



San Ramon Restaurant

17900 San Ramon Valley Blvd.
San Ramon, CA 94583



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President
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Biagini Properties, Inc.

333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087
www.biaginiproperties.com
Rev. January 16, 2026

Location Description

Discover the vibrant community surrounding this property at 17900 San Ramon Valley Blvd. Situated in the heart of San Ramon, this prime retail location offers easy access to a bustling commercial district with an array of shops, restaurants, and entertainment venues. Nearby, tenants will find popular destinations such as City Center Bishop Ranch, The Golden Skate, and Las Trampas Regional Wilderness, drawing in a steady flow of foot traffic and offering a wealth of potential customers. With its convenient access to major roadways and affluent residential neighborhoods, the area presents an excellent opportunity for retail businesses looking to thrive in the lively atmosphere of San Ramon.



Offering Summary

Lease Rate:	\$16,000.00 SF/month
Estimated NNN Charges	.95 SF / month 2025
Number Of Units:	1
Available SF:	4,834 SF
Lot Size:	1.17 Acres
Building Size:	4,834 SF

Asking Rent Month/NNN	2025/2026 Taxes/Month	Insurance	CAM
\$16,000.00	\$4,388.00	\$183.00	By Tenant

Property Highlights

- Freestanding restaurant building on separate parcel
- Ample on-site parking
- Fire sprinklered
- Located in prestigious San Ramon-Danville trade area
- Convenient proximity to Bishop Ranch Business Park
- Right off the I-680 & San Ramon Valley Blvd. exit
- Fully improved restaurant space
- 3 in-ground grease interceptors



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Property Description

Introducing a rare opportunity to lease a freestanding restaurant building on a separate parcel at 17900 San Ramon Valley Blvd. Boasting ample on-site parking and fire sprinkler systems, this property is ideally positioned in the prestigious San Ramon-Danville trade area, in close proximity to the Bishop Ranch Business Park. The fully improved restaurant features 3 in-ground grease interceptors and stainless-steel exhaust hoods measuring 22' long, offering a turnkey solution for aspiring restaurateurs. With its prime location and comprehensive amenities, this property presents an exceptional chance to establish a thriving dining establishment in a highly sought-after commercial enclave.

Street Address	APN	Zoning	Land Area	Building Area
17900 San Ramon Valley Blvd.	209-880-009-3	Restaurant Building CT-Thorofare Commercial	1.17 AC/50,965 SF	4,834 Square Feet



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PROPERTY DESCRIPTION

Freestanding turn-key Restaurant Building with ample parking.
Easy freeway access via Bollinger Canyon Road off I-680.

Opportunity to Lease a fully improved restaurant in the prestigious San Ramon-Danville trade area.

Former Inchin Bamboo Restaurant situated next to the Extended Stay America.

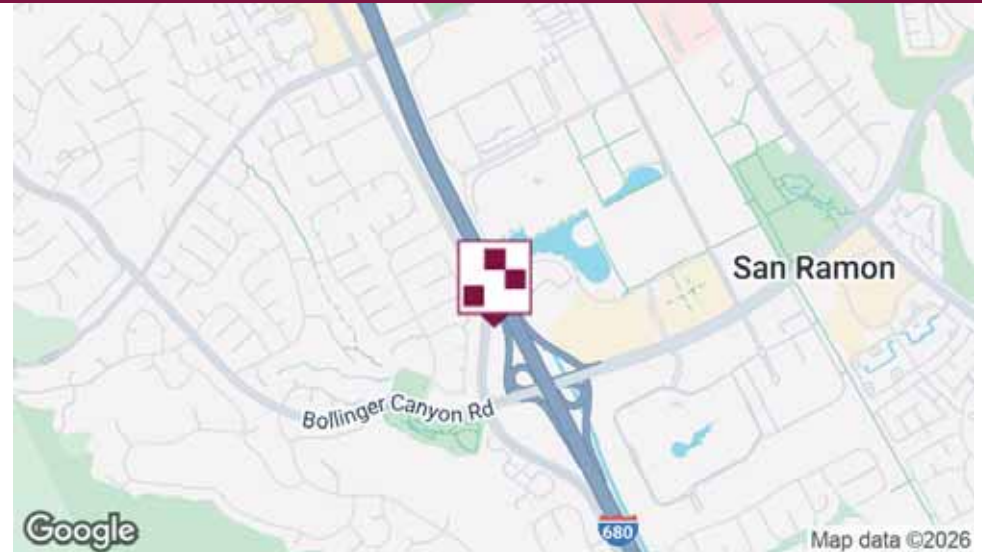
Approximately 4,834 square foot building, in-ground grease interceptor, stainless steel exhaust hoods (22' long), 2 restrooms, walk-in refrigerator and walk-in freezer, full bar area and interior seating for up to 164 maximum plus exterior patio seating possible.

