

FOR SALE

790 SAN RAMON VALLEY BLVD

DANVILLE, CA 94526

*±4,652 SF Office Building
For Sale in Danville, CA*

→ VIRTUAL TOUR

\$2,650,000 **\$570**
ASKING PRICE PRICE PSF

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Executive Summary

790 San Ramon Valley Boulevard presents a rare opportunity to acquire a standalone $\pm 4,652$ square foot office building in one of the East Bay's most desirable and supply-constrained markets. Ideally suited for an owner-user, the property offers immediate occupancy of the entire building, allowing a purchaser to establish a long-term presence while building equity through ownership rather than leasing.

The building has been meticulously maintained under current ownership (since 2017) and features an efficient two-story layout, abundant parking at approximately 5 stalls per 1,000 square feet, monument signage, and flexibility for a variety of professional office, medical, wellness, and service-oriented uses. Located adjacent to Interstate 680 and just minutes from Downtown Danville, the property benefits from exceptional accessibility, visibility, and proximity to the area's premier restaurants, retail, and business amenities.

Unlike many competing properties, ownership is not burdened by a traditional HOA structure, with only a shared water meter reimbursement arrangement among neighboring owners. Combined with attractive SBA financing options that may allow qualified buyers to acquire the property with as little as 10-15% down, 790 San Ramon Valley Boulevard represents a compelling opportunity for businesses seeking control, stability, and long-term value in a premier Danville location.





PROPERTY DETAILS

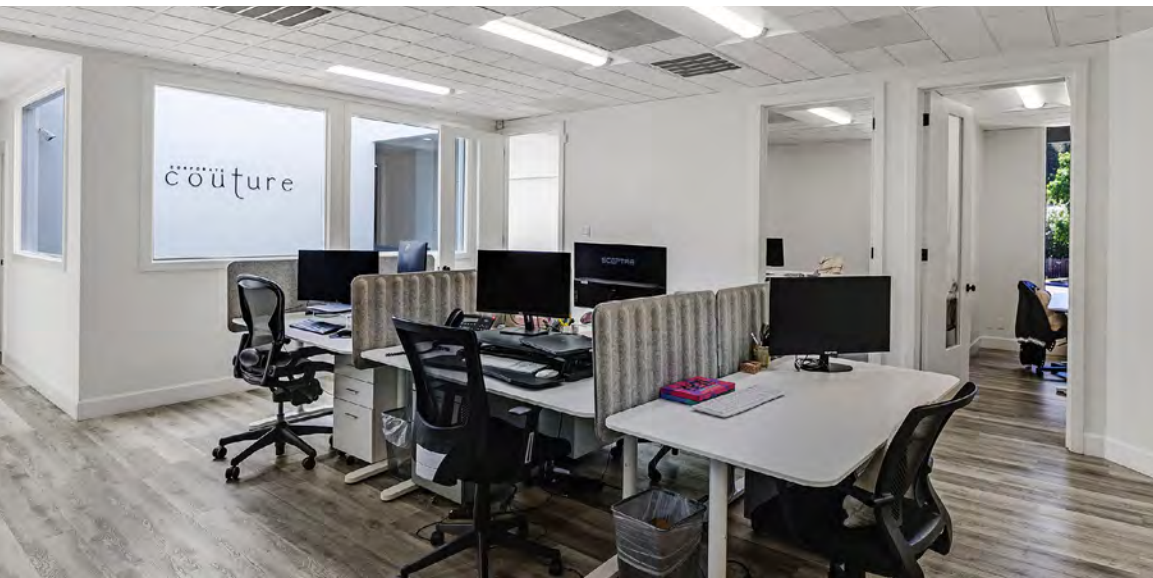
ADDRESS	790 San Ramon Valley Blvd., Danville, CA 94526
BUILDING SIZE	±4,652 SF (per tax records)
PARCEL SIZE	±18,295 SF (0.42 Acres)
YEAR BUILT	1978
BUILDING TYPE	Freestanding Two-Story Office Building
OCCUPANCY	Vacant / Available for Owner-User Occupancy
APN	207-012-010-6
ZONING	Office Commercial (O-C)

PARKING & ACCESS

PARKING	Approx. 32 Parking Stalls
PARKING RATIO	5.6:1,000 SF
NO. OF FLOORS	Two (2)
ELEVATOR	No
MONUMENT SIGNAGE	Available

BUILDING CONSTRUCTION

CONSTRUCTION	Wood Frame Construction
EXTERIOR FINISH	Cedar Shake Siding
ROOF TYPE	Shingle Roof with Plywood Decking



