

2067_
2085

SAN RAMON VALLEY BLVD.
SAN RAMON, CALIFORNIA



FOR LEASE: 16,640±SF RETAIL/COMMERCIAL BUILDING (DIVISIBLE)



The information contained herein is based on estimates and assumptions and is presented for illustration purposes only. No representations, warranties or guarantees of any kind are made.

2067-2085 San Ramon Valley Blvd. - The available property consists of a ±16,640 RSF one story retail commercial building at 2067-2085 San Ramon Valley Blvd. in the city of San Ramon, CA. The building is situated on one parcel totaling 35,719 square feet, or 0.84 acres.

The building contains an approximate 440 square foot second floor consisting of finished office space which is included as rentable building area. The building contains 16,640 square feet with 8,700 square feet of open showroom space. This area is towards the front of the building and contains storefront glass-line facing the fronting roadway. The area has polished concrete flooring, acoustical ceilings with recessed florescent lighting and is primarily open space. There is a ground floor office area, conference room, and two restrooms and an interior stairwell providing access to a second floor finished office area. There is a wall separating the rear portion of the building which consists of workshop space used for vehicle repairs. The vehicle repair shop contains 7,500 square feet, has concrete flooring, and open ceilings. There is also an upper-level wood-framed mezzanine area containing approximately 2,300 square feet towards the back of the warehouse, which is not included in the building area. Ceiling height is estimated at 18 feet. The building features one grade-level roll-up door and is fire sprinkler protected.

Interior Characteristics: The building interior has acoustical tiles and open with exposed wood beams, fluorescent lighting and concrete floors.

Structural Characteristics: The building foundation is composed of concrete slab. The frame is concrete tilt-up/masonry and the roof is flat/built-up composition



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PROPERTY OVERVIEW

ADDRESS:	2067-2085 San Ramon Valley Blvd., San Ramon, CA
TOTAL SF:	16,640±SF (Divisible)
PARCEL SF:	0.840±ACRES
METRO MARKET:	San Francisco, East Bay, California
PROPERTY TYPE:	Retail/Commercial
YEAR BUILT:	1977
BUILDING EXTERIOR:	Concrete
RESTROOMS:	2 restrooms within building
HVAC:	Serves the office area & showroom
NUMBER OF STORIES:	One (1) with mezzanine
PROPERTY ZONING:	Visit San Ramon Zoning Map
OCCUPANCY:	Call Brokers
FIRE LIFE SAFETY:	Sprinklered
PARKING:	40 spaces; 2.4 per 1,000 SF



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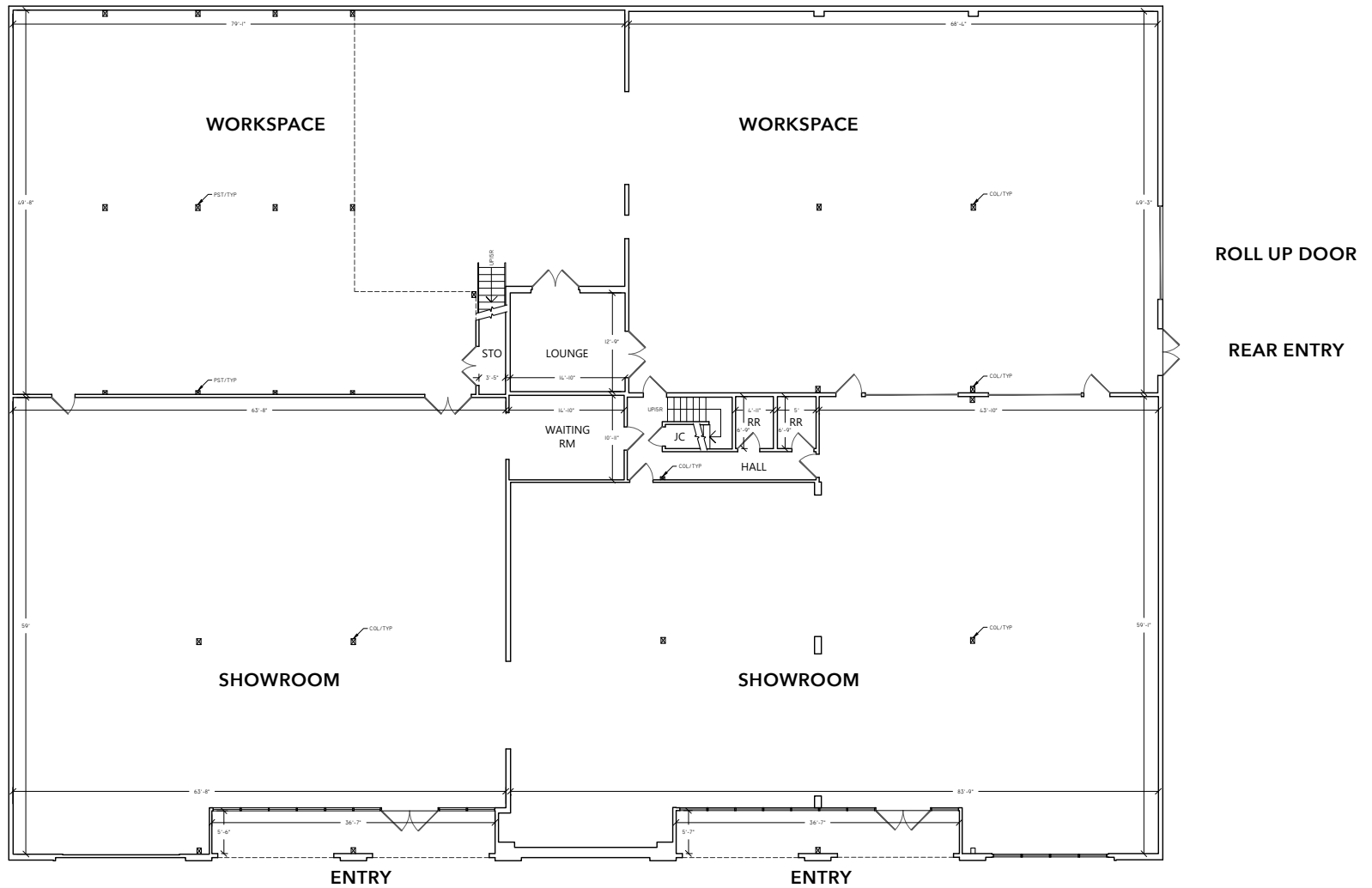
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FLOORPLANS - FIRST FLOOR



