

RETAIL SPACE FOR SUBLEASE

COUNTRY CLUB VILLAGE

9110-B Alcosta Boulevard, San Ramon, CA

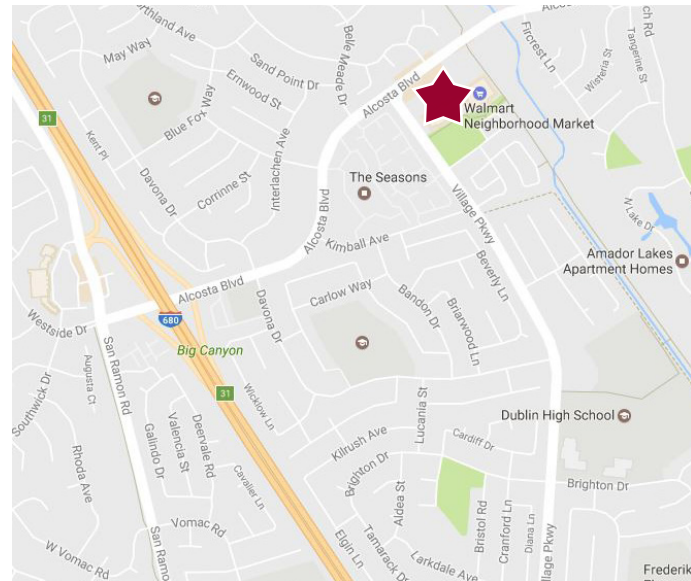


LOCATION HIGHLIGHTS

- 1,350 square feet
- Excellent visibility from Alcosta Boulevard
- Located at signalized intersection
- Currently used as dance studio, perfect for fitness, art studio or ?
- Long term sublease through June 2021
- **Asking: \$3.85 + nets (nets = \$1.25/SF month)**

PROPERTY HIGHLIGHTS

- Affluent area with strong demographics, 30,729 houses in 3 miles
- Ample on site parking
- Strong trade area: Starbucks, shopping center anchored by Walmart Grocery and CVS
- Daily traffic counts in excess of 14,000 cars per day
- Located in busy South San Ramon shopping center



CONTACT INFO:

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DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2016 Total Population	17,325	85,140	197,754
Median Household Income	\$110,298	\$120,924	\$128,883
Daytime Employee Population	10,470	19,239	71,521

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