

FOR LEASE



TASSAJARA CROSSING

Danville, CA

Regency
Centers.

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SUMMARY

Tassajara Crossing is a premier, grocery-anchored shopping destination located at the crossroads of San Ramon, Danville and Blackhawk communities, boasting a population of 70,840, and average household income of \$311,204 within a 3 miles radius. Anchored by Safeway, CVS and Ace Hardware, this 150,000 SF neighborhood center has a complementary mix of daily needs, services and restaurants. Tassajara Crossing is located at the intersection of Crow Canyon Road and Camino Tassajara; two of Danville's busiest arterials with combined traffic counts of 52,398 cars per day.

**TASSAJARA
CROSSING**
Danville, CA



PROPERTY SUMMARY

Address	3400-3496 Camino Tassajara, Danville, CA 94526
Cross Streets	Camino Tassajara & Crow Canyon Road
Available	Suite 3442 - ±1,400 SF
Zoning	P-1 - Mixed-Use
Parking	7.48 / 1000 - Surface Level Parking
Rent	Call to Inquire
NNN	\$16.20 PSF Annually (2026 Estimate)

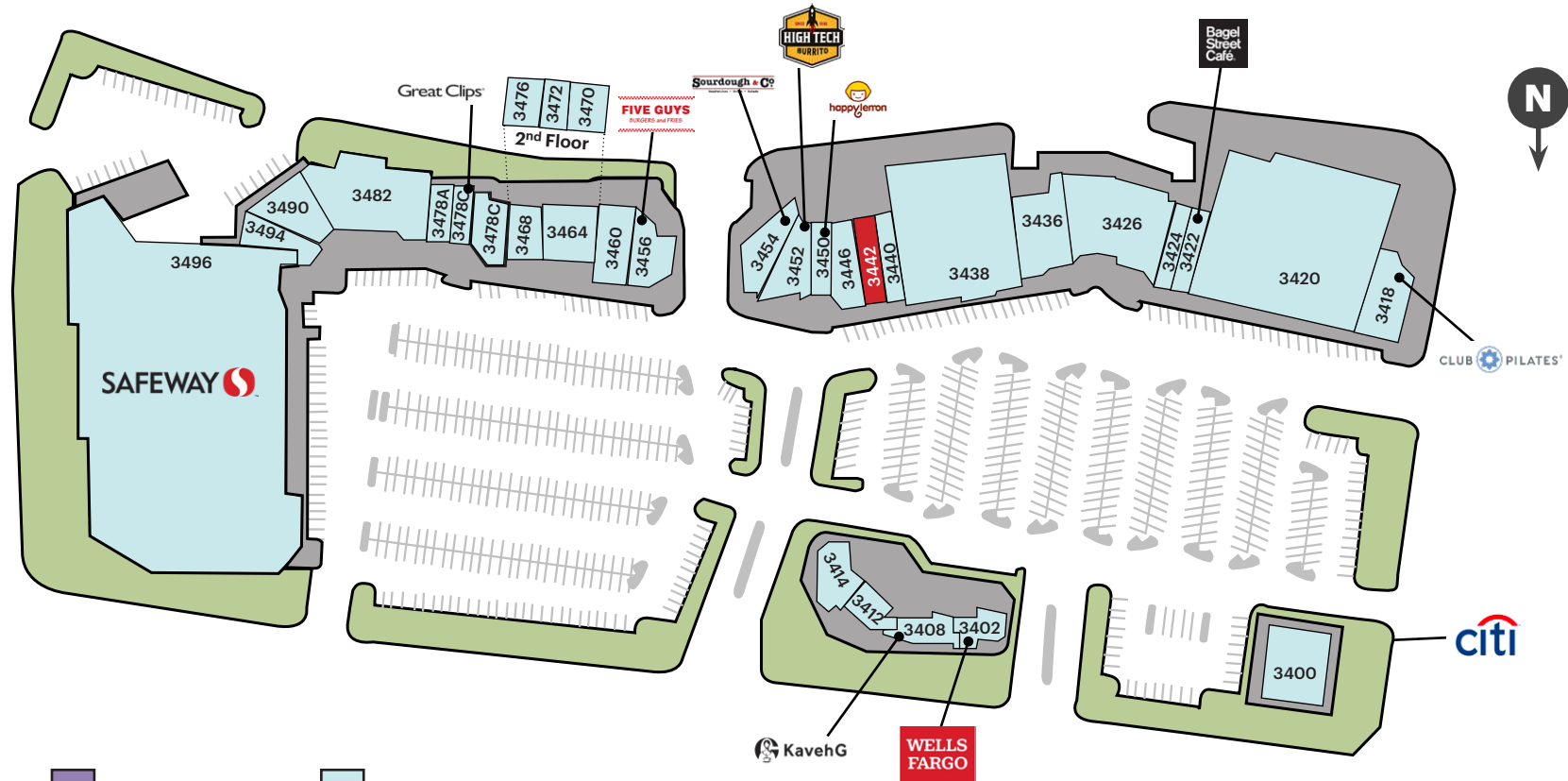
HIGHLIGHTS

- 150,000 SF Proven Grocery Anchored Shopping Center
- Complementary Tenant Mix
- Strong & Affluent Demographics and Captive Audience
- Abundant and Convenient Parking
- Easy Access with Five Ingress/Egress Points
