

# GATEWAY CENTRE

21001 SAN RAMON VALLEY BLVD | SAN RAMON, CA 94583

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## Property Details

**Owned GLA**  
112,553 SF

**Availability**  
0 Suites | 0 SF

### Overview

- Located within a dense residential pocket, Gateway Centre is where locals shop, dine, and unwind.
- Prime corner positioning along San Ramon Valley Blvd and Alcosta Blvd with immediate access to I-680.
- Midday foot traffic and service needs from nearby office parks create opportunities for lunchtime traffic and after-work errands.

## Tenant Mix



Photography  
Coming Soon

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Coming Soon

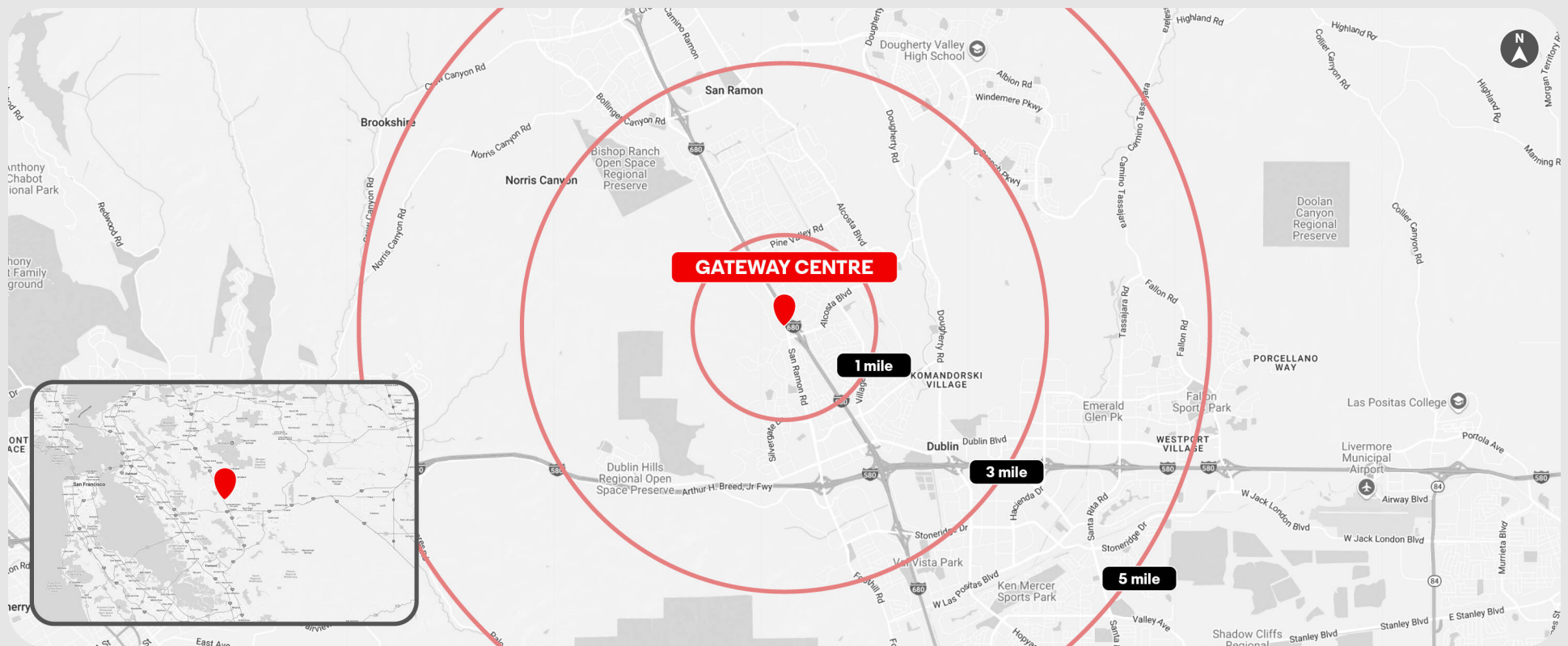
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## Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	15,911	12,481	5,294	\$195,572	\$175,211
3 MILES	79,210	91,672	26,523	\$210,694	\$167,228
5 MILES	197,822	219,726	67,153	\$224,498	\$173,344

