



DIABLO PLAZA

SAN RAMON, CALIFORNIA

± 850 - ± 3,630 SF RETAIL

ABOUT SAN RAMON

The City of San Ramon is located in the San Ramon Valley of Contra Costa County, approximately 35 miles east of the City of San Francisco in the San Francisco Bay Area. The San Ramon Valley has long been considered one of the most desirable living areas in the Bay Area because of its scenic beauty, suburban charms, excellent school systems, and proximity to major employment centers. The City occupies a land area of 18.56 square miles and is surrounded by the communities of Danville and Dublin, as well as the unincorporated lands in both the Alameda and Contra Costa Counties.

LOCATION DESCRIPTION

Diablo Plaza (±120,000 SF) is located in affluent and expanding southern Contra Costa County. Anchored by Safeway, CVS and BevMo!, this shopping center drives daily needs traffic and constant visits from the nearby 10M square foot Bishop Ranch office complex. In addition to strong national anchors, Diablo Plaza boasts a strong mix of national, regional, and local tenants (Verizon Wireless, Starbucks, UPS Store, Orange Theory, Taco Bell Cantina, AAA, Instant Urgent Care, H&R Block, Wingstop, Elements Therapeutic Massage, and more).

PROPERTY PROFILE

AVAILABLE SPACE

Unit #201 - Available Now	±2,044 SF
Unit #204 - Available Now	±2,780 SF
Unit #205 - Available 3/27	±850 SF
<i>*Units 204 & 205 can be combined: ±3,630 SF</i>	

TRAFFIC COUNT

Crow Canyon Rd.	27,311 ADT
San Ramon Valley Blvd.	18,660 ADT
Twin Creeks Dr.	4,677 ADT

PROPERTY HIGHLIGHTS

- Located in the affluent and expanding southern Contra Costa County.
- Near Bishop Ranch business park
- Anchored by Safeway, BevMo, and CVS
- Great accessibility to I-680



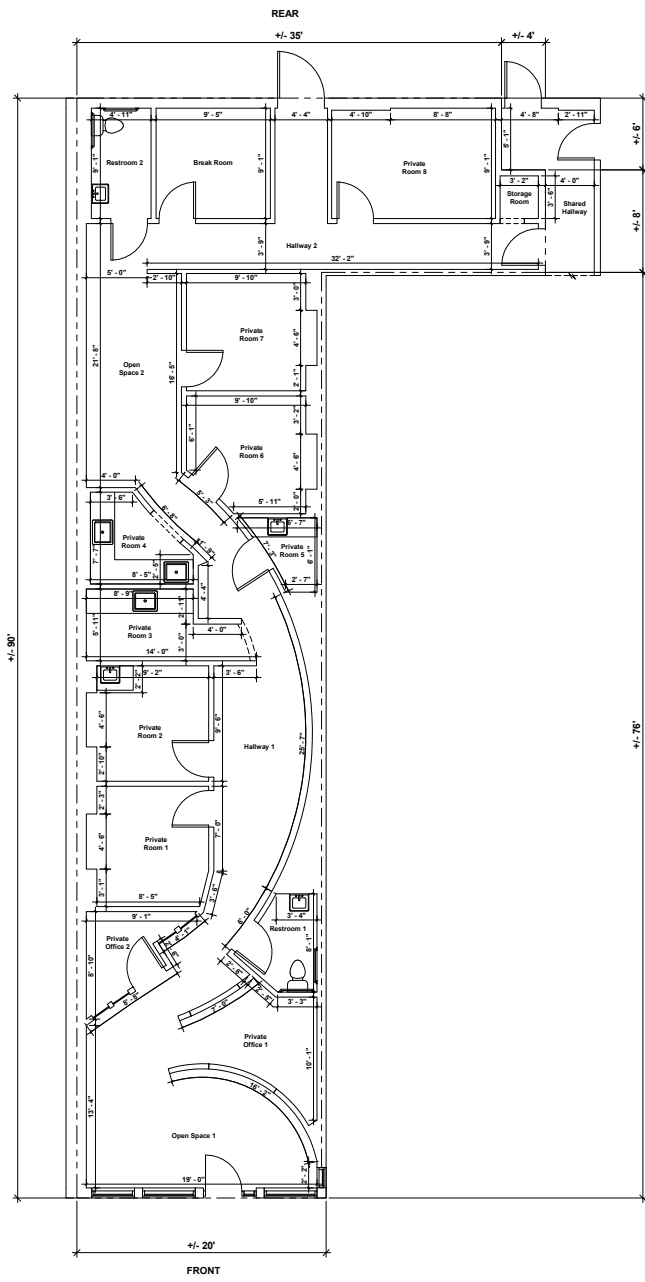
SITE PLAN



0001	T.J LO	
0002	MCDONALDS	
0006B	CVS	
0008	SAFEWAY	
0101	VERIZON WIRELESS	1,086 SF
0102	THE JEWELSMITHS	750 SF
0103	UME TEA	750 SF
0104	ORIENT EXPRESS	750 SF
0105	EGG HEAD	808 SF
0106	PRINCESS NAILS	2,100 SF
0107	SENRO SUSHI	2,050 SF

