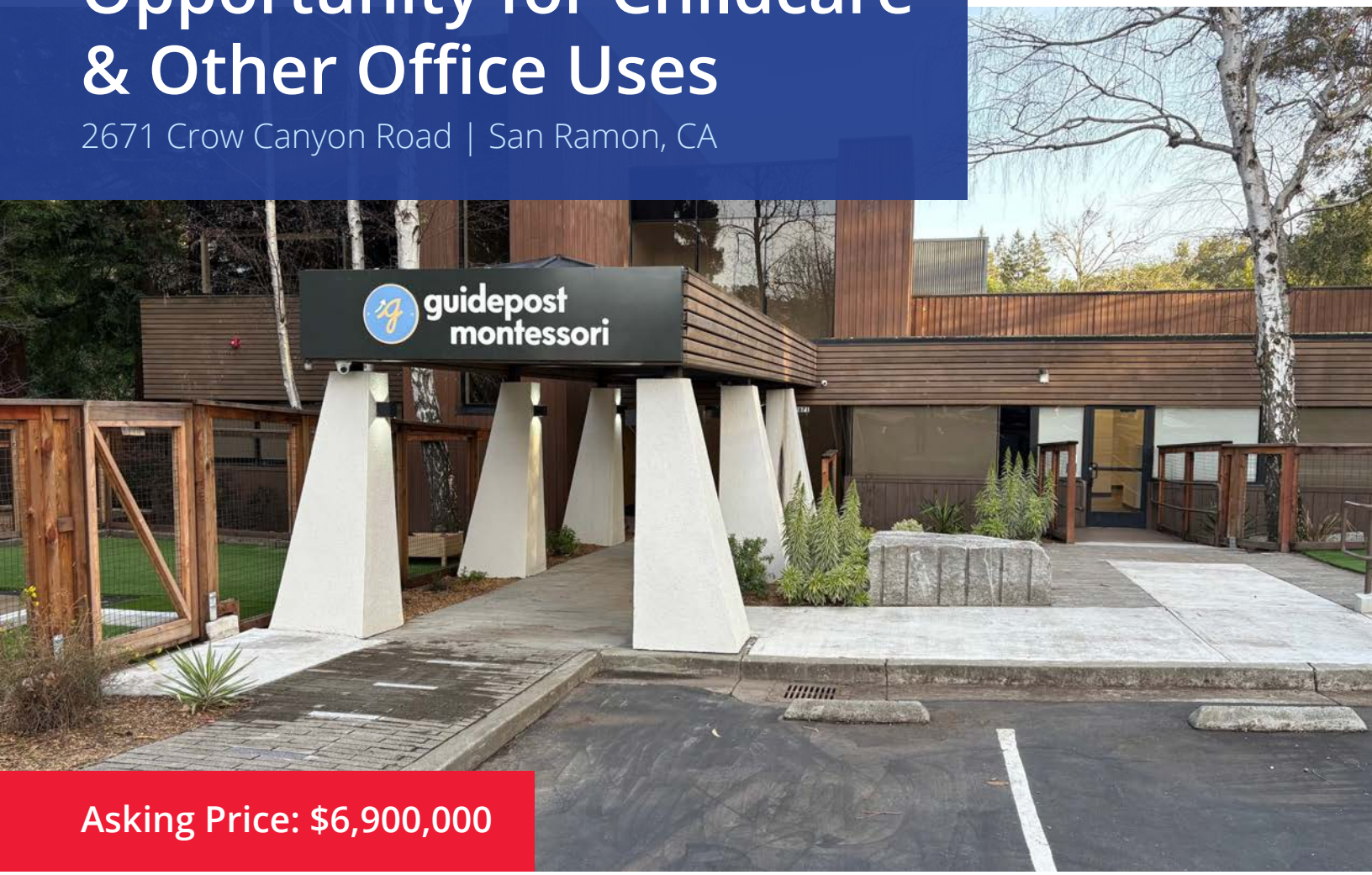
For Sale & Lease | Permitted for 150 Children & Infants