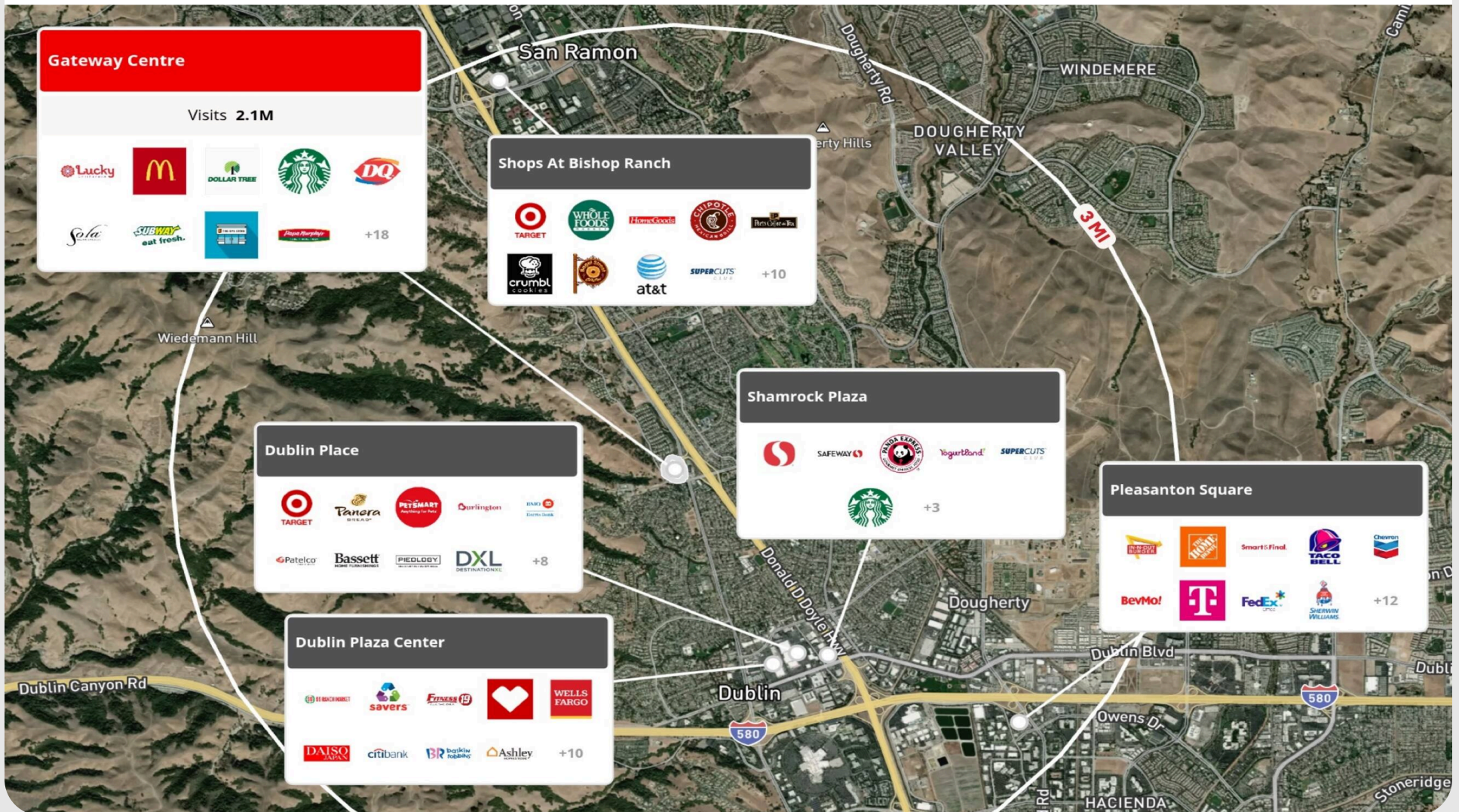


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## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
B-0	LUCKY STORES	50,185
A-1	DOLLAR TREE	14,000
D-4	SOLA SALON	6,562
C-3	DESI PIZZA	3,872
F-0	MCDONALD'S	3,795
C-6/7	PACIFIC DENTAL SERVICES	3,340
A-7	ALL AMERICAN BLACK BELT	2,534
D-2	ENRICH KIDS	2,400
D-3	FREMONT BANK	2,388
A-2	GATEWAY PET HOSPITAL	2,330
C-8	BIRIYANI JUNCTION	2,275
PAD	STARBUCKS	2,200
C-9	AUSTRALIAN TANNING COMPANY	1,750
E-1	CHA THAI RESTAURANT	1,620
A-5	H&R BLOCK	1,400
A-6	FORWARD SALON	1,374
E-4	BOBA TEA AND MOCHI DONUT SHOP	1,369
A-3	PEKING DELIGHT	1,366
D-1	AMRUTHA VILAS INDIAN	1,357
C-5	SLOW GLOW STUDIO	1,238
C-4	BAD BAKERS	1,200
A-4	THE UPS STORE	1,170
E-5	DAIRY QUEEN	1,100
E-3	ALCOSTA NAILS	918
E-2	SUBWAY	810

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## Get in Touch with Us

### Leasing

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Learn more about Gateway Centre at [performproperties.com/property/gateway-centre](https://performproperties.com/property/gateway-centre)