One (1) parcel totaling approximately 1.17 acres (50,965 square feet of land).

Date Built: 2004

Zoning: CT - Thorofare Commercial

Restaurant furniture, fixtures and equipment available to purchase.



LOCATION

- Right off the I-680 & San Ramon Valley Blvd. Exit
- Total of Approximate 1.17 AC of Land and 4,834 Square foot Building.
- Easy Ingress and Egress on Bollinger Canyon Road.
- Conveniently located near Bishop Ranch Business Park. Headquarters to Chevron, GE, BMO, Ford and many more. Over 10 million square feet.



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PROPERTY DESCRIPTION

Property Facts

Grease Interceptor

3 In-ground grease interceptors located outside building.

Exhaust Hoods

Stainless steel exhaust hoods (22' long).

Parking

Total on-site ___ parking stalls (___ standard and ___ handicap).
Plus cross-access with adjacent motel.

Seating Capacity

Approximately 164 interior seats maximum. Exterior patio seating possible.

Water Heater

Gas water heater.

Walk-In Refrigerator and Walk-in Freezer

One (1) walk-in refrigerator and one (1) walk-in freezer with separate beer and wine cooler.

Electrical

Five (5) electrical subpanels:

A1 – 400 Amps; 3 PH; 4 Wire; 208/120V

A1B – 100 Amps; 3 PH; 4 Wire; 208/120V

A2 – 400 Amps; 3 PH; 4 Wire; 208/120V

B – 400 Amps; 3 PH; 4 Wire; 208/120V

E – 125 Amps; 3 PH; 4 Wire; 208/120V

Liquor Storage Closet

Bar - full circular bar area with keg taps, refrigeration and bar sinks.

Security System

Complete security and alarm system with key pad.

Interior Roof Access Ladder

Attached Trash Enclosure

Secured, trash enclosure area with concrete pad, hot & cold water service plus floor drain.

Mop Sink

Large mop sink area with cleaning dispensers.

Dishwashing Area

Exhaust vented through roof allows for larger capacity dishwashing equipment.

Restrooms

Men's and women's restrooms ADA compliant.

Cooking Line

22' stainless steel (ss) exhaust hood with complete exhaust hood fire suppression system, gas stove top, sandwich/salad line with under counter refrigeration.

Fire Sprinklers

Yes

Separate Manager's Office with music controls.





Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,834 SF	Lease Rate:	\$16,000.00 SF/month

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 17900 San Ramon Valley Blvd.	4,834 SF	NNN	\$16,000.00 SF/month	<p>Fully improved restaurant, 3 in-ground grease interceptors, stainless steel exhaust hoods (22' long). Interior Seating for 164 maximum plus exterior patio seating possible. Total Building Area: 4,834 Square Feet Total Land Area: 50,965 SF / 1.17 Acres Real Property Taxes (2025-2026): APN 209-880-009-3 \$4,388.00 per month Insurance: \$183.00 per month. Repairs & Maintenance: By Tenant</p> <p>Restaurant furniture, fixtures and equipment available to purchase.</p>