# Opportunity for Childcare & Other Office Uses

2671 Crow Canyon Road | San Ramon, CA




**Asking Price: $6,900,000**

## *Highlights*

- ±10,204 SF
- Turnkey condition
- Two scenic playgrounds
- Easy access to highway I-680
- ±4,000 new homes under construction or planned within 2 miles
- Great signage
- Virtual tour here
- View license here
- Zoned OL permitted uses here

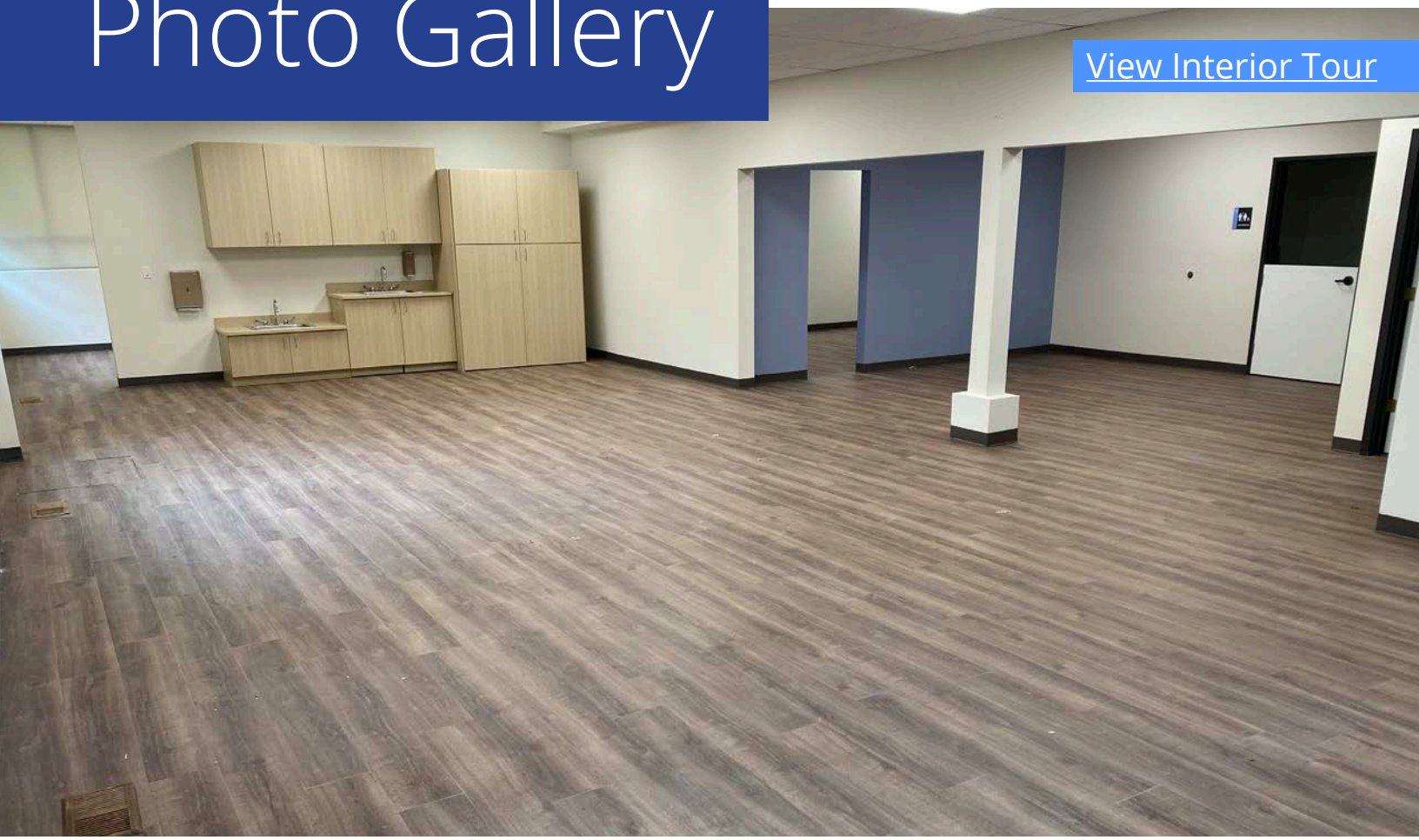
Colliers

Contact Broker

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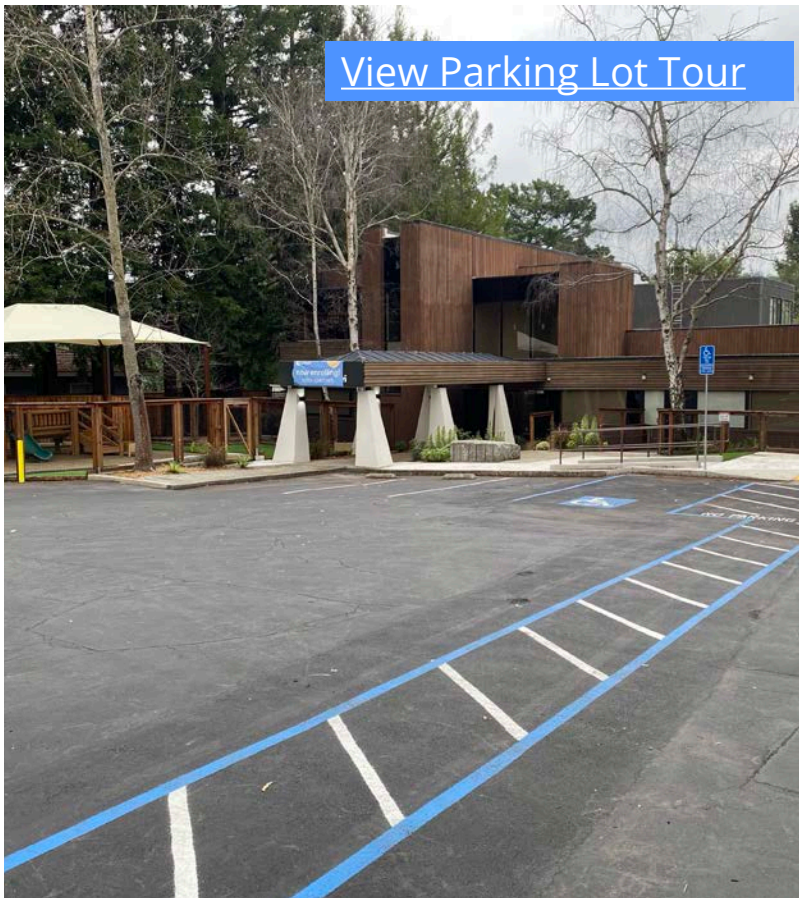
2671 Crow Canyon Road | San Ramon, CA

