



**“Prime Location In Downtown Alamo”  
3212 Danville Blvd, Alamo CA**



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Zoning	RB (Retail Business)
Year Built	1953
Building Size:	873 SF
Parcel Size	0.43 AC / 18,731 SF
APN	17-010-008
Traffic	37,000 ADT

**Strategic Location Advantage:** Situated on high-visibility Danville Boulevard in the heart of Alamo, this property benefits from 37,000+ average daily traffic counts along a major East Bay arterial roadway.

The site offers immediate access to I-680, providing seamless regional connectivity to Walnut Creek (4 miles), Danville (3 miles), and the broader Contra Costa County market. Located in one of the area’s most affluent communities—with average household incomes exceeding \$200,000 – \$280,000 within a 1-mile radius—the location draws strong demand for retail, dining, and professional services while serving a dense, high-income residential base.

# Cafe / Restaurant Design Concept



1 | RENDERING FROM SOUTH WEST CORNERS



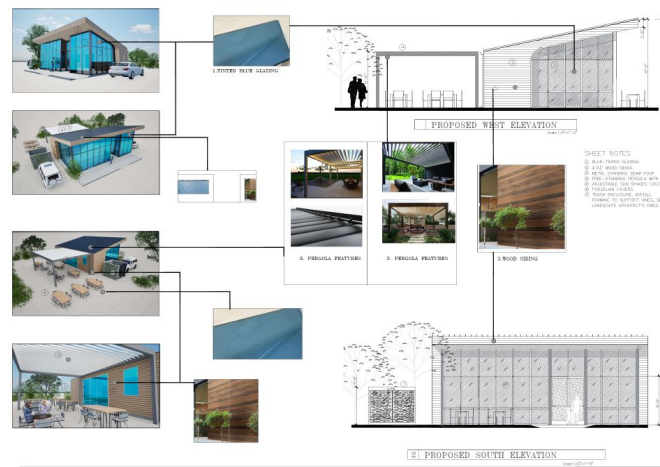
2 | RENDERING FROM NORTH CORNER



3 | BIRD-EYE VIEW FROM NORTH WEST CORNERS



4 | RENDERING FROM NORTH WEST CORNERS



## Redevelopment / Renovation Potential: Versatile Zoning & Multiple End Uses

This RB-zoned property offers outstanding flexibility for renovation or redevelopment. The existing 864 SF single-story building can be efficiently converted into a cafe/restaurant, professional office suite ideal for a private medical practice or dental office, with ample parking, high-visibility frontage, and strong demand from Alamo's affluent residential base.

Current ownership has already completed extensive pre-development work to accelerate any project, including a full site survey, topographic map, and soils report — all available and ready for immediate use.

# End-User Diagnostic: Versatile RB Zoning

## **Boutique Cafe / Restaurant**

Leverages the 37,000 ADT for spontaneous, high-volume foot traffic.

Capitalizes on high-visibility Danville Blvd frontage.

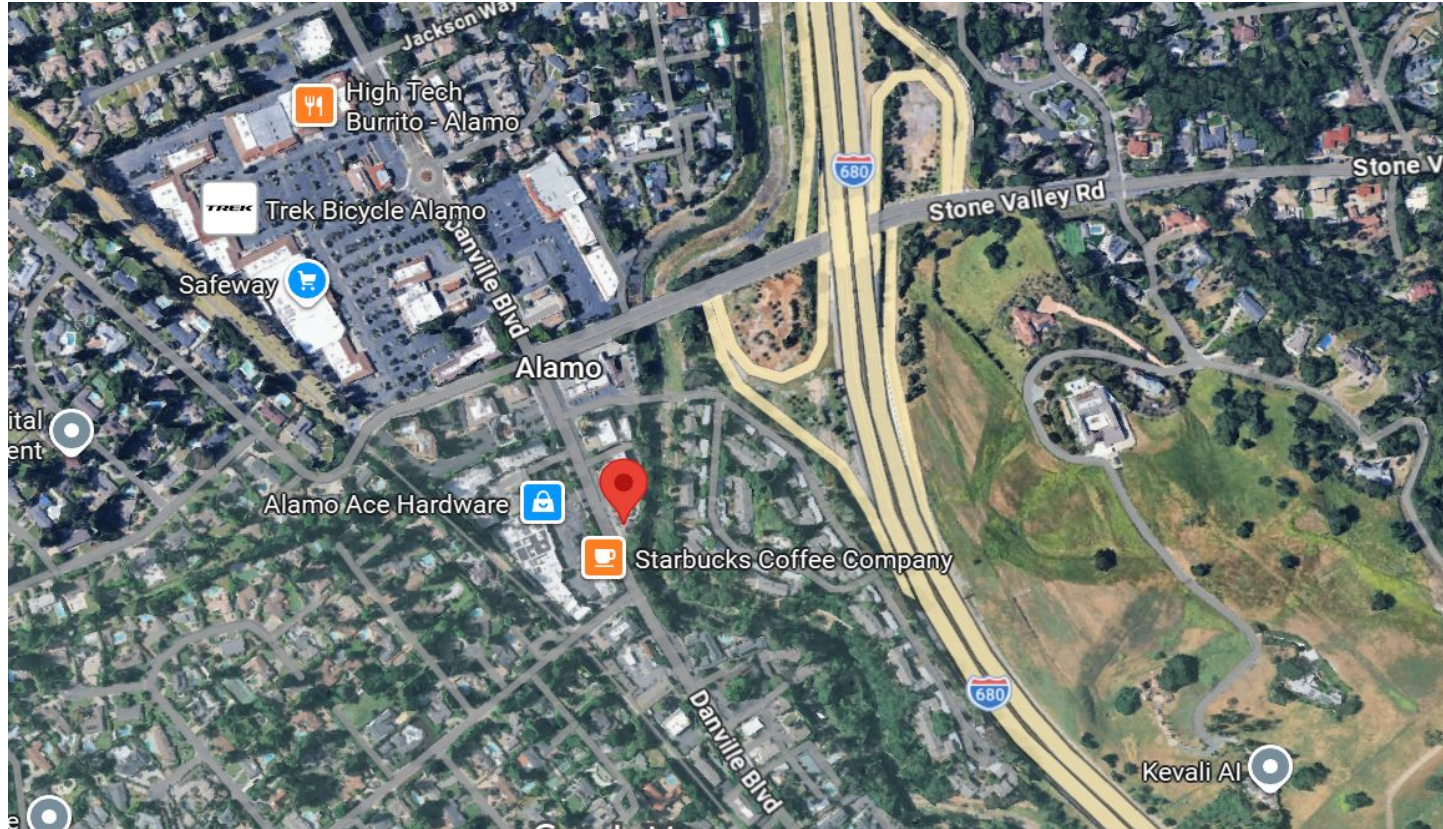
Maximizes ROI through the addition of a pergola for outdoor capacity.

## **Private Medical / Dental Practice**

Leverages the \$200k+ affluent local base for high-end destination healthcare.

Capitalizes on seamless I-680 access for regional patient commuting.

Utilizes the ample existing surface parking footprint required for patient flow.





Brokerage | Land | Development



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