

PREMIER MEDICAL PLAZA

1081 MARKET PLACE | SAN RAMON

FOR SALE

OWNER/USER OPPORTUNITY

Occupy Existing Vacant Suites Immediately

KEY HIGHLIGHTS



Class A Medical Office Building



±10,284 SF Building



±1.14 Acre Parcel



100% Medical Office Buildout



Parking Ratio Exceeding 7:1,000 SF



Located in Market Place Shopping Center



Less Than 1 Mile to San Ramon Regional Medical Center



Easy Access to I-680 & City Center
Bishop Ranch



EXCLUSIVELY LISTED BY:

1081 MARKET PLACE

is a premier single-story Class A medical office building ideally located within the highly desirable Market Place Shopping Center in San Ramon, California. Built in 1990 on approximately 1.14 acres and renovated in 2005, the approximately 10,284-square-foot property offers a modern, professional environment designed to support a wide range of healthcare and wellness uses. The building features convenient ground-floor access, abundant parking with a ratio exceeding 7 spaces per 1,000 square feet, and excellent accessibility to Interstate 680 and City Center Bishop Ranch.

Strategically positioned within one mile of San Ramon Regional Medical Center, five additional medical office buildings, and more than 100 physician offices, 1081 Market Place is situated in the center of one of the East Bay's most established healthcare corridors. Surrounded by strong retail amenities including Nob Hill Foods, CVS, dining, and daily services, the property offers exceptional convenience for both patients and providers while benefiting from strong neighborhood demographics and continued area growth.

FEATURED AMENITIES

- Single-story design
- Excellent patient accessibility
- Ample surface parking
- Monument signage
- Established medical corridor
- Strong surrounding demographics

ASKING PRICE: \$7,970,000.00 (\$775/SF)

ADDRESS:	1081 Market Pl., San Ramon
BUILDING SIZE:	±10,284 SF
LOT SIZE:	±1.14 Acres
PROPERTY TYPE:	Class A Medical Office

YEAR BUILT:	1990
RENOVATED:	2005
PARKING RATIO:	7 spaces per 1,000 SF
APN:	213-702-004-2



PROPERTY OVERVIEW

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OWNER/USER OPPORTUNITY

Occupy approximately 4,300 SF immediately with potential expansion opportunities in the future.

BENEFITS

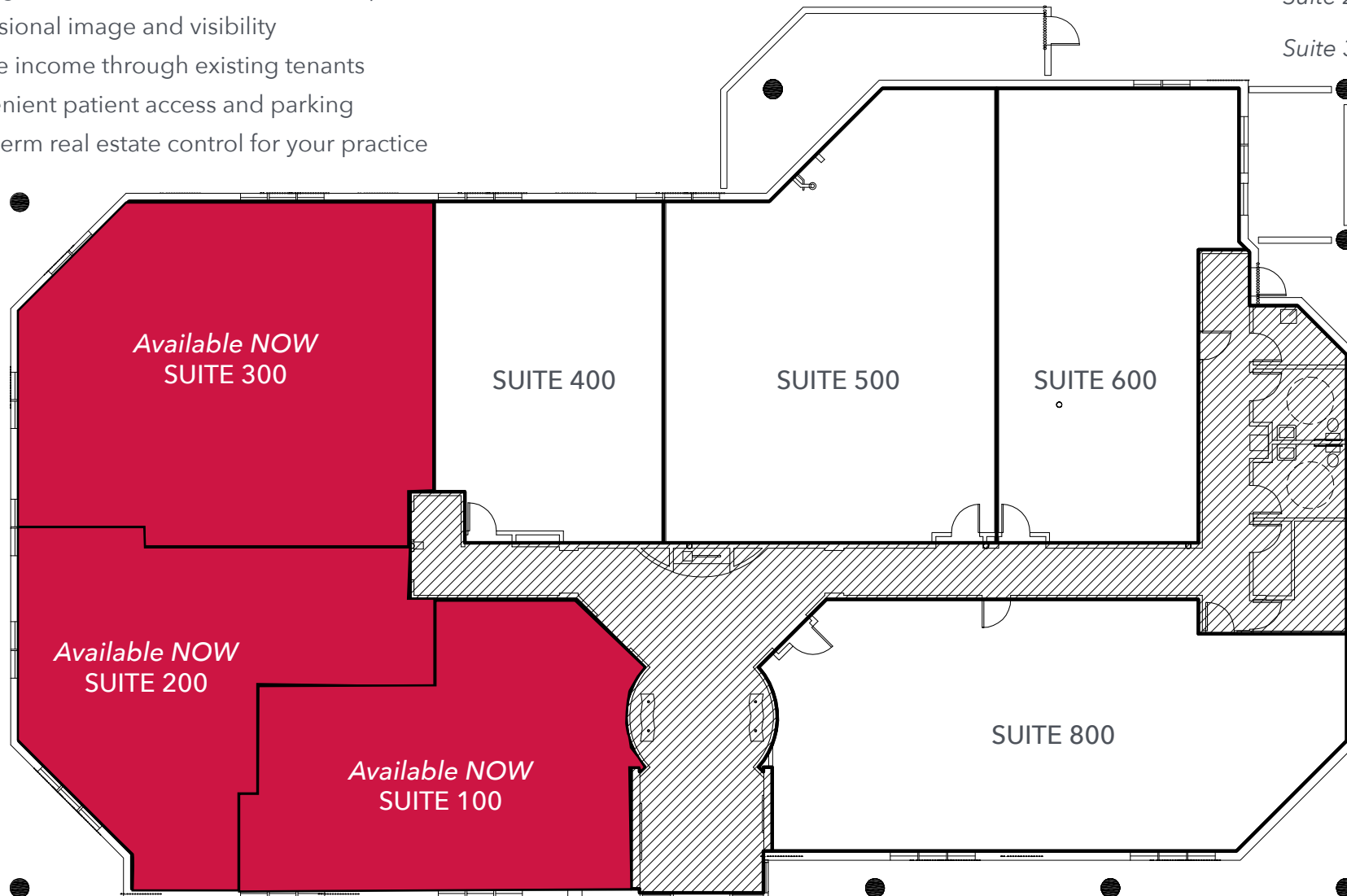
- Establish your practice in a premier medical environment
- Opportunity to expand occupancy over time
- Existing class A medical infrastructure in place
- Professional image and visibility
- Passive income through existing tenants
- Convenient patient access and parking
- Long term real estate control for your practice

