

Restaurant Property **FOR SALE**



2154 San Ramon Valley Blvd., San Ramon, CA 94583

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RETAIL GROUP

Summary Highlights

Legacy Restaurant Real Estate

First time available in nearly 80 years, formerly The Brass Door, one of San Ramon's most recognized restaurant destinations.

Prime Location

High visibility from I-680 (±168,130 ADT) with 193 linear feet fronting San Ramon Valley Blvd. (±19,285 ADT).

Versatile Investment

Rare ±0.80-acre site offering flexible future use potential and a strong long-term hold in an established trade area.

Owner-User Potential

Existing restaurant infrastructure with attractive time-to-market advantages, including valuable sewer credits.

Flexible Zoning

Located within the San Ramon Village ([Specific Plan](#)) allowing a wide variety of uses by right, with more permitted via MUP.

Convenient Parking

56 on-site parking spaces (8.5/1,000 SF), supporting high-volume retail, restaurant, or service uses.

Demographics

Exceptional surrounding demographics with average household incomes exceeding \$225,000 within a 5-mile radius.



Address	2154 San Ramon Valley Blvd., San Ramon, CA 94583
County	Contra Costa
Offering	Restaurant Building (Vacant)
Price	Call to Discuss
Building Type	Single-Tenant / Single-Story
Investment	Owner-User / Investor / Redevelopment
Parcel (APN)	218-070-012-8/0.19 Acre 218-070-009-4/0.11 Acre 218-070-013-6/0.50 Acre
GLA	±6,590 SF
Year Built	1965 & 1993 (Major Rehabilitation)
Lot Area	0.80 Acre (34,848 SF)
Floor	Single Story
Zoning	Commercial/Service Commercial (C/SC) Located within San Ramon Village Specific Plan (SRVSP)
Year Built	1965 & 1993 (Major Rehabilitation)
Parking	56 Spaces (8.5/1,000 SF)
Fly Over	Drone Footage
Walk-Through	Interior Video Tour