# Photo Gallery









2671 Crow Canyon Road | San Ramon, CA

# Location Overview



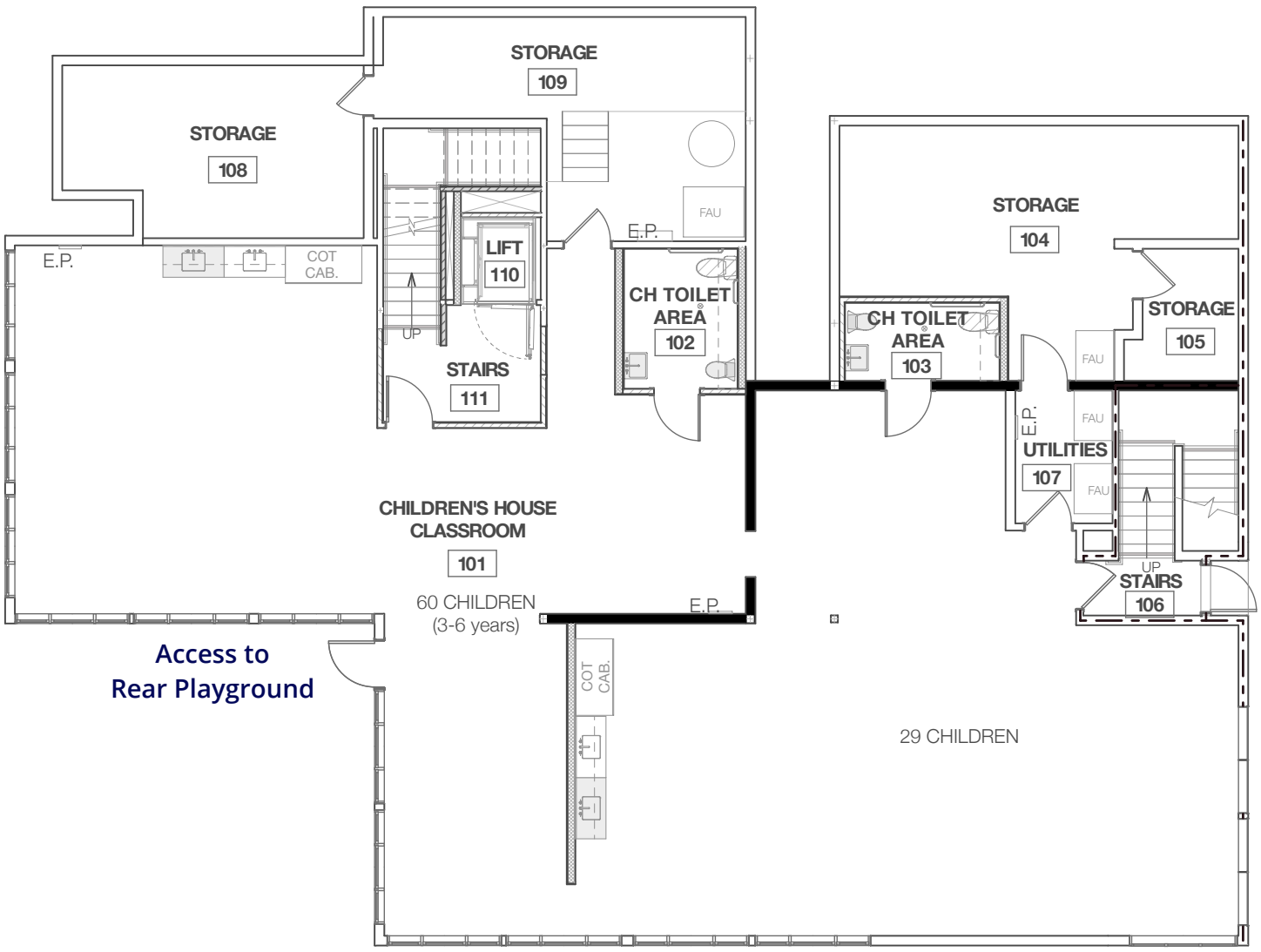

## Demographics

| | 1 Mile | 2 Miles | 3 Miles |
|---|---|---|---|
| Total Population | 12,244 | 29,376 | 56,413 |
| Current Total Households | 4,389 | 10,458 | 20,509 |
| 2024 Population by Age: 0 - 4 | 735 | 1,469 | 2,821 |
| 2024 Population by Age: 5 - 9 | 857 | 1,763 | 3,385 |
| Median Household Income | $169,677 | $181,857 | $185,145 |
| Per Capita Income | $80,769 | $87,461 | $89,015 |