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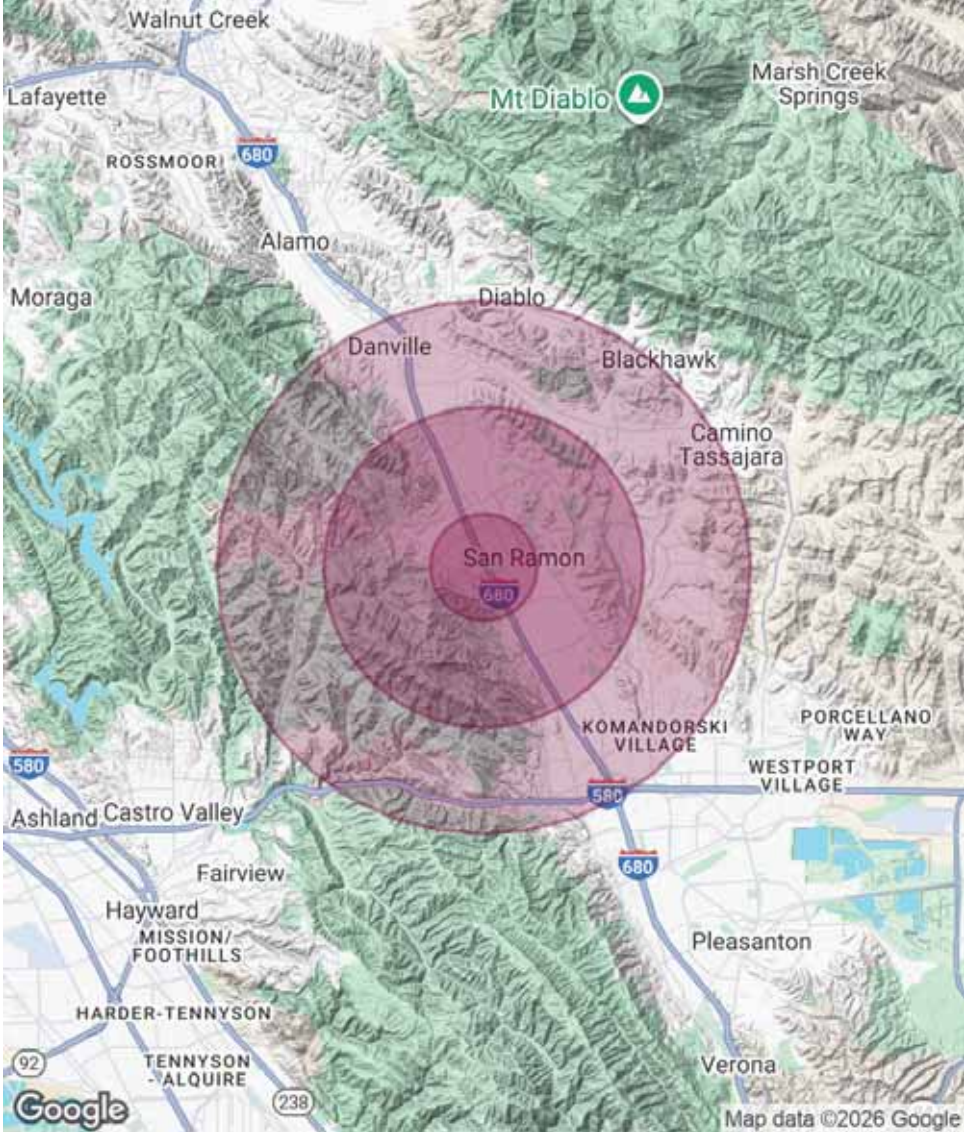
Population	1 Mile	3 Miles	5 Miles
Total Population	10,262	72,669	161,172
Average Age	41	40	40
Average Age (Male)	40	40	39
Average Age (Female)	41	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,559	25,438	55,146
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$247,785	\$248,016	\$260,504
Average House Value	\$1,384,250	\$1,428,507	\$1,456,691