Executive Summary

2154 San Ramon Valley Blvd., San Ramon, CA 94583

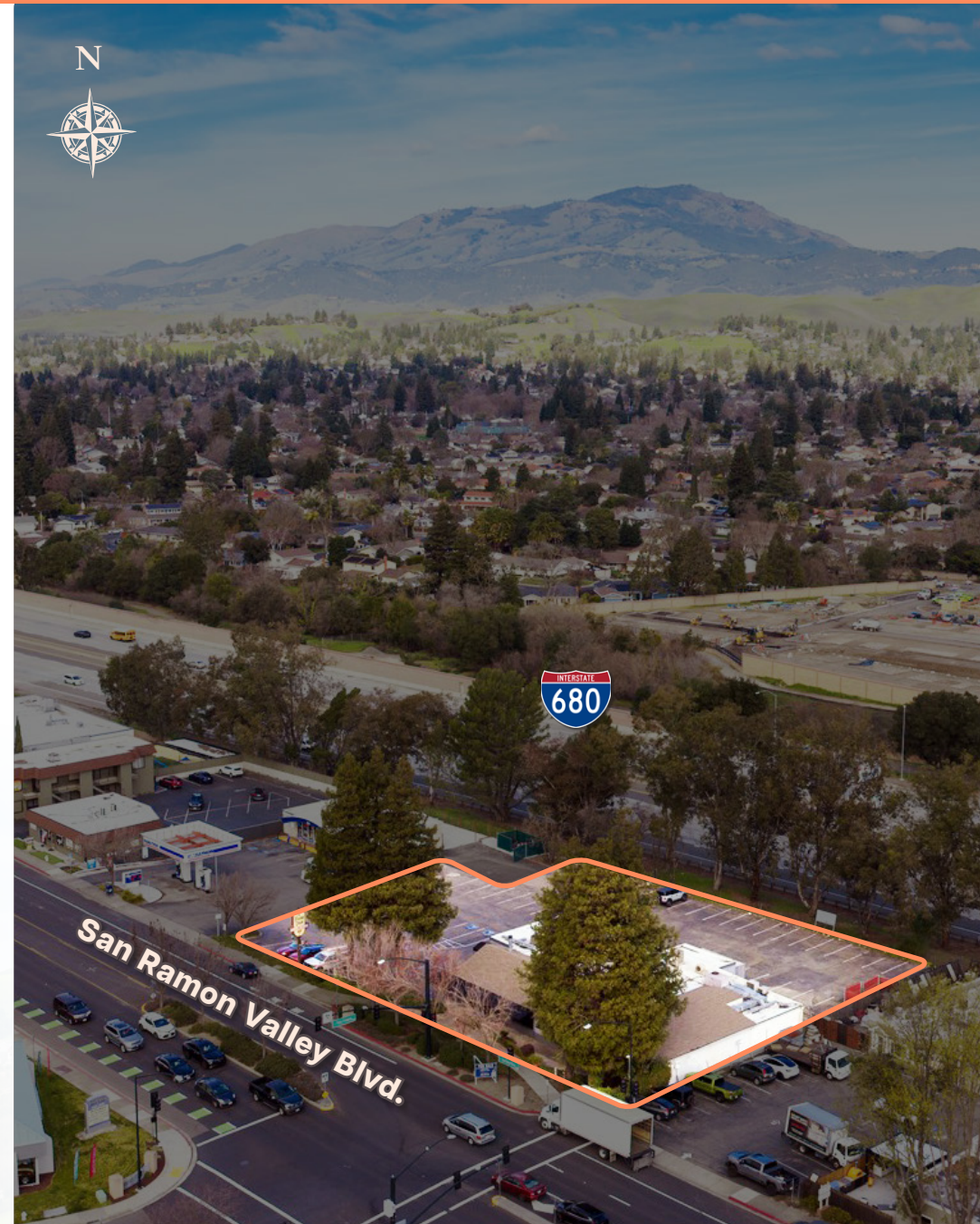


The Offering

Locke House Retail Group, as exclusive advisor, is pleased to offer **for sale** a legacy property at **2154 San Ramon Valley Blvd.**, a $\pm 6,590$ SF freestanding, second-generation restaurant building in San Ramon, California. Situated on a combined ± 0.80 -acre ($\pm 34,848$ SF) site comprised of 3 parcels, the Property presents a compelling opportunity for an **owner-user or developer** in the core San Ramon, Dublin, Pleasanton, and Livermore submarket.