- Located at the Four-Way Signalized Intersection of Crow Canyon Rd. and Tassajara with Traffic Counts of 52,398 Cars Per Day



SITE PLAN

**TASSAJARA
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■ Available
 ■ Available Soon
 ■ Leased

3400	Citi Bank	3,500 SF	3438	Ace Hardware	12,000 SF	3470	Anatomy Power Wellness Studio	1,173 SF
3402	Wells Fargo Bank	3,345 SF	3440	Pyrenees Pets	1,400 SF	3472	Press on Nails	1,027 SF
3408	Kahve G Coffee Shop	1,605 SF	3442	Available	1,400 SF	3476	Main Street Pediatric Dentistry	1,100 SF
3412	Country Club Cleaners	1,387 SF	3446	China Paradise	1,988 SF	3478A	Kiki Brows	1,127 SF
3414	Ascona Pizza	2,826 SF	3450	Happy Lemon	1,078 SF	3478B	Great Clips	1,129 SF
3418	Club Pilates	2,300 SF	3452	High Tech Burrito	1,446 SF	3478C	Hawaii Fluid Art	1,965 SF
3420	CVS Pharmacy	20,000 SF	3454	Sourdough & Co.	1,088 SF	3482	Reeder Music Academy	4,740 SF
3422	Bagel Street Cafe	1,540 SF	3456	Five Guys Burgers & Fries	2,155 SF	3490	Huntington Learning Center	1,582 SF
3424	Blackhawk Medical Group	1,210 SF	3460	Koo's Martial Arts Academy	1,686 SF	3494	Postal Annex	1,175 SF
3426	Image Studios	6,520 SF	3464	Danville Optometric Group	2,576 SF	3496	Safeway	56,448 SF
3436	Tassajara Veterinary Clinic	2,513 SF	3468	MJ Sushi	1,111 SF			

CLOSE-UP AERIAL

TASSAJARA
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*Traffic Count Source: Sites USA REGIS Online 7/27/26