Demographics data derived from AlphaMap

Traffic Count - 24 Hour ADT 2022

Bollinger Canyon at San Ramon Valley Blvd.	35,400
Bollinger Canyon Road at Sunset Drive	55,800
Crow Canyon Road at San Ramon Valley Blvd.	150,000
I-680 at Norris Canyon Road	170,100
I-680 at Montevideo Drive	181,700



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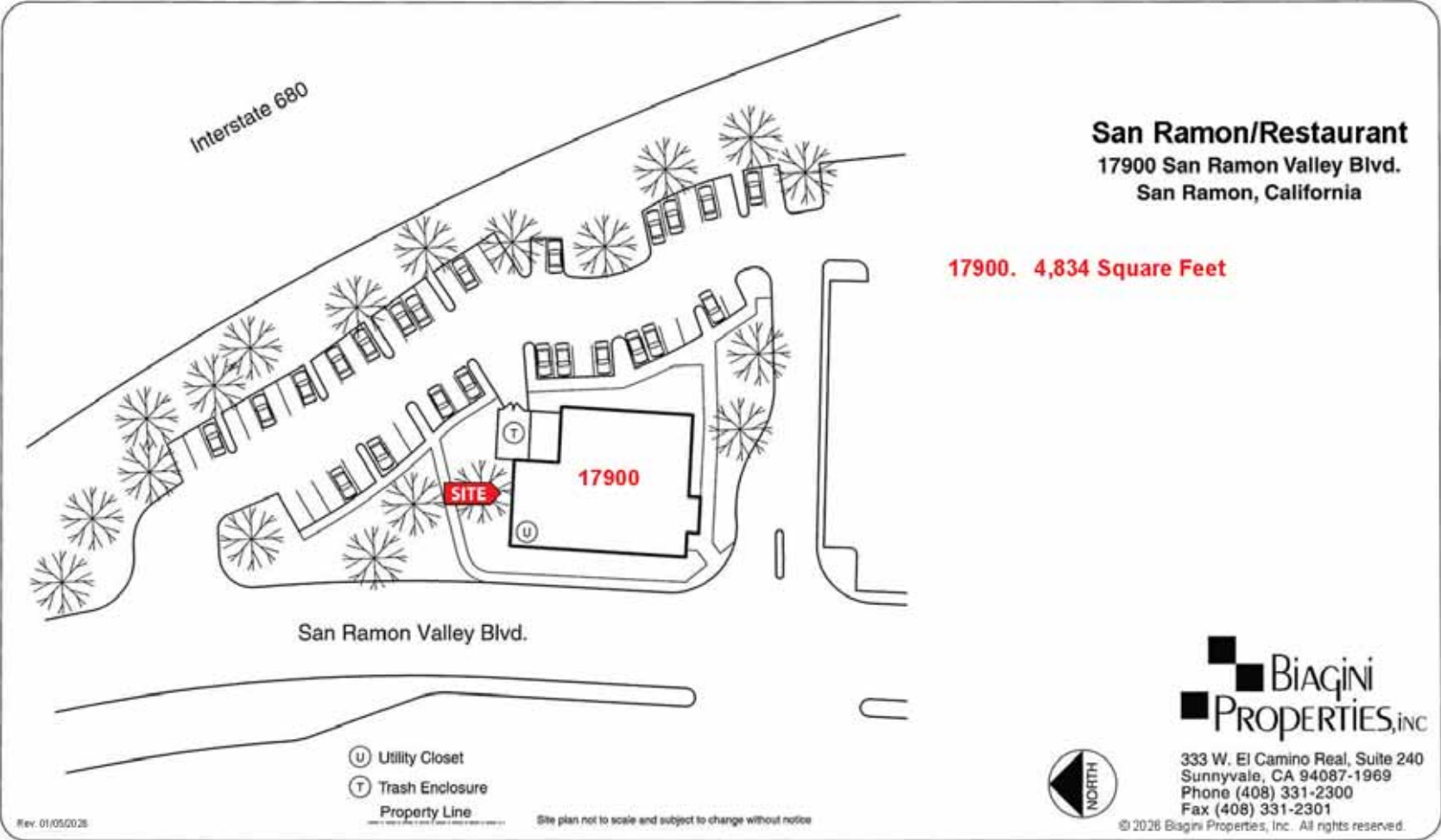
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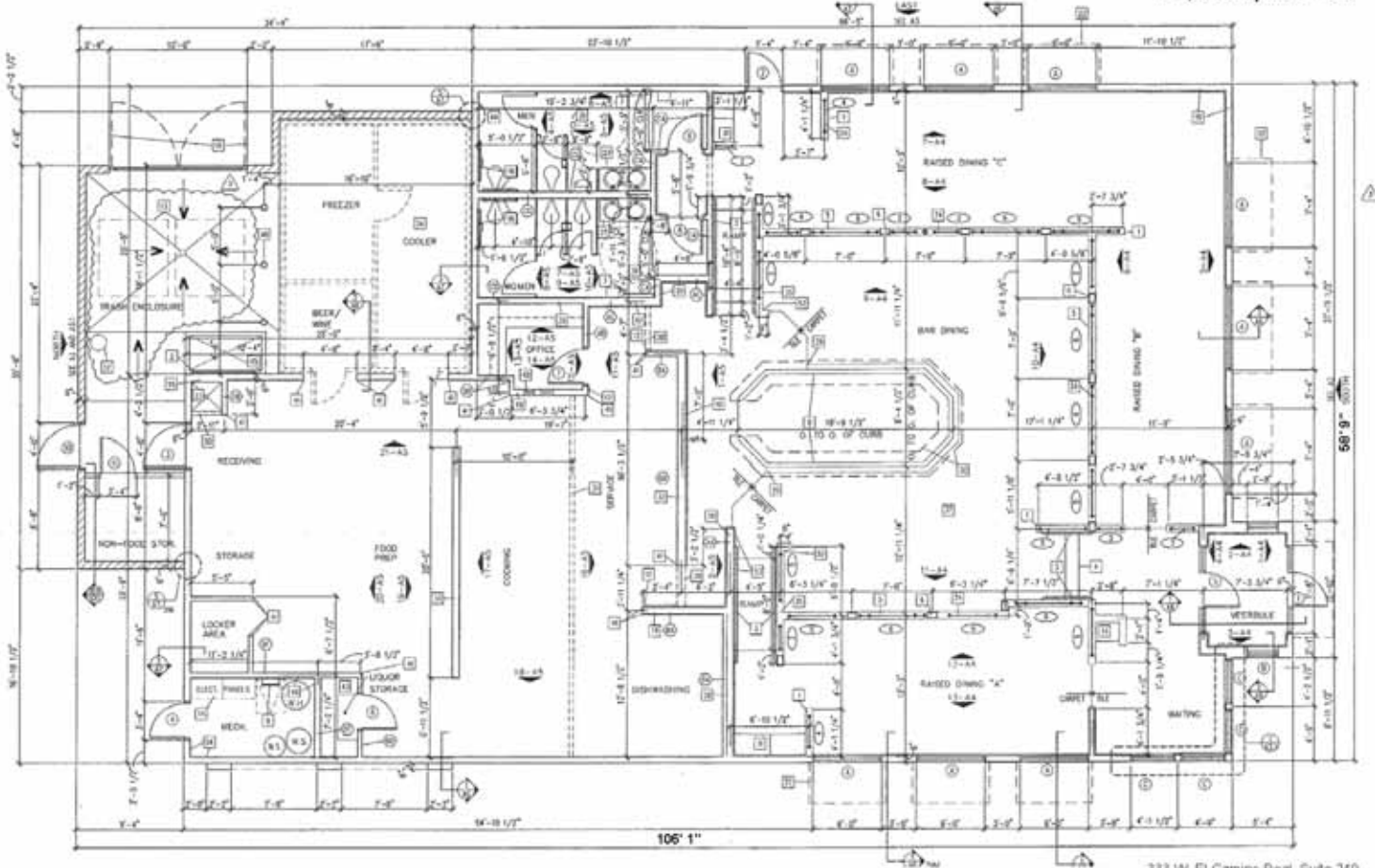
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FREESTANDING RESTAURANT
17900 San Ramon Valley Blvd. | San Ramon, CA 94583
± 4,834 Square Feet



