BOLLINGER CROSSING

PRIME SAN RAMON RETAIL / SERVICE OPPORTUNITY

18080 San Ramon Valley Blvd
San Ramon, California

AVAILABLE NOW

1,183 SF + 2,078 SF

Combine up to 3,261 SF

ASKING

$4.95 / SF / MONTH GROSS LEASE

3% annual increases | Flexible TI

- **12** TESLA SUPERCHARGERS
- **105** PARKING SPACES
- **I-680** EASY ACCESS



Suites 102 + 104 | Lease separately or combine

bollingercrossing.com | leasing@bollingercrossing.com

A FLEXIBLE HOME FOR YOUR NEXT SAN RAMON LOCATION

Simple gross economics. Strong neighborhood traffic. Multiple suite configurations.





LEASE TERMS

$4.95/SF/MO GROSS

3% annual increases | Flexible tenant improvement package

CHOOSE YOUR FOOTPRINT

SUITE 102
1,183 SF

SUITE 104
2,078 SF

LEASE SEPARATELY OR COMBINE FOR 3,261 SF

WHY BOLLINGER CROSSING

- Monument signage available for new tenant
- 12 on-site Tesla Supercharger stalls
- Primrose School creates recurring weekday parent traffic
- Established market and dental uses in the center
- Prominent San Ramon Valley Blvd location with I-680 access
- 105 parking spaces serving the center
- Retail, tutoring, medical, wellness, fitness and beverage concepts

OWNER-DIRECT LEASING

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