

## LISTING DATA

**BUILDING SF:** 7,945±SF

**AVAILABLE SF FOR USER:** 3,447±SF

**PROPERTY TYPE :** Two (2) Office/Dental/  
Medical Buildings

### HIGHLIGHTS:

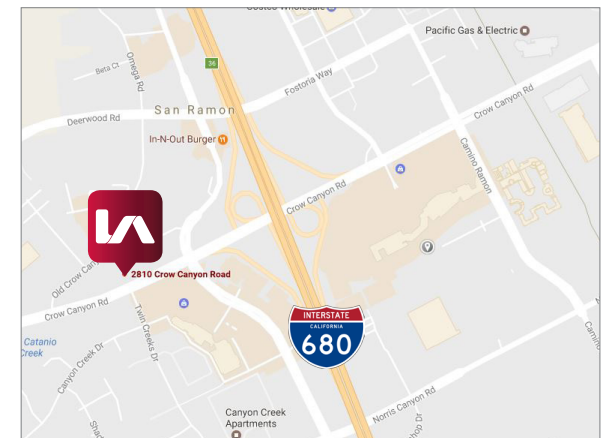
- Office/dental buildings purchase opportunity
- Two (2) buildings comprised of 7,945±SF
- Abundant on site parking
- Office, medical and dental uses allowed
- Located right off I-680 and major thoroughfare
- Surrounded by mix of professional, retail and residential neighborhoods
- Near many retail amenities

### REDUCED PRICE:

~~\$3,260,000.00~~ **\$2,980,000.00**



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**FOR SALE**  
**2810 CROW CANYON ROAD, SAN RAMON, CA**

**PROPERTY SUMMARY**

Address 2810 Crow Canyon Road, San Ramon, CA

**Reduced Price** ~~\$3,260,000.00~~ **\$2,980,000.00**

Total SF 7,945±SF

Available for User 3,447±SF

Current NOI Upon Request

Occupancy 56.6%

Available 43.4%

Year Built 1978

Land Area (SF) ±1.19 acres (±51,836 SF)

Parking Ratio 4.3/1,000 (34 stalls)

Num. of Buildings 2

Zoning Office/Dental/Medical\*

\*Use permit in place with City of San Ramon

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