



Magnolia Square S.C.

San Ramon, CA

San Francisco-Oakland-Berkeley (CA)



Chrystelle Azcona

Leasing Representative

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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®
CA Broker's ID: 01920629 | CA KRC License ID: 01518685





AERIAL



GROSS LEASABLE AREA (GLA) 46,147 SF

PARKING SPACES 322

PARKING RATIO 6.98 per 1,000 SF

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DENSITY AERIAL

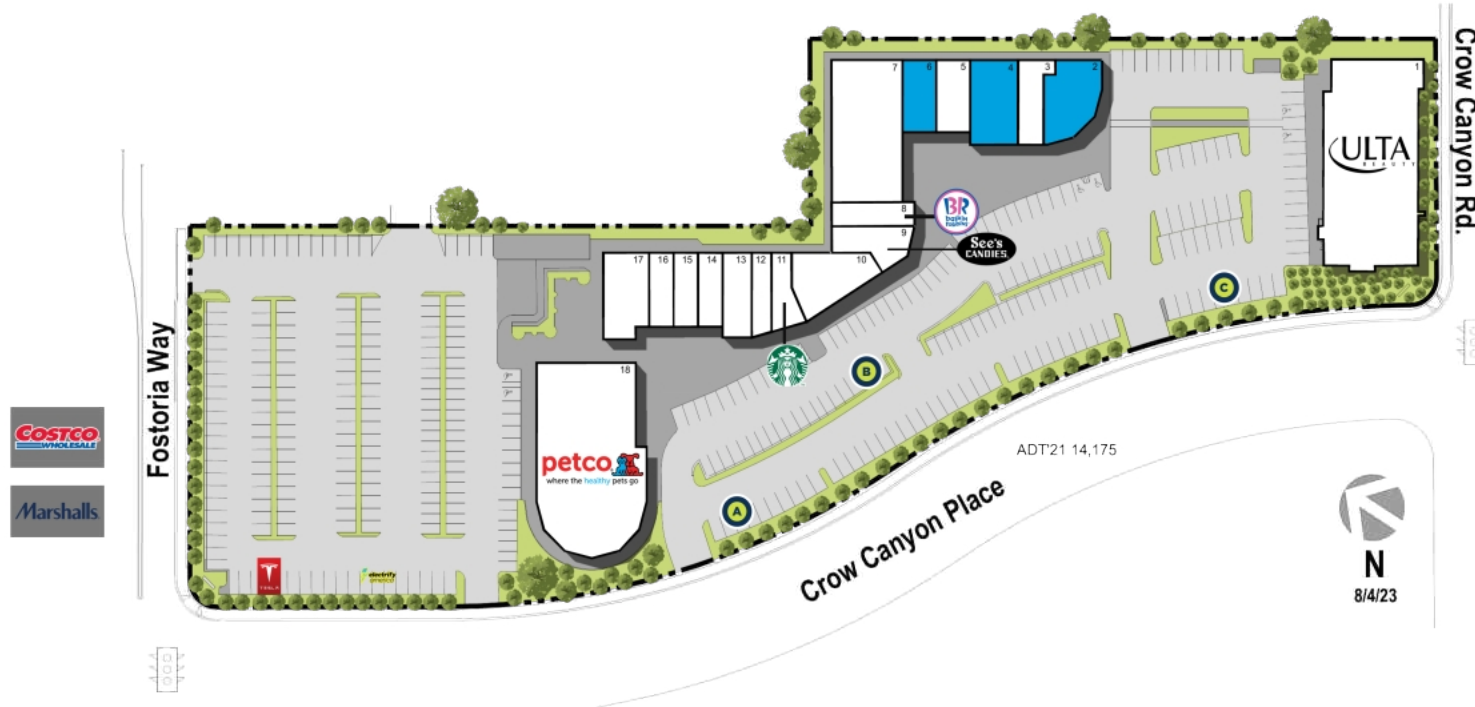
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■ Available ■ Non-Controlled ● Curbside Pick-up

	TENANT	SQ FT
1	Ulta	10,709
2	Available (Former Restaurant)	1,916
3	Fashion Nail Salon	1,236
4	Available	2,467
5	Sharkey's Cuts for Kids	1,005
6	Available	1,505
7	Kabila Restaurant	5,289
8	Baskin-Robbins	1,200
9	See's Candies	1,336
10	Pacific Service Credit Union	1,370
11	Starbucks Coffee	1,365
12	Fat Maddie's Grille	1,147
13	W Salon	1,093
14	Dumpling 85	1,160
15	North Beach Deli	869
16	Hertz Local Edition Corp.	1,130
17	Sunrise Bagel Cafe	1,350
18	Petco	10,000



Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curbside or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curbside or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP

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by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	13,217	72,302	155,276
Daytime Pop	25,893	76,570	148,265
Households	5,194	25,930	53,373
Average HH Income	\$182,013	\$228,650	\$245,395
Median HH Income	\$155,862	\$176,552	\$181,479
Per Capita Income	\$71,588	\$82,080	\$84,597

Average Household Income

Popstats, 4Q 2023, Trade Area Systems



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Crow Canyon Place & Fostoria Way, San Ramon, CA



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