IMMEDIATE OCCUPANCY AVAILABLE

Suite 100: ±1,249 SF

Suite 200: ±1,277 SF

Suite 300: ±1,778 SF



**May be potential for full building occupancy through sublease buyouts of remaining suites (negotiation required).*

LOCATION ADVANTAGES

San Ramon is one of the most desirable suburban business communities in the East Bay.

PREMIER SAN RAMON LOCATION

Located within the Market Place Shopping Center, the property benefits from outstanding visibility and access to both residential and commercial populations.

HEALTHCARE HUB

The property is located within one mile of San Ramon Regional Medical Center and is surrounded by numerous medical office buildings and physician practices, creating a highly desirable environment for healthcare providers.

3-MILES DEMOGRAPHICS - KEY STATS



POPULATION
97,206



HOUSEHOLDS
33,602



AVG HH INCOME
\$249,667



MEDIAN AGE
41.9



4 YEAR DEGREE
31.9%



AVG DISPOSABLE INCOME
\$165,695



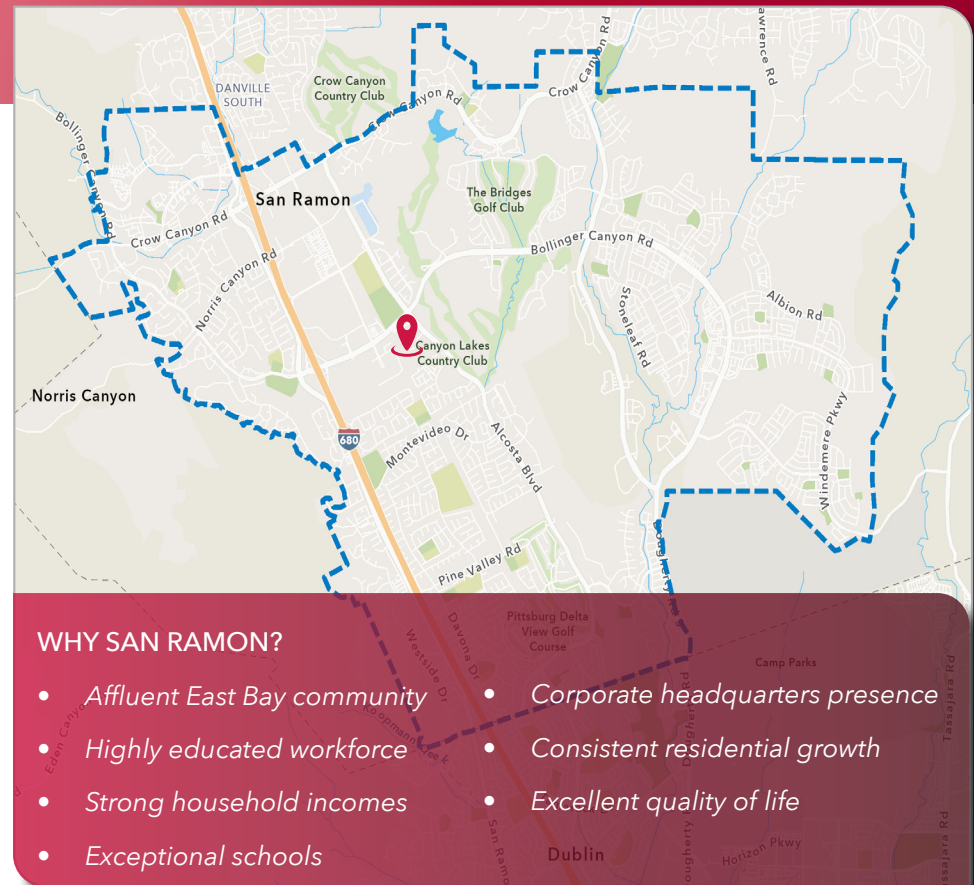
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
MEDIAN HH INCOME	\$158,629	\$198,531	\$206,176
POPULATION	14,423	97,206	178,865
DAYTIME POP	22,153	96,586	182,313
BUSINESSES	1,119	3,854	41.6



DISTANCE TO:

San Francisco	36 Miles	Walnut Creek	13 Miles
San Jose	38 Miles	Oakland	27 Miles



WHY SAN RAMON?

- Affluent East Bay community
- Highly educated workforce
- Strong household incomes
- Exceptional schools
- Corporate headquarters presence
- Consistent residential growth
- Excellent quality of life

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FOR SALE

**±10,284 SF BUILDING
ON A ±1.14 ACRE PARCEL**

OWNER/USER OPPORTUNITY

Occupy Existing Vacant Suites Immediately

CONTACT BROKER FOR MORE INFORMATION:



MARK RINKLE

Principal
925.737.4145
mrinkle@lee-associates.com
LIC#: 01512632

LEE-ASSOCIATES.COM/PLEASANTON/