Rev. 02/17/1998

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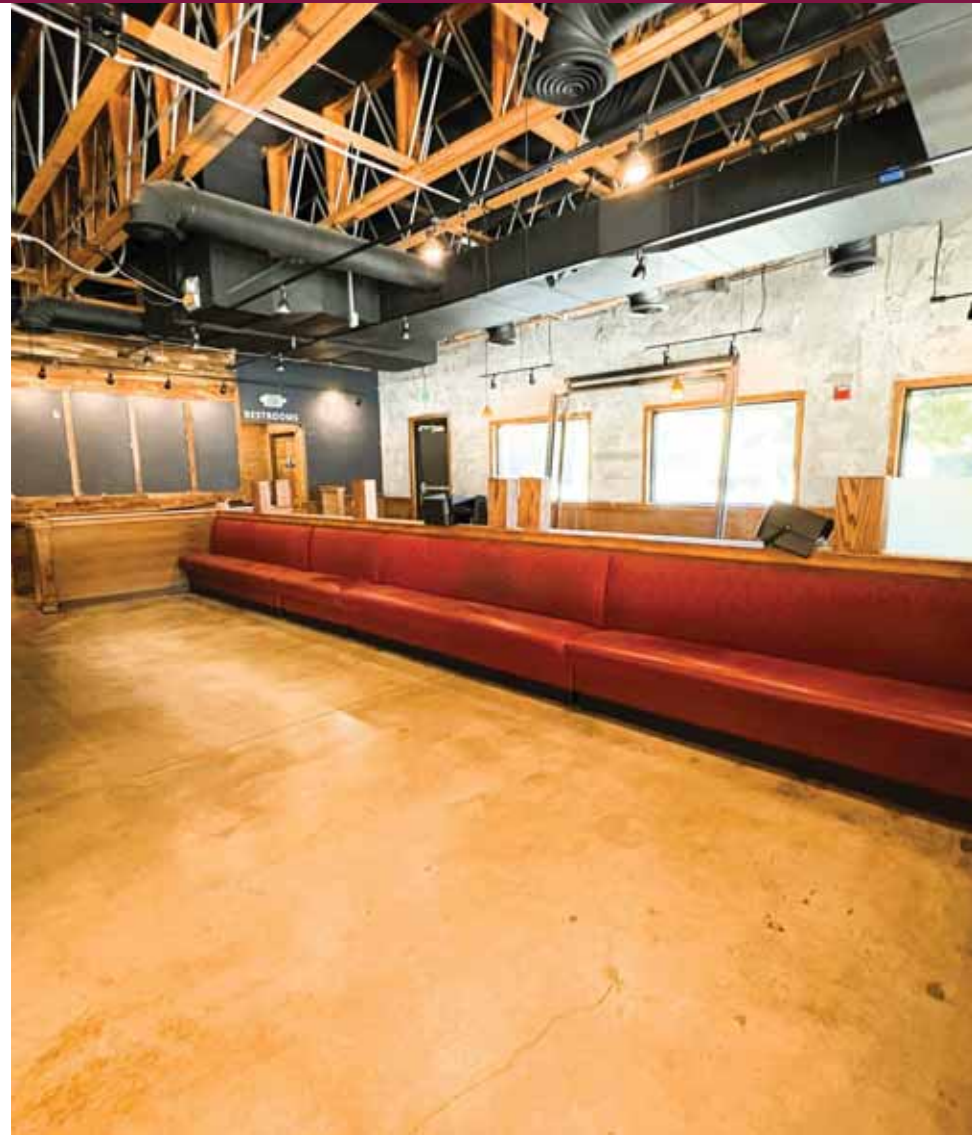
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