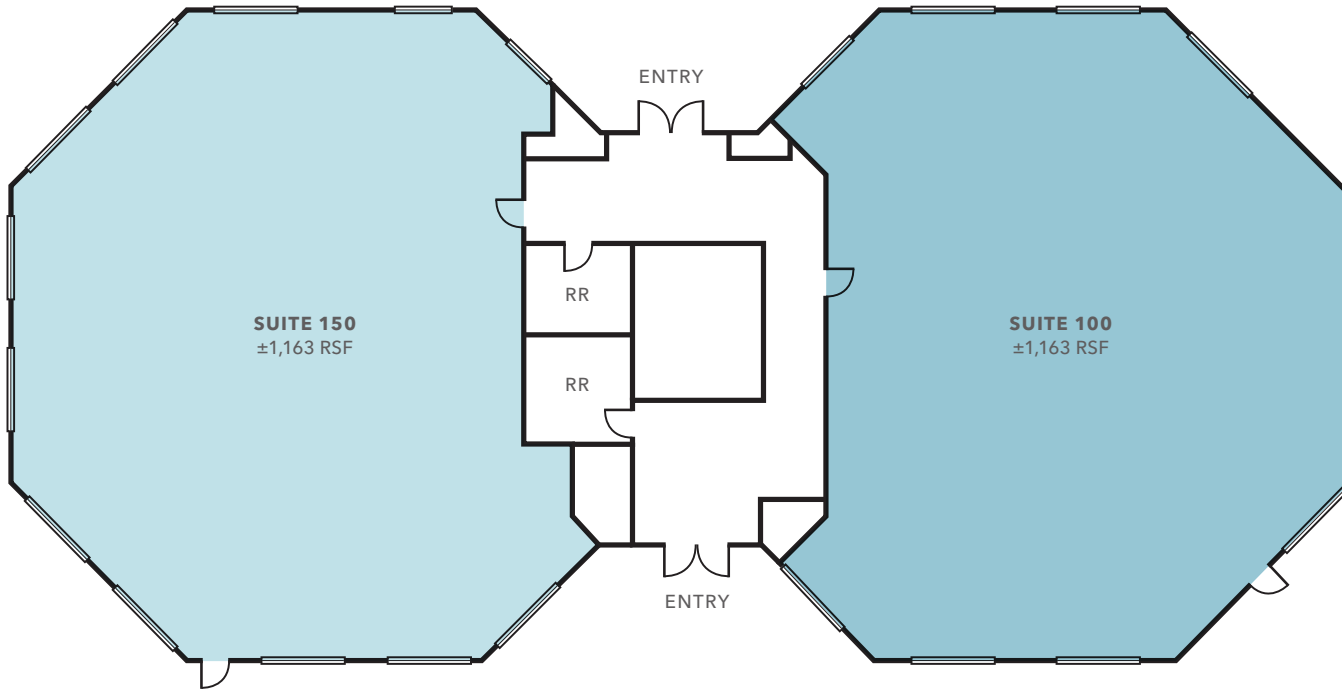
BUILDING SYSTEMS

HVAC SYSTEM	Two (2) Packaged Rooftop Units
HVAC SERVICE AREA	One Unit Dedicated to Each Floor

OPERATIONS & OWNERSHIP

MEDICAL USES	Permitted (Buyer to Verify)
HOA	No Traditional HOA
COMMON AREA EXPENSES	Shared Water Meter Reimbursement Only
LANDSCAPING	Professionally Maintained
OWNERSHIP SINCE	2017
SBA ELIGIBLE	Yes (Buyer to Verify)

