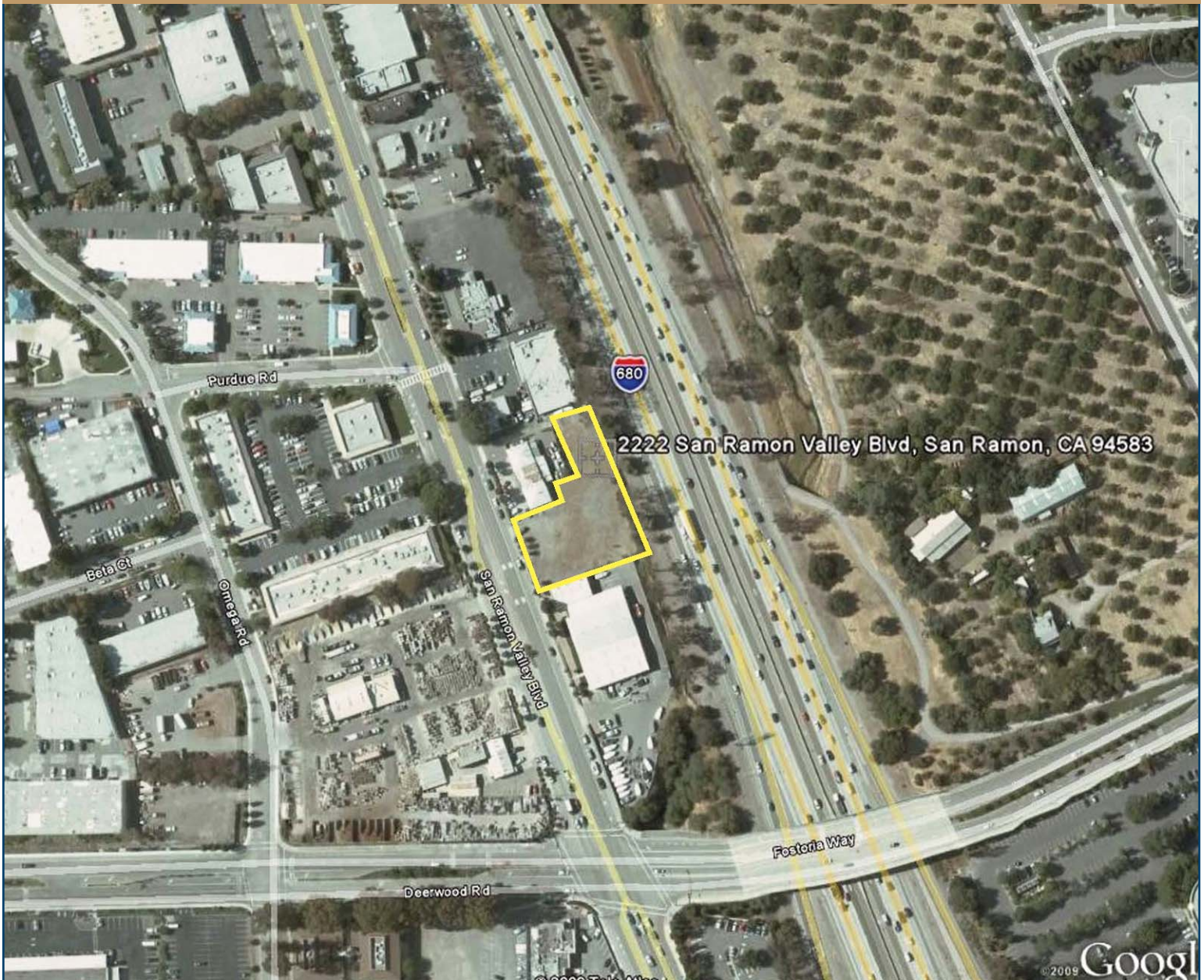


FOR SALE VACANT DEVELOPMENT OPPORTUNITY



2222 San Ramon Valley Boulevard, San Ramon, California

MCC Realty Group, as the Owner's exclusive agent, is pleased to present the opportunity to acquire 2222 San Ramon Valley Boulevard, located in San Ramon, California. 2222 San Ramon Valley Boulevard is a very rare opportunity to acquire 30,492 Square Feet (0.7 Acres) of vacant land.

Features:

- Outstanding Location with High I-680 Visibility
- High Identity Property
- Limited Comparable Properties

Offering Terms:

- Offering Terms & Price: \$1,200,000
- Square Footage: 30,492 Square Feet (0.7 acres)

Facts:

- Located in the Crow Canyon Specific Plan area
- Zoned Commercial Mixed-Use, which allows for a variety of approved uses
- Copies of approved uses available upon request
- Traffic Counts: AADT - Southbound I-680 = 163,000
Northbound I-680 = 173,000
- Contra Costa APN#: 218-080-027 and 218-080-019
- .4 FAR



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