



Magnolia Square S.C.

San Ramon, CA

San Francisco-Oakland-Berkeley (CA)



Chrystelle Shanks

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



Property Overview

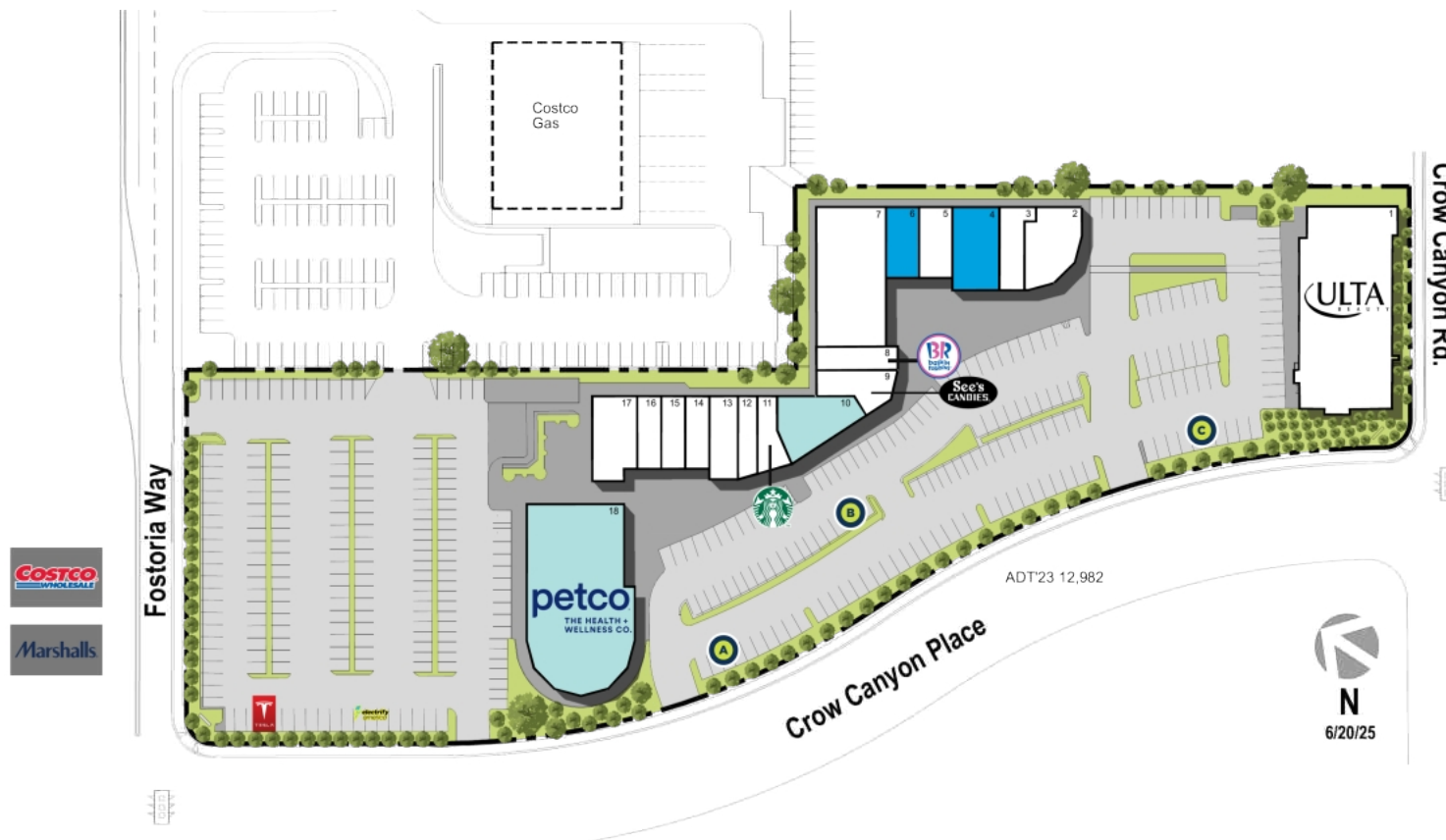
Magnolia Square is a 45,000+ square foot shopping center located directly off of Hwy. 680 in San Ramon. The center serves the surrounding high density, high income community. Excellent location near Bishop Ranch business park, 585 acres of Class-A office space and 30,000 employees within 1-2 miles.

