

Lease Availability Report

740 Camino Ramon - Bldg 5 - The Rose Garden

Danville, CA 94526 - Danville/Alamo Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Single
Year Built:	2008
GLA:	4,297 SF
Floors:	1
Typical Floor:	4,297 SF
Docks:	None

AVAILABILITY

Min Divisible:	4,297 SF
Max Contig:	4,297 SF
Total Available:	4,297 SF
Asking Rent:	\$2.00/NNN

EXPENSES PER SF

Taxes:	\$3.15 (2012)
Opex:	\$5.40 (2012-Est)
Total Expenses:	\$8.55 (2012-Est)

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	4,297	4,297	4,297	\$2.00/NNN	Vacant	Negotiable

Riele Commercial Real Estate - Gary Riele (925) 736-1105

LEASING COMPANY

Company:	Riele Commercial Real Estate
Contacts:	Gary Riele (925) 736-1105

TRAFFIC & FRONTAGE

Traffic Volume:	14,196 on Cam Ramon & Sycamore Valley Rd W (2017)
	30,190 on Sycamore Valley Rd W & San Ramon Valley Blvd (2017)
Frontage:	67' on Sycamore Valley Rd (with 1 curb cut)

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TRANSPORTATION

Parking:	20 Surface Spaces are available; Ratio of 4.65/1,000 SF
Airport:	32 minute drive to Oakland International Airport
Walk Score ®:	Somewhat Walkable (62)
Transit Score ®:	Some Transit (26)