

PRIMROSE SCHOOL CENTER AT BOLLINGER CROSSING

SAN RAMON, CA

Now Leasing Retail Spaces



18080 San Ramon Valley Blvd. | San Ramon, CA



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Highlights



Prominent, high traffic location on the corner of San Ramon Valley Blvd and Bollinger Canyon Road. Easy access to I-680



This highly regarded center is now home to Primrose School. The school at full capacity will accommodate 150-200 students.



Strong demographics in affluent city with densely populated surrounding area and future benefit from the proposed construction of an additional 4,500 residential units

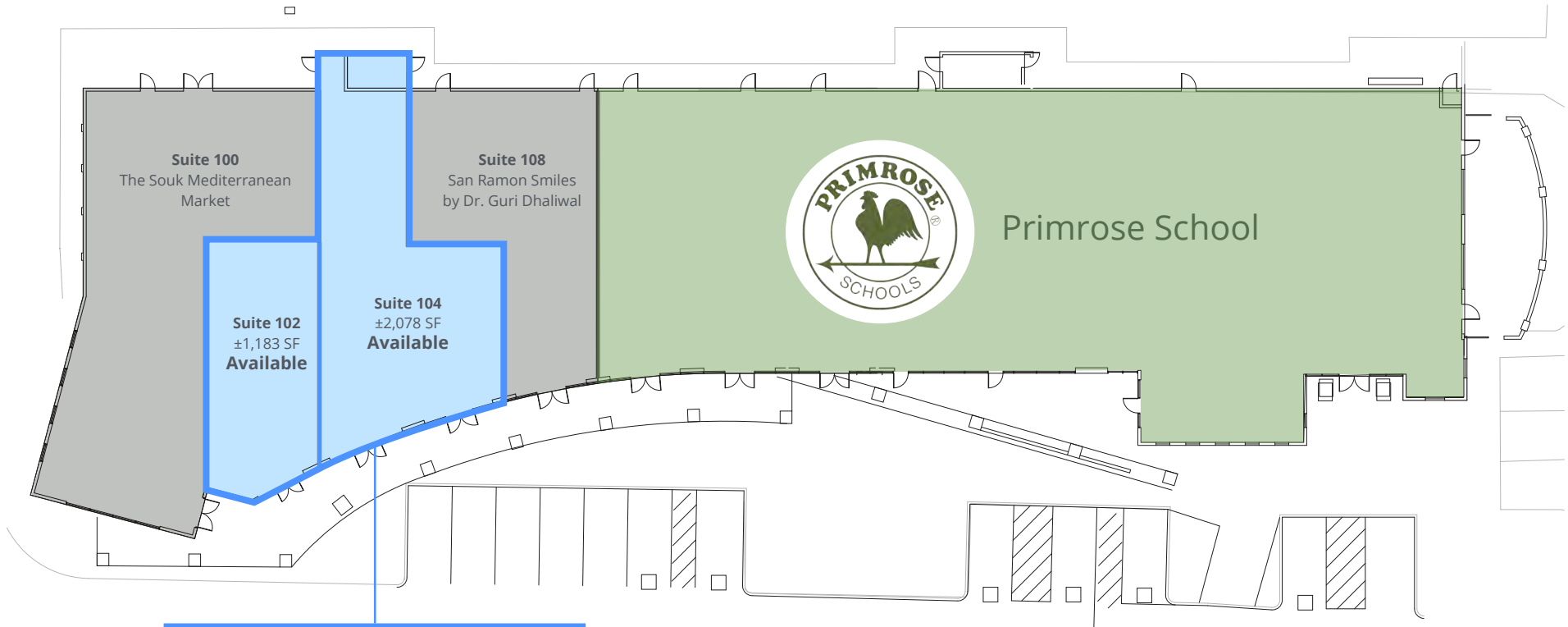


Substantial parking with 105 spaces (5.5/1,000)

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***Please do not disturb tenants**

Bollinger Park & Ride



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Primrose School Center

Demographics *3 mile radius*



73,574
Total Businesses



93,203
Daytime population



20.2%
Population Change Since
2010



\$177,969
Median HH Income



2.8
Avg household size

Annual Household Spending



\$8,842
Eating Out



\$4,946
Apparel & Services



\$12,271
Groceries





Experience one of the most sought-after regions in the country—where vibrant cityscapes meet suburban elegance. The East Bay includes desirable communities such as San Ramon, Pleasanton, Walnut Creek, Alameda, Berkeley, Concord, and Oakland—all connected by Interstates 80/880, 580, and 680.

Why East Bay?

Thriving Economy: Anchored by Fortune 500 companies like Kaiser Permanente, Clorox, PG&E, and Wells Fargo.

Prime Location: Central to San Francisco and San Jose, with an exceptional logistics network.

Smart Living: Educated workforce, diverse tenant mix, and strong barriers to entry enhance property value.

Exceptional Lifestyle: Ideal climate, rich cultural amenities, and top-rated housing communities including Lafayette, Danville, and Blackhawk.

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