FIRST FLOOR



±2,326 RSF

TOTAL SPACE AVAILABLE

±1,163 RSF

SUITE 100

±1,163 RSF

SUITE 150

FLOOR PLAN NOT TO SCALE

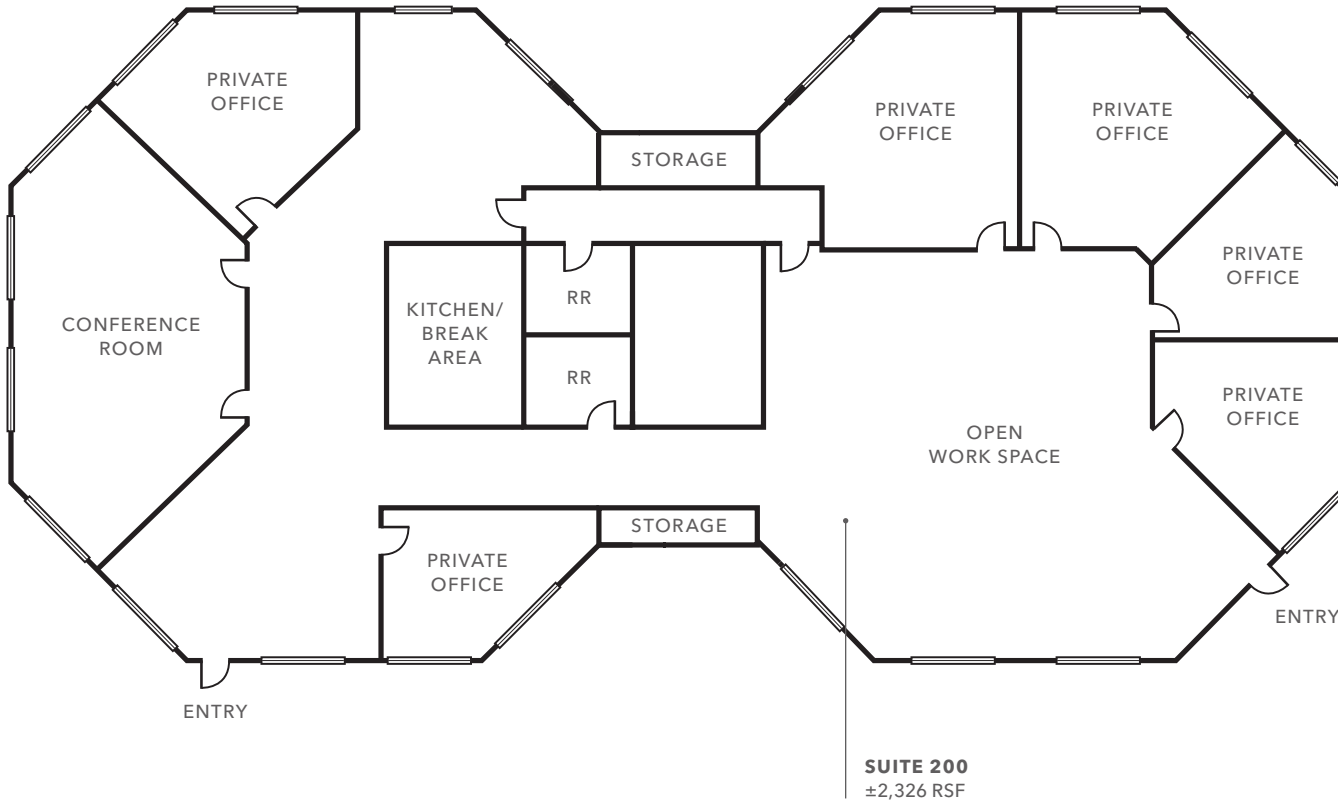
SECOND FLOOR

±2,326 RSF

TOTAL SPACE AVAILABLE

±2,326 RSF

SUITE 200



FLOOR PLAN NOT TO SCALE









DANVILLE AMENITIES



LOCAL AMENITIES

- | | | | |
|----|-------------------------|----|-------------------------|
| 1 | Lucky | 17 | Albatross |
| 2 | CVS | | Cocina Hermanas |
| 3 | Walgreens | 18 | Danville Harvest |
| 4 | Tal's Patisserie | 19 | Bridges |
| | Acai & Bowls Cafe | 20 | Danville Brewing Co. |
| | Bagel Street Cafe | | The Peasant & The Pear |
| | Cold Stone Creamery | 21 | Incontro Ristorante |
| 5 | The Old Towne Bakery | 22 | Danville Chocolates |
| | Santorini Mediterranean | | Locando Ravello |
| | El Nido Mexican | 23 | Lottie's Creamery |
| 6 | The Growler | 24 | BevMo! |
| 7 | Akira Bistro | 25 | Starbucks Reserve |
| 8 | Sushi Yokohama | 26 | Hartz Cafe |
| 9 | Panda Express | | Norm's Place |
| 10 | Domino's | | Vally Medlyn's |
| | Medlene Coffee | 27 | Revel Kitchen & Bar |
| | Sultans Kebab | | Auburn Lounge |
| | Los Panchos Mexican | 28 | Koala Tea |
| 11 | Cielito Cocina Mexicana | 29 | Primo's Pizzeria & Pub |
| 12 | Crumbs | | Hazy Barbeque |
| 13 | Taco Bell | 30 | Vitality Bowls |
| 14 | Domenico's Delicatessen | | Foster's Freeze |
| 15 | Blue Line Pizza | 31 | Hen House Fried Chicken |
| 16 | Peet's Coffee | 32 | Starbucks |
| | Noah's NY Bagels | 33 | Chipotle |
| | Hopstone Farm & Craft | 34 | Sideboard |

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