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



TENANT	SQ FT
1 Ulta	10,709
2 Tous les Jours	1,916
3 Mio Nail Spa	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 TP Tea	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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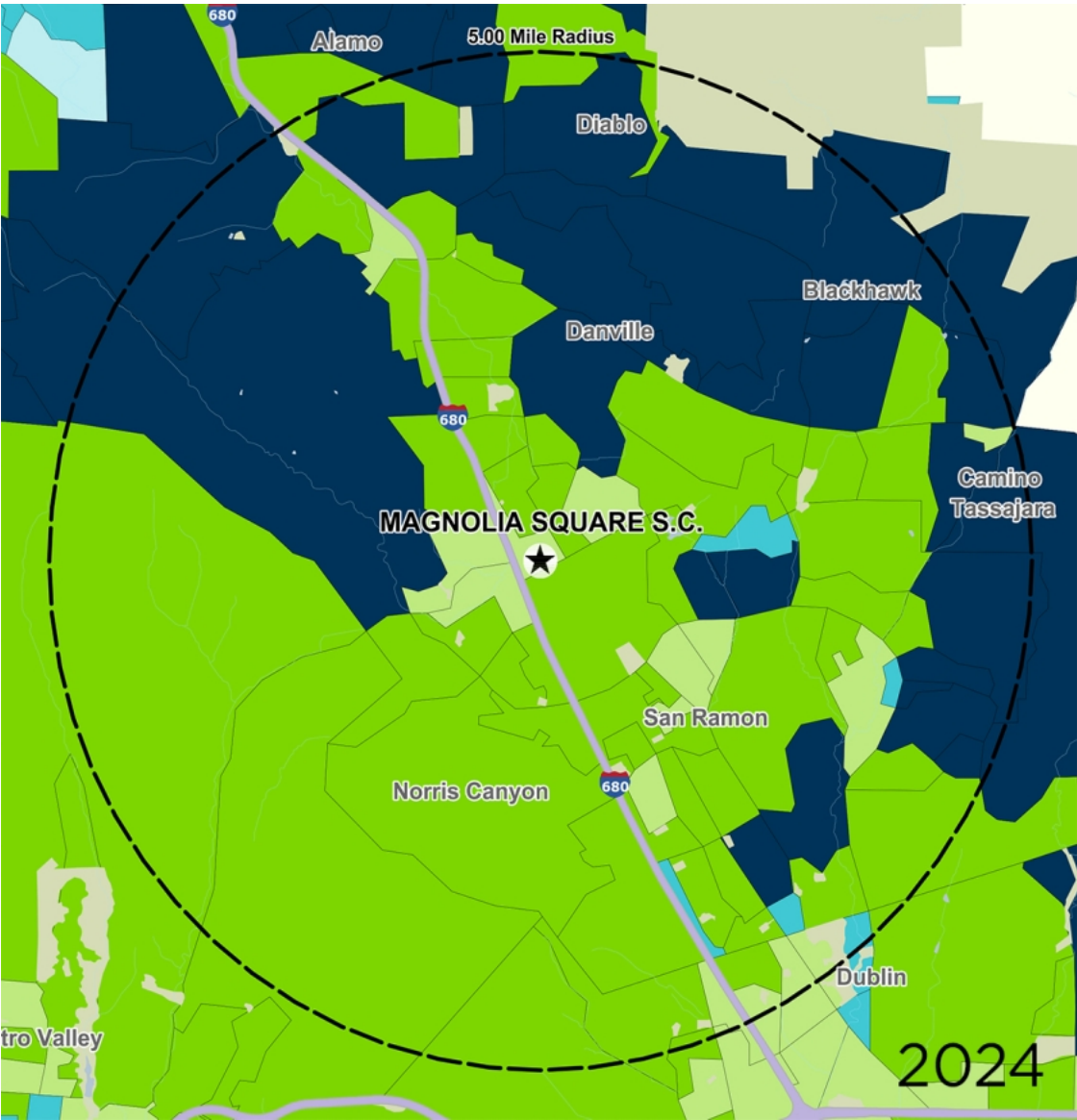
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COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	13,202	72,367	155,582
Daytime Pop	25,234	80,509	152,896
Households	5,188	25,942	53,467
Average HH Income	\$199,504	\$240,318	\$258,440
Median HH Income	\$164,358	\$180,097	\$183,478
Per Capita Income	\$78,467	\$86,227	\$89,061

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up
- \$200K - \$300K
- \$150K - \$200K
- \$100K - \$150K
- \$75K - \$100K
- < \$75K



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Magnolia Square S.C.

Crow Canyon Place & Fostoria Way, San Ramon, CA



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