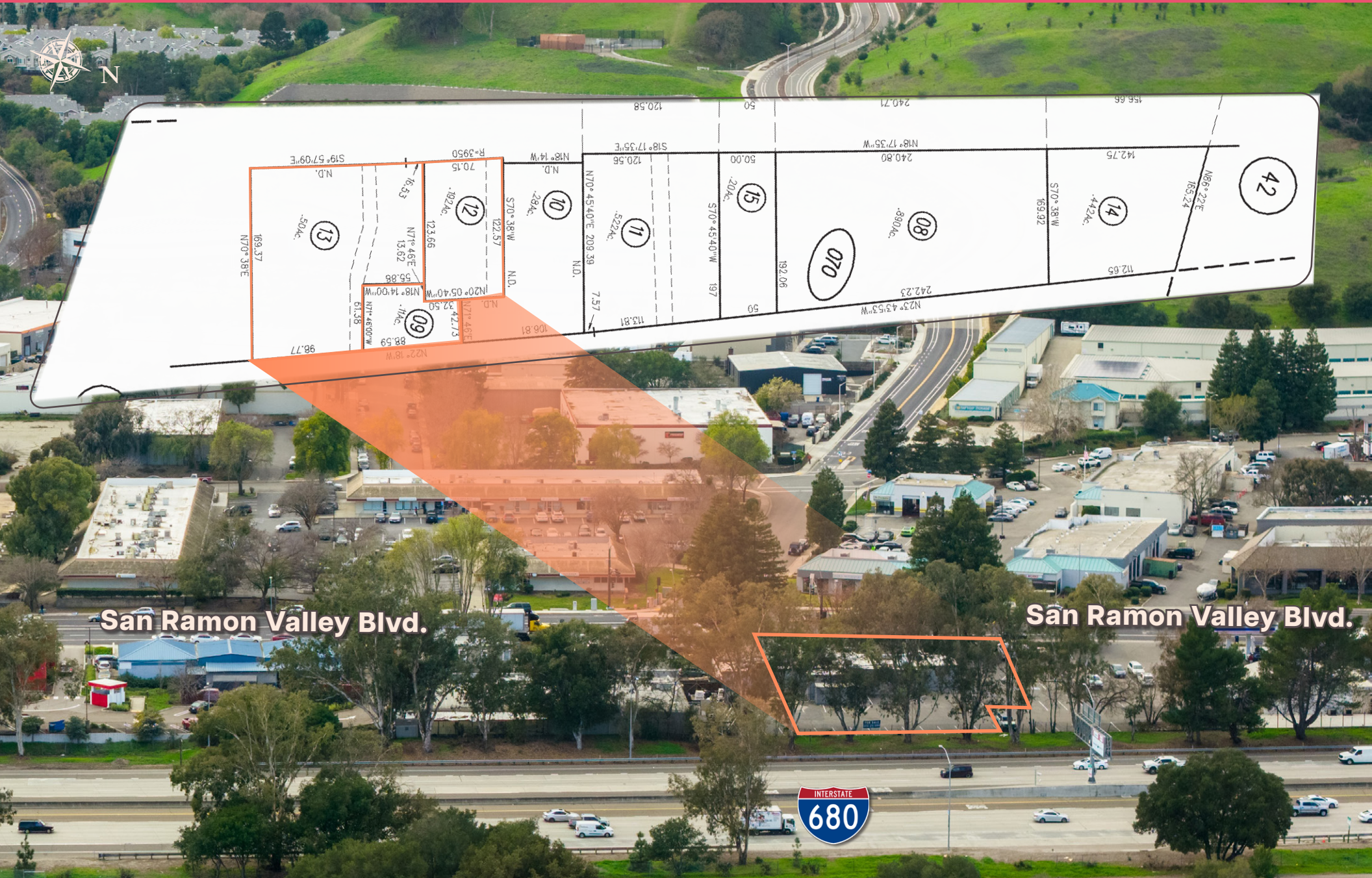
The Property offers **excellent freeway visibility** with approximately **193 linear feet fronting Interstate 680** (168,130 ADT), plus strong exposure along San Ramon Valley Blvd. (19,285 ADT) and convenient access throughout Contra Costa and Alameda counties.

2154 San Ramon Valley Blvd. represents a compelling opportunity to acquire a high-profile freestanding restaurant or redevelopment site with strong real estate fundamentals, excellent freeway access, and long-term upside in one of the East Bay's most supply-constrained and desirable submarkets.



Parcel Map

2154 San Ramon Valley Blvd., San Ramon, CA 94583



Parking Map

2154 San Ramon Valley Blvd., San Ramon, CA 94583



San Ramon Valley Blvd.

APN 13

218-070-013-6
(±0.50 Acre)

13

APN 12

218-070-012-8
(±0.19 Acre)

12

Parking
+8.5/1,000 SF

9

APN 9

218-070-009-4
(±0.11 Acre)

*Lot line for reference use only.

