



Magnolia Square S.C.

San Ramon, CA

San Francisco-Oakland-Berkeley (CA)



Chrystelle Azcona

Leasing Representative

(650) 746-7506

cazcona@kimcorealty.com

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

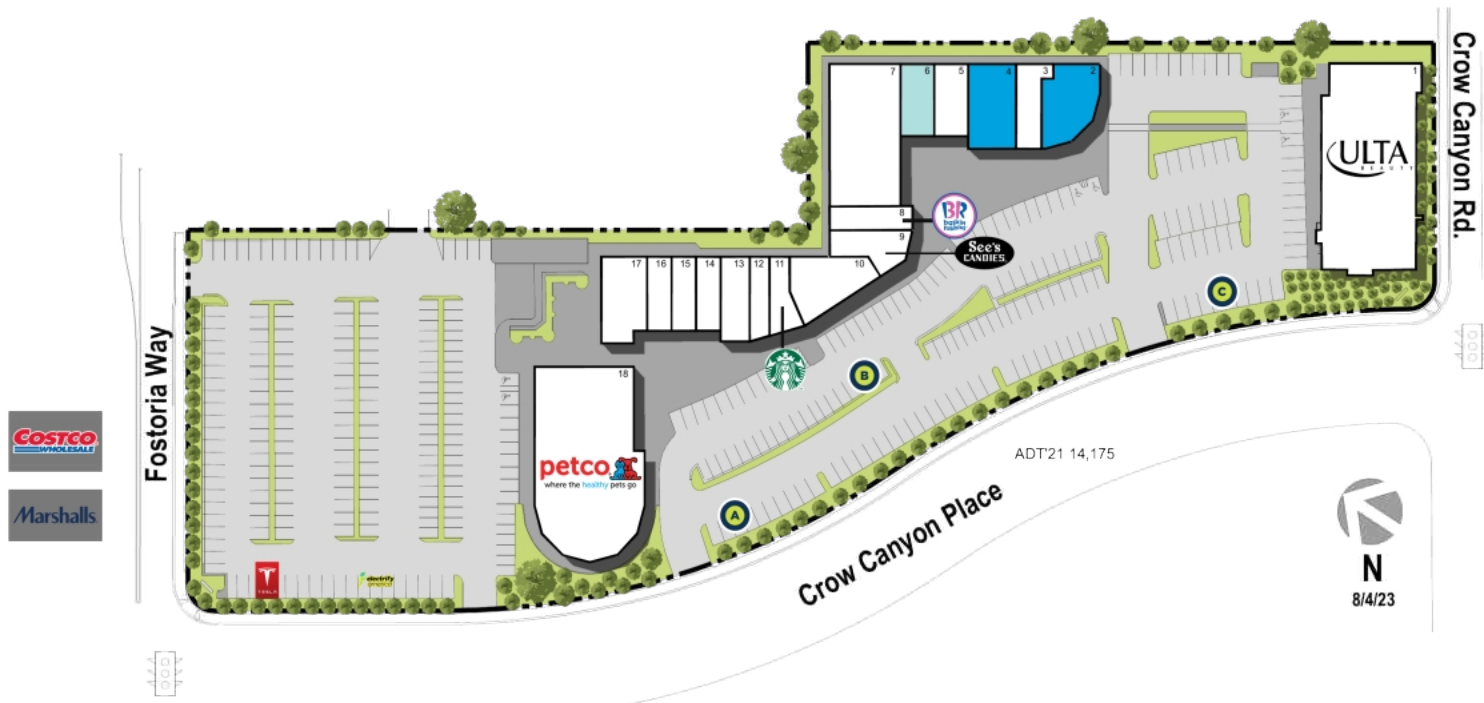
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■ Available
 ■ Potentially Available
 ■ Non-Controlled
 A Curbside Pick-up

	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	Brightfox Education	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, curb-cuts 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, curb-cuts 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

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	12,466	71,190	150,334
Daytime Pop	31,762	83,414	153,569
Households	5,173	26,642	53,676
Average HH Income	\$165,029	\$205,931	\$223,155
Median HH Income	\$145,730	\$165,771	\$173,605
Per Capita Income	\$68,520	\$77,123	\$79,854

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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Crow Canyon Place & Fostoria Way, San Ramon, CA



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