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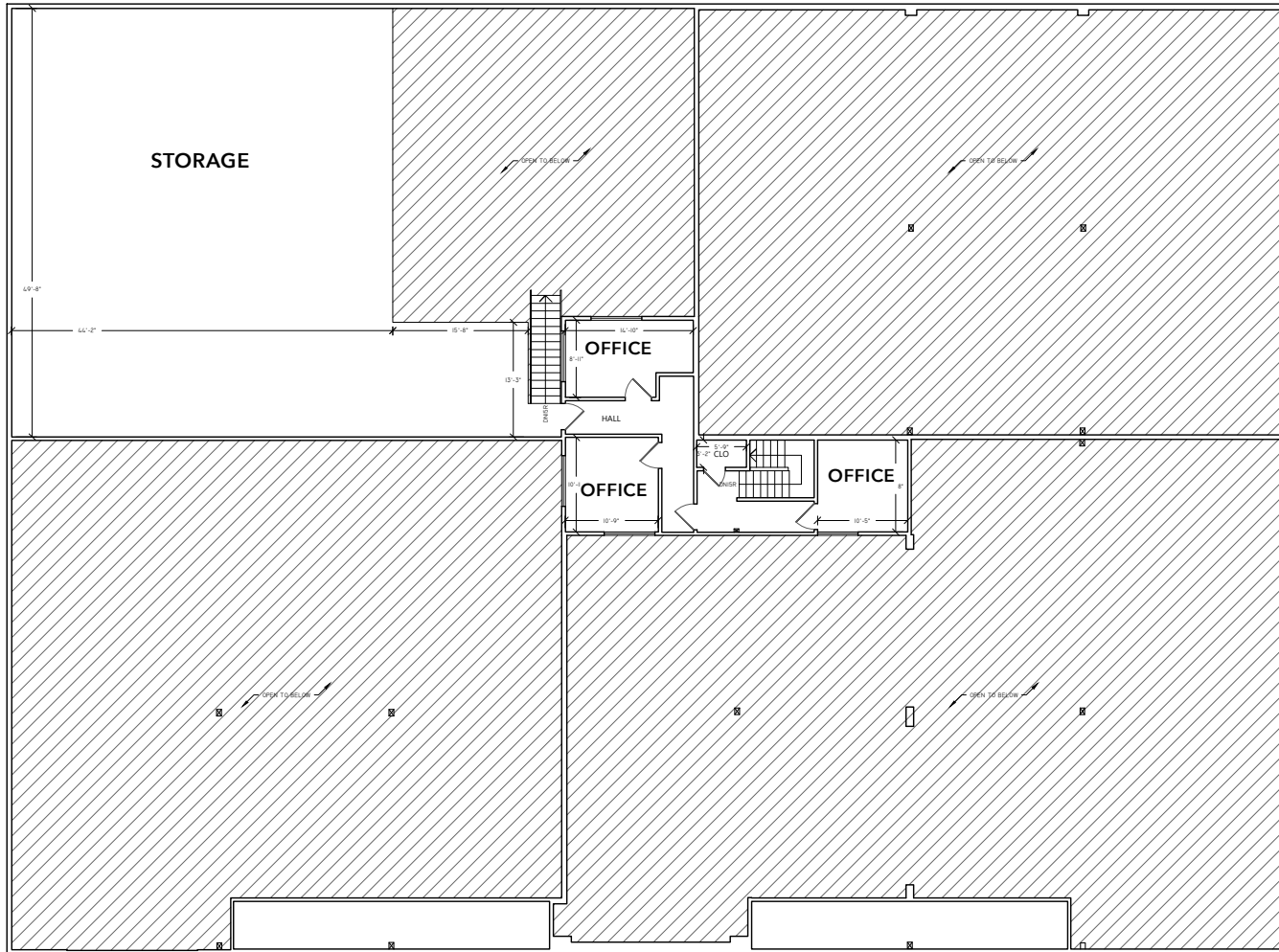
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FLOORPLANS - SECOND FLOOR



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