

# FOR SALE | FULLY LEASED AUTOMOTIVE PROPERTY INVESTMENT AND/OR OWNER USER OPPORTUNITY 2210 SAN RAMON VALLEY BOULEVARD



**Clayton Temple**

Senior Director

925-296-3311

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LIC: #02006440



# FOR SALE

## FULLY LEASED AUTOMOTIVE PROPERTY INVESTMENT AND/OR OWNER USER OPPORTUNITY

- **Property Description:** Rare automotive investment and/or owner user opportunity featuring an approximately 3,636 SF automotive repair facility situated on a well-configured parcel with expansive side and rear yard areas. The property is 100% leased to a single tenant, providing stable in-place income.
- **Location Description:** Strategically positioned along San Ramon Valley Boulevard, one of San Ramon's primary commercial corridors, the property benefits from outstanding exposure to high daily traffic volumes and strong street presence. The location offers immediate access to Interstate 680, providing convenient connectivity throughout the Tri-Valley region, Contra Costa County, and the greater Bay Area. Surrounded by established retail, restaurant, service, and automotive businesses, the property combines excellent visibility, accessibility, and market presence in one of the East Bay's most desirable commercial submarkets.



FOR SALE		2210 San Ramon Valley Blvd, San Ramon, CA	
Asking Price		Asking Price: \$1,975,000 (5% CAP)	
Annual NOI		\$98,018.58	
Contact Broker for rent roll and expense information			



### Clayton Temple

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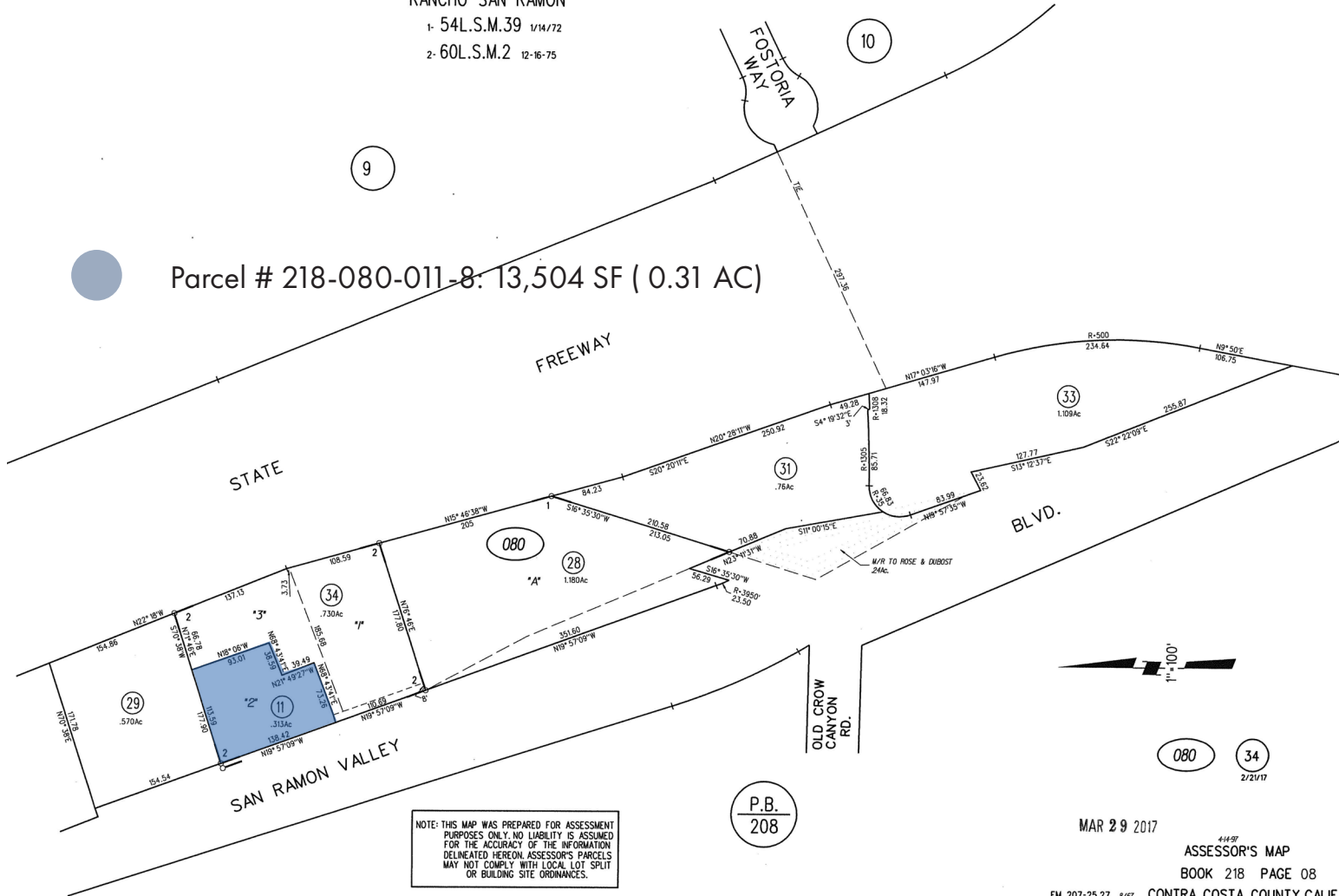
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RANCHO SAN RAMON

- 1- 54L.S.M.39 1/14/72
- 2- 60L.S.M.2 12-16-75

Parcel # 218-080-011-8: 13,504 SF ( 0.31 AC)



080 34  
2/2/17

MAR 29 2017

44497  
ASSESSOR'S MAP  
BOOK 218 PAGE 08

FM. 207-25,27 8/67 CONTRA COSTA COUNTY,CALIF.

P.B.  
208

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