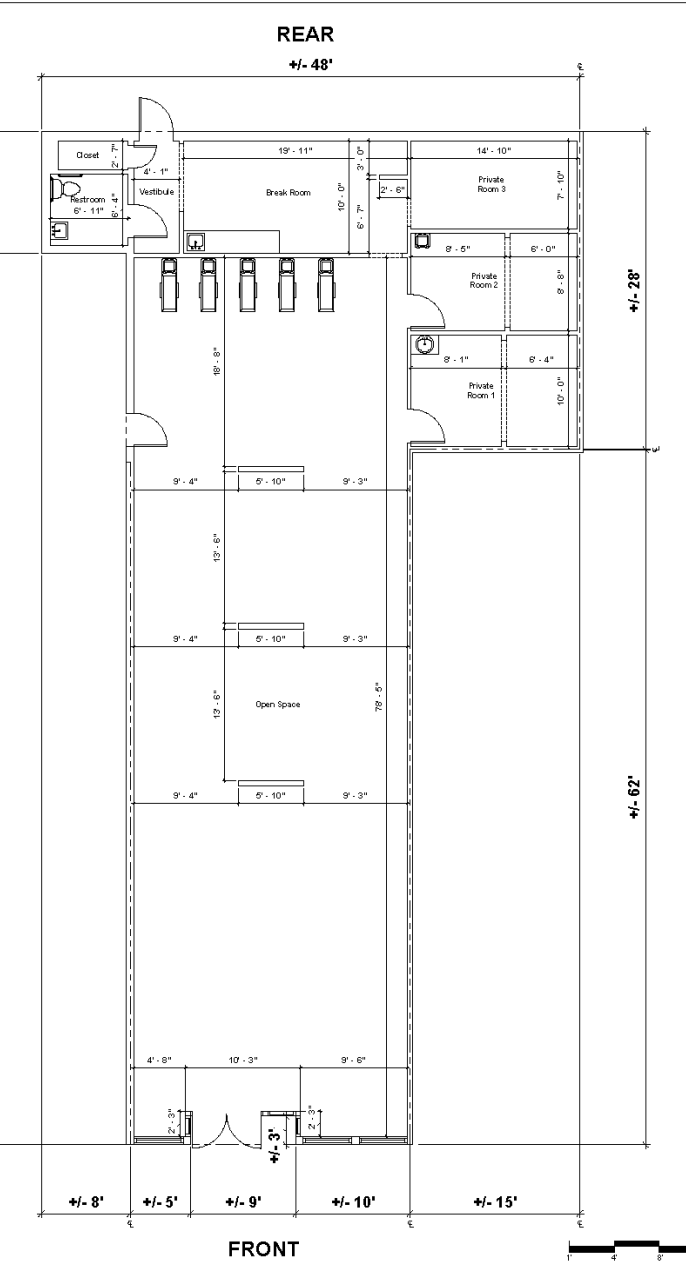
0108	WINGSTOP	968 SF
0109	THE GURKHA KITCHEN	1,680 SF
0110	THE GREAT GREEK	2,250 SF
0201	AVAILABLE NOW	2,044 SF
0202	H&R BLOCK	1,138 SF
0203	KIKI BROWS	990 SF
0204	AVAILABLE NOW	2,780 SF
0205	COMING (AVAILABLE 3/2027)	850 SF
0206	RADIANT WAXING	1,700 SF
0207	AAA	4,560 SF
0209	STARBUCKS	1,985 SF
0300	BEVMO!	12,015 SF

0301	ELEMENTS MASSAGE	2,638 SF
0301B	XFINITY/COMCAST	2,342 SF
0303	ORANGETHEORY FITNESS	3,144 SF
0304	THE UPS STORE	1,189 SF
0306	TACO BELL CANTINA	2,793 SF
0307	CODE NINJAS	984 SF
0308	DAINTY DONUTS	975 SF
0309	PURE GREEN (COMING SOON)	980 SF
0310	STRETCH LAB	1,300 SF
0311	SOURDOUGH & CO	1,498 SF
0312	ARTQUEST	1,046 SF
0313	PAIRFIELD PIZZA & PINTS	3,127 SF