3442 CAMINO TASSAJARA RD.

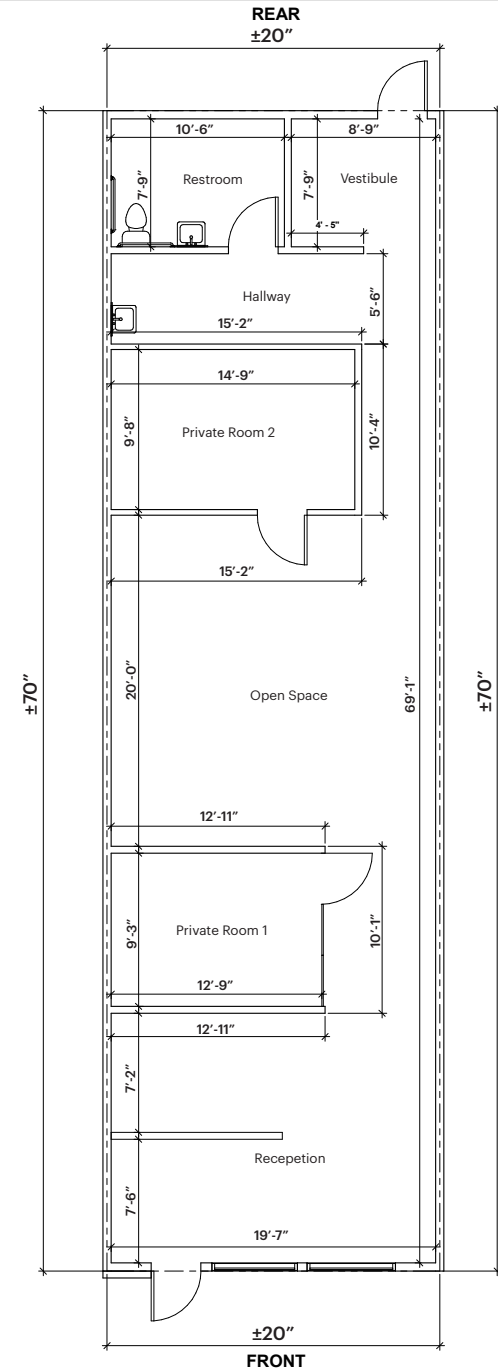
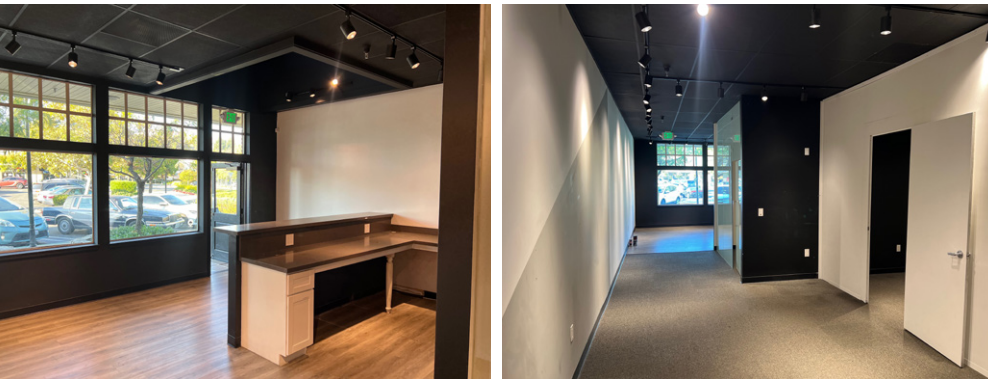
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SUMMARY

Suite 3442	±1,400 SF
Available	Now
Adjacent to	Pyrenees Pets & China Paradise
Rent	Call to Inquire
NNN	\$16.20 PSF / Annually (2026 Estimate)
Type	1st Floor Retail