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Estimated Households

1 MILE	3 MILES	5 MILES
5,068	24,808	51,253

Estimated Average Household Income

1 MILE	3 MILES	5 MILES
\$218,003	\$262,428	\$284,098

Estimated Average Household Net Worth

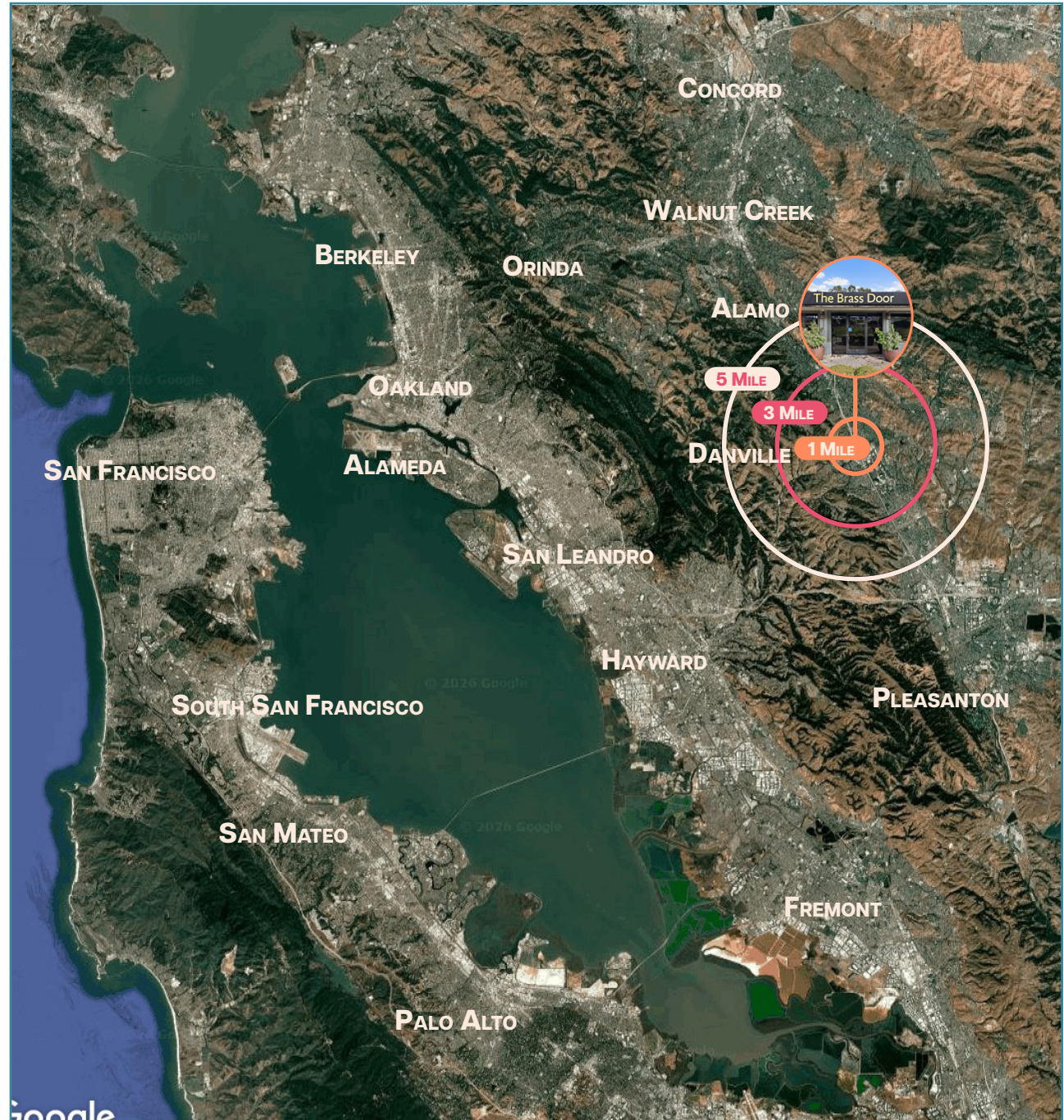
1 MILE	3 MILES	5 MILES
\$2.25 M	\$2.87 M	\$2.92 M

College Degree Bachelor Degree Or Higher

1 MILE	3 MILES	5 MILES
64%	68.9%	70.9%

Monthly Household Expenditures

1 MILE	3 MILES	5 MILES
\$13,346	\$14,080	\$14,500



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