

OFFERING MEMORANDUM · FOR LEASE

Pointe West Plaza

2416 SAN RAMON VALLEY BLVD · SAN RAMON, CALIFORNIA 94583

±2,500 – 5,280 SF AVAILABLE

\$39.00 /SF/YR NNN

ADJACENT TO I-680 · 168,000 VPD

A Premier Retail Address in San Ramon

Pointe West Plaza is a premier multi-tenant commercial center positioned directly adjacent to Interstate 680 in one of the Bay Area’s most affluent and desirable suburban markets.

Built in 1990, the center offers **±16,921 SF** of quality retail and restaurant space across a distinctive two-story Mediterranean-style building with **82 parking spaces (4.84/1,000 SF)** — including both surface parking and an underground parking garage, a notable amenity in the San Ramon retail corridor.

The location delivers exceptional freeway visibility and access to a trade area with an average household income of **\$195,985** and over **161,000 residents within a 5-mile radius**. Directly across San Ramon Valley Blvd, Diablo Plaza is anchored by one of the nation’s top-performing Safeway locations (top 91st percentile nationally per Placer.AI), while nearby Bishop Ranch brings ±30,000 daytime employees to the immediate trade area.

The available **±5,280 SF second-floor space is divisible to ±2,500 SF**, offering flexibility for single or dual-tenant configurations — a premier opportunity to establish or expand a business in one of the East Bay’s strongest consumer markets.

\$195,985

AVG HOUSEHOLD
INCOME · 5 MI

161,311

RESIDENTS WITHIN 5
MILES

168,000

VEHICLES / DAY ON
I-680

PROPERTY SNAPSHOT

Property	Pointe West Plaza
Address	2416 San Ramon Valley Blvd
Property Type	Retail · Freestanding
Gross Leasable Area	±16,921 SF
Year Built	1990
Stories	2 · Mediterranean Style
Parking	82 Spaces · 4.84/1,000 SF
Available Space	±2,500 – 5,280 SF
Walk Score®	50 · Fairly Friendly
Transit Score®	20 · Somewhat Friendly

\$39.00 /SF/YR

NNN · \$3.25 /SF/MO

Second Floor · Suite 200

±5,280 SF of flexible retail, restaurant & entertainment space — divisible to ±2,500 SF

LEASE TERMS

Space Available	2,500 – 5,280 SF
Rental Rate	\$39.00 /SF/YR
Monthly Rate	\$3.25 /SF/MO
Service Type	Triple Net (NNN)
Lease Term	3 – 10 Years
Space Use	Flex
Space Type	New
Date Available	Now

ESTIMATED OCCUPANCY COST

Base Rent	\$39.00 /SF/YR
NNN Charges (est.)	\$13.00 /SF/YR
Total (est.)	\$52.00 /SF/YR

The space can be configured as a **single large tenant or split into two suites**, making it ideal for a wide range of users. The existing buildout may be adapted or improved, and the space is medical-ready in a high-growth corridor.

SINGLE TENANT

±5,280 SF

- Full-service restaurants & entertainment concepts
- Fitness operators & children's activity centers
- Medical / dental uses & specialty grocery
- Billiards or gaming lounges
- Salon or day spa suites, large-format retail
- Co-working / office uses

TWO SUITES

±2,500 – 2,780 SF Each

- Sit-down restaurants seating 60–70 guests
- Boutique fitness studios
- Upscale personal services
- Specialty food & beverage concepts
- Medical / dental offices & tutoring centers
- Professional services targeting Bishop Ranch's 30,000-employee daytime population