<https://youtu.be/MPB-YvPd9ac>



MARKET AERIAL

TASSAJARA CROSSING
Danville, CA





DEMOGRAPHICS

**TASSAJARA
CROSSING**
Danville, CA



POPULATION

1 MILE	3 MILES	5 MILES
10,761	70,840	146,010



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$3.36 M	\$2.811 M	\$2.82 M



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,667	24,689	51,670



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
77.8%	75.6%	72.6%



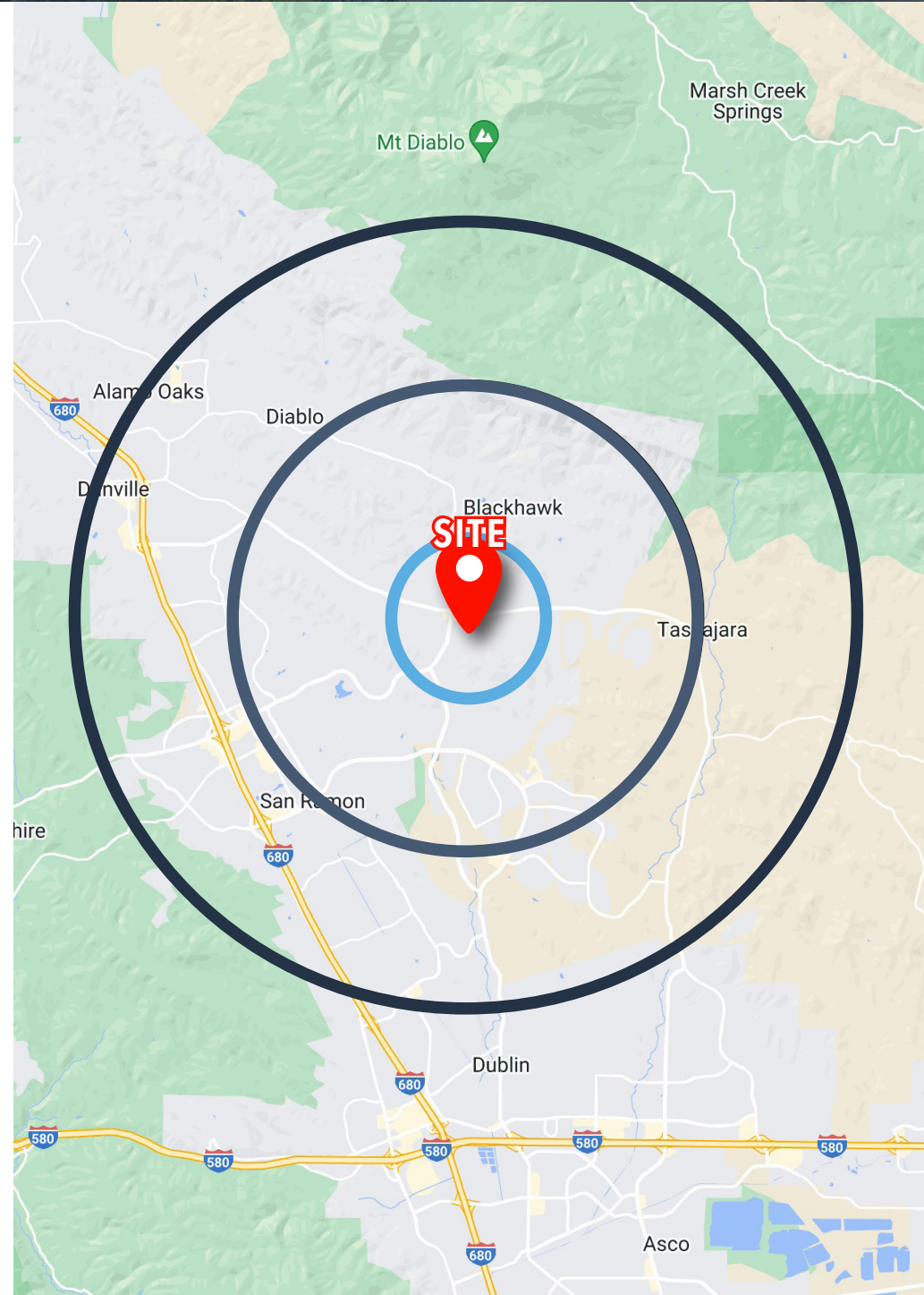
ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$307,102	\$311,204	\$299,937



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$277.43 M	\$1.75 B	\$3.64 B



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