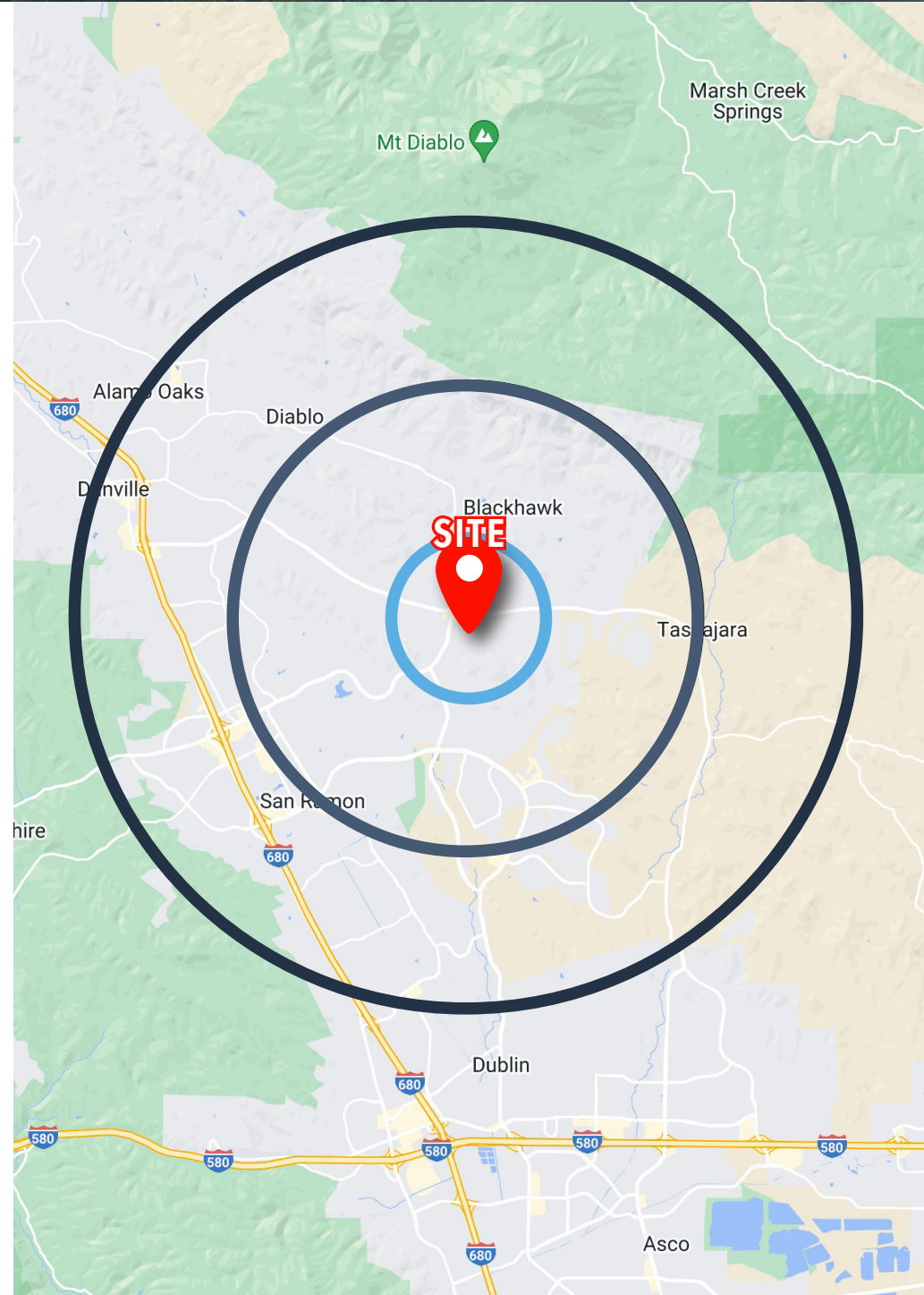
ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$323,871	\$294,355	\$283,420



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$280.4 M	\$1.9 B	\$3.79 B



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