2671 Crow Canyon Road | San Ramon, CA

# Lower Level Floor Plan

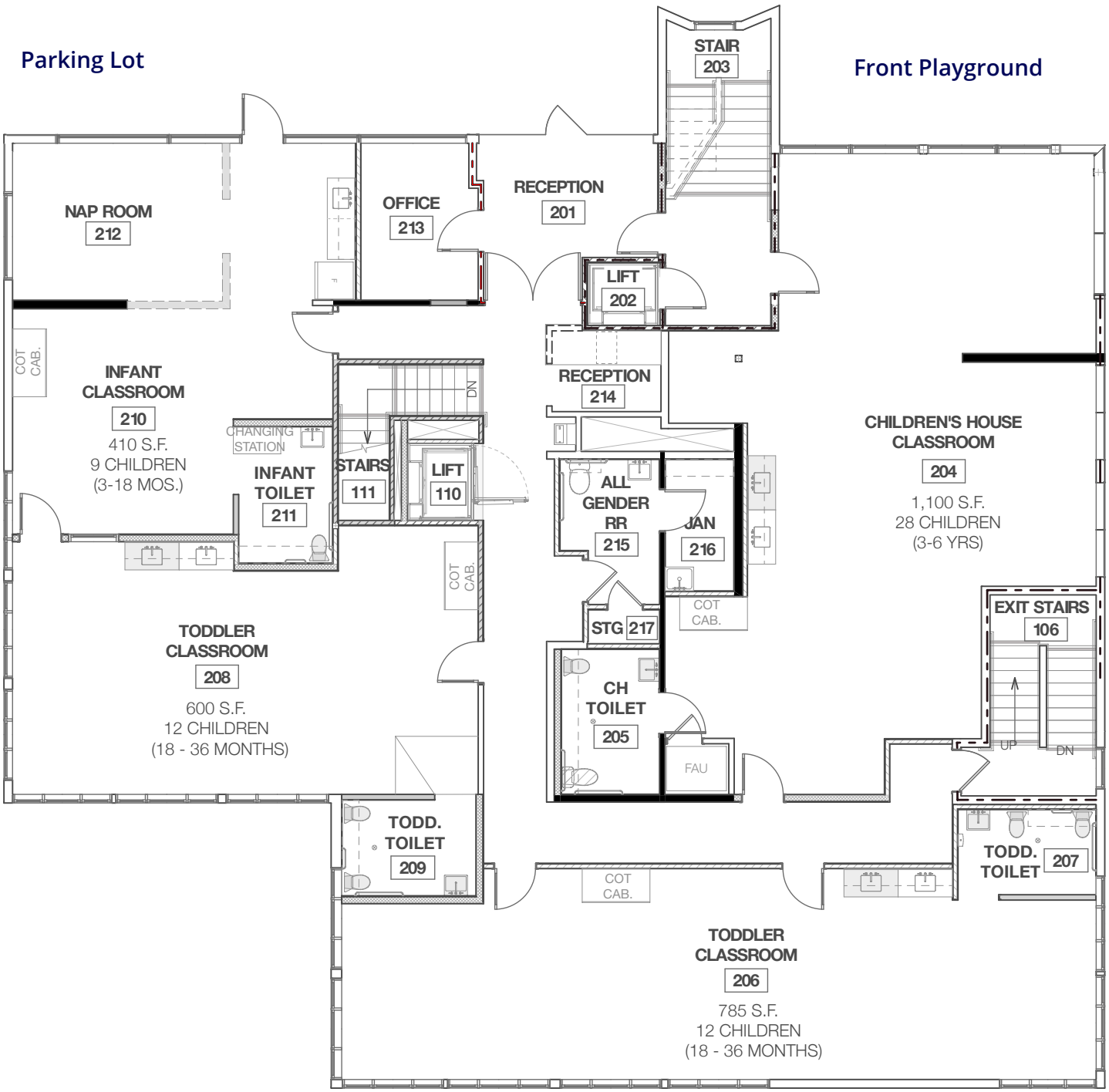



Rear Playground

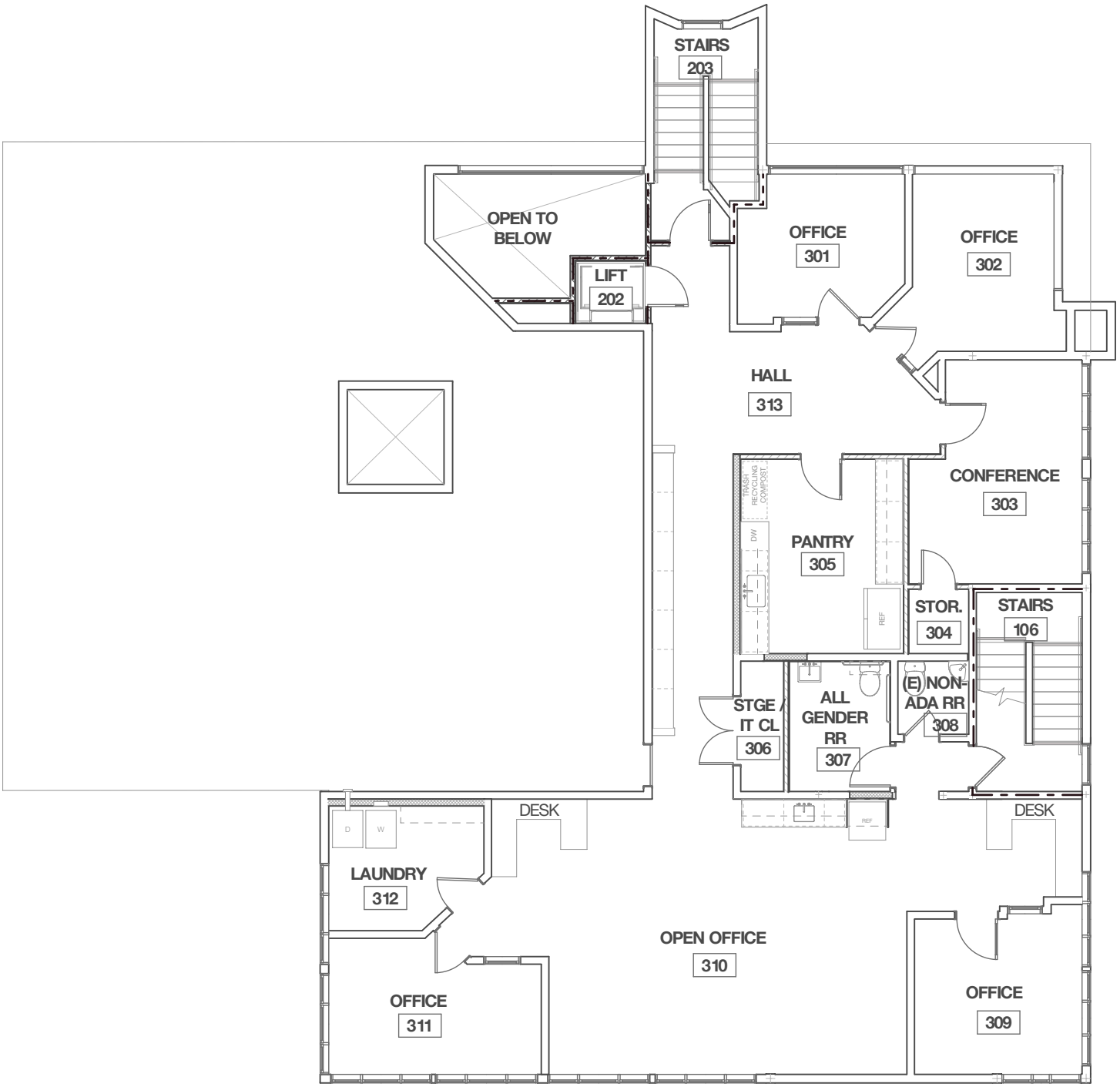
2671 Crow Canyon Road | San Ramon, CA

# Main Level Floor Plan



2671 Crow Canyon Road | San Ramon, CA

# Administration Offices




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