CURRENT CO-TENANCY

Bay Area
Crown Billiards
ENTERTAINMENT

China Lounge
RESTAURANT

Ma Jolie Salon
& Spa
SALON & SPA

Ukai Bistro
RESTAURANT

A Distinctive Mediterranean-Style Center



GROUND-FLOOR FRONTAGE · CROWN BILLIARDS



CENTRAL COURTYARD & SECOND-FLOOR BALCONY



SITE PLAN · 4 TENANTS · 16,921 SF



04 • THE SETTING

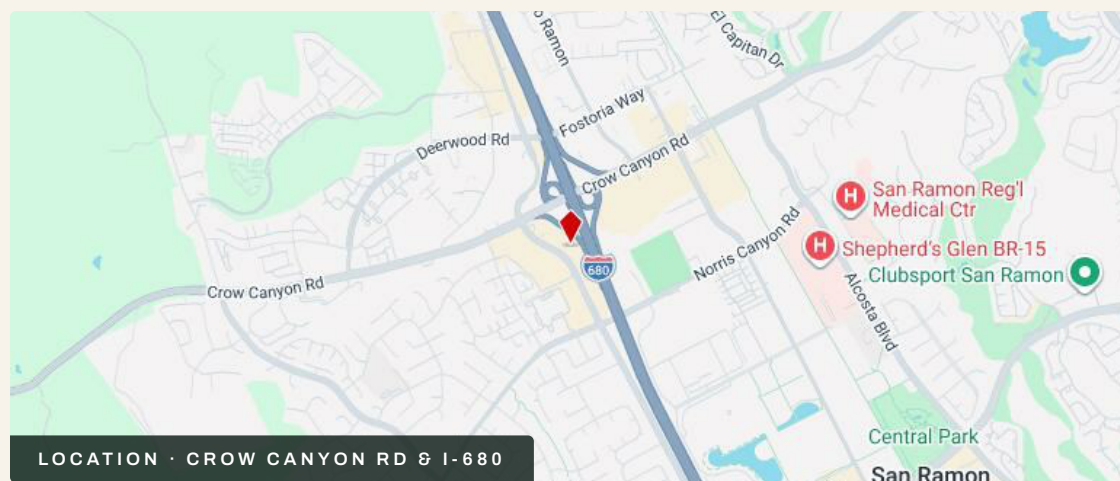
Freeway Visibility, Garden Setting

Pointe West Plaza sits directly along the I-680 corridor with the San Ramon Valley's rolling hills as a backdrop — combining exceptional exposure with an inviting, landscaped environment and underground parking.

I-680 ADJACENT

82 PARKING SPACES

An Outstanding Retail Ecosystem



Bishop Ranch ±30,000 EMPLOYEES

A ±585-acre, 10-million SF business park home to 550+ companies including Chevron and AT&T. This concentration of corporate daytime population creates consistent lunch, service, and retail demand that benefits Pointe West Plaza tenants directly.

Diablo Plaza DIRECTLY ACROSS

Anchored by one of the nation's top-performing Safeway locations (top 91st percentile nationally per Placer.AI), with CVS, Orangetheory, BevMo, Subway, McDonald's, Starbucks, H&R Block, Great Clips, Chipotle, Taco Bell, and UPS.

Crow Canyon Commons MINUTES AWAY

Hosts Total Wine, Sprouts, GameStop, Jamba, Carl's Jr., Panera, Supercuts, and Wells Fargo. The retail corridor on Crow Canyon Rd and San Ramon Valley Blvd draws 29,000+ vehicles per day past the center.

29,000+

VPD · SAN RAMON
VALLEY BLVD

550+

COMPANIES AT BISHOP
RANCH

One of the East Bay's Strongest Consumer Markets

\$195,985

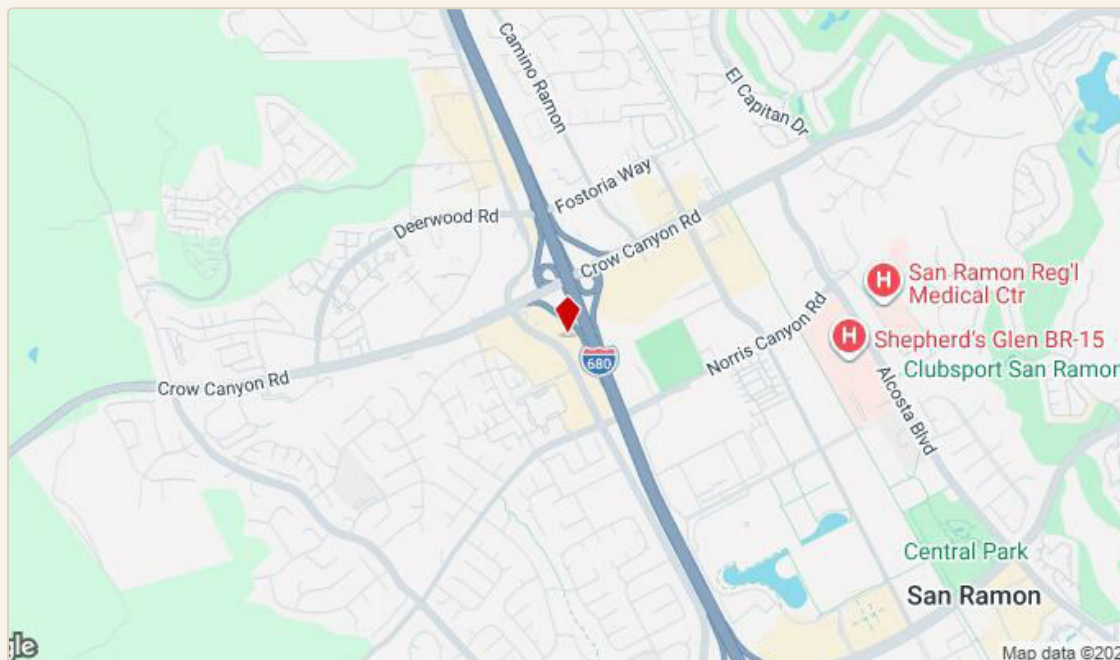
AVERAGE HOUSEHOLD INCOME · 5-MILE RADIUS

161,311

RESIDENTS WITHIN 5 MILES

168,000

VEHICLES PER DAY · ADJACENT I-680



Pointe West Plaza fronts **San Ramon Valley Boulevard (29,000 VPD)** at the Crow Canyon Road interchange of **Interstate 680** — one of the primary north-south arteries of the East Bay — delivering regional access from Walnut Creek, Danville, Dublin, and Pleasanton, with San Ramon Regional Medical Center and Central Park minutes away.

50 /100

WALK SCORE® · FAIRLY FRIENDLY

20 /100

TRANSIT SCORE® · SOMEWHAT FRIENDLY

Full listing: loopnet.com/Listing/2416-San-Ramon-Valley-Blvd-San-Ramon-CA/41098994



Leasing Contact

FOR TOURS, FLOOR PLANS & PROPOSALS

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