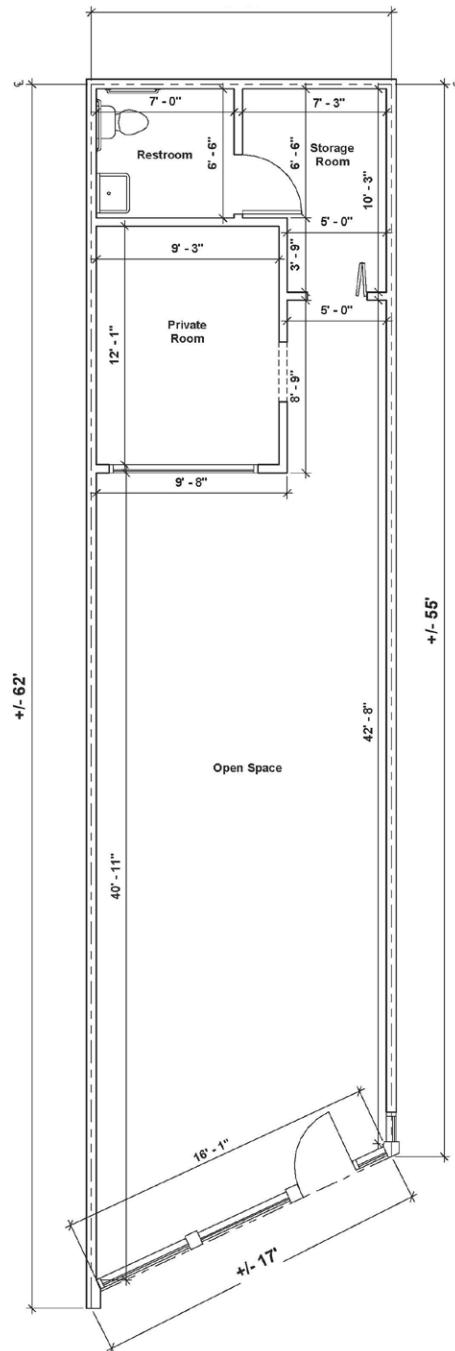
UNIT #201

FORMER	Urgent Care
SQUARE FEET	± 2,044 SF
WIDTH	20'
DEPTH	90'
AVAILABILITY	AVAILABLE NOW



UNIT #204

FORMER	Fully Built Out Hair Salon (Space for 25 Stations, 5 Shampoo Bowls, 3 Treatment Rooms, 1 Private Restroom, and 2 Shared Restrooms)
SQUARE FEET	± 2,780 SF
WIDTH	25'
DEPTH	90'
AVAILABILITY	AVAILABLE NOW



UNIT #205

FORMER	Medical
SQUARE FEET	± 850 SF
WIDTH	17'
DEPTH	55'
AVAILABILITY	AVAILABLE 3/2027

DO NOT DISTURB TENANT





COSTCO WHOLESALE **Tuesday Morning** **Marshalls**

MAGNOLIA SQUARE

Office DEPOT **petco** **Starbucks** **See's CANDIES** **ONFIRE**

ULTA BEAUTY **charles SCHWAB** **extended STAY AMERICA** **Baskin Robbins** **Heller JEWELERS**

Wendy's

FedEx

BURGER KING

PG&E

UNITED STATES POSTAL SERVICE

FOSTORIA WAY - 7,557 ADT

CROW CANYON RD. - 27,311 ADT

OLD MILL CENTER

THE HOME DEPOT **Staples**

IN-N-OUT BURGER

UnionBank

CROW CANYON COMMONS

SPROUTS FARMERS MARKET **ACE Hardware** **Total Wine & More**

BIG 5 SPORTING GOODS **GNC LIVE WELL** **T-Mobile**

MEPS **SALLY BEAUTY** **the kebab shop**

MR. PICKLE'S SANDWICH SHOP **PANDA EXPRESS** **Jamba Juice**

the Habit BURGER GRILL **Peet's COFFEE** **Panera BREAD**

WELLS FARGO **citibank** **menchies**

Bank of America **FIRST REPUBLIC** **happyjerron**

DIABLO PLAZA

SAFEWAY **verizon** **CVS pharmacy** **Starbucks** **BevMo!**

xfinity comcast **Orangetheory FITNESS** **TACO BELL** **The UPS Store** **H&R BLOCK**

CHIPOTLE MEXICAN **SUBWAY** **Sharetea** **McDonald's** **Great Clips**

REGAL

24 FITNESS

JOHN MUIR MEDICAL GROUP

KAISER PERMANENTE

TOYOTA

SAN RAMON VALLEY BLVD. - 18,960 ADT

INTERSTATE 680

*Traffic Counts Source: Site USA REGIS 8/18/26

DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
11,931	62,877	155,651



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$234,022	\$269,345	\$288,542



HOUSEHOLD INCOME DISTRIBUTION \$200,000 or More

1 MILE	3 MILES	5 MILES
46.0%	51.2%	54.7%



MEDIAN HOME VALUE \$1,000,000 or More

1 MILE	3 MILES	5 MILES
63.5%	74.6%	78.7%



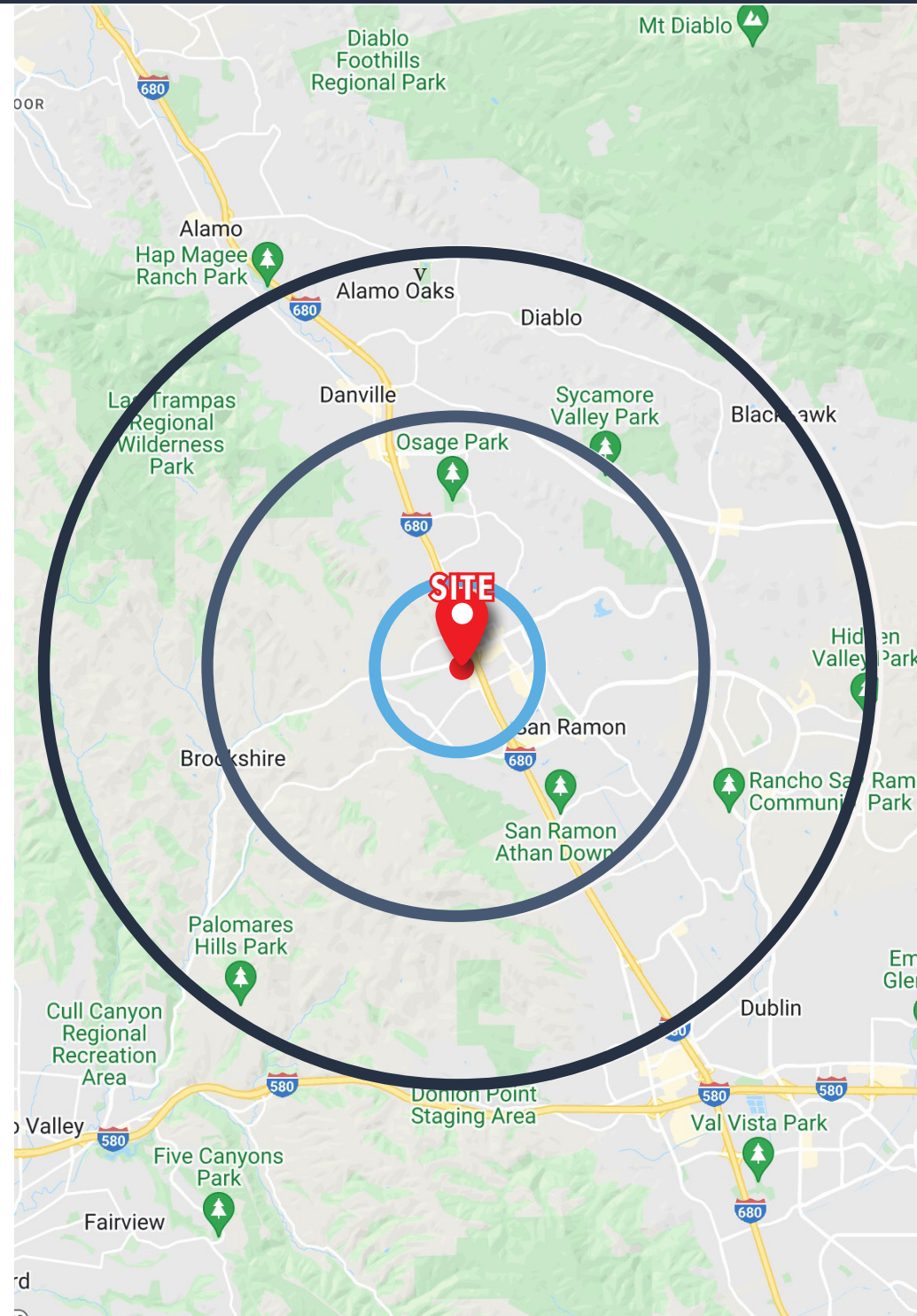
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
66.3%	69.6%	71.3%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$306.81 M	\$1.62 B	\$3.9 B





LOCKEHOUSE

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