SUB-LEASE OPPORTUNITY

RetailNet REAL ESTATE

BELMONT, CA

Walgreens #63

± 15,333 SF | Aug '28 | $165K/yr, MG

900 RALSTON AVE

belmont, ca

900 RALSTON AVE

'20 Estimates	1 Mile	2 Miles	3 Miles
Population	18,465	74,484	143,669
Households	7,535	30,012	58,295
Avg. HH Inc.	$196,349	$204,613	$204,653

Property Overview

- **Size**. ±15,333 SF (10,948 SF - ground floor)
- **Mezzanine**. ±4,385 SF with conveyor belt
- **Lease Expiration**. 8/31/28
- **Parking**. 81 spaces (shared)
- **Signage**. Building + shared pylon
- **Location**.
  - Belmont's primary retail intersection (55K VPD)
  - Across from CalTrain's Belmont Station
  - Adjacent to US 101
  - Notre Dame HS + Notre Dame de Namur University – ½ mile
- **Nearby Businesses**. US Bank, Pet Food Express, Namaste Plaza Supermarket, Starbucks, & Safeway.
- **Zoning**. VC (Village Core), City of Belmont
- **Restricted Uses**. Pharmacy, banking, spa, office restaurant, 2nd hand store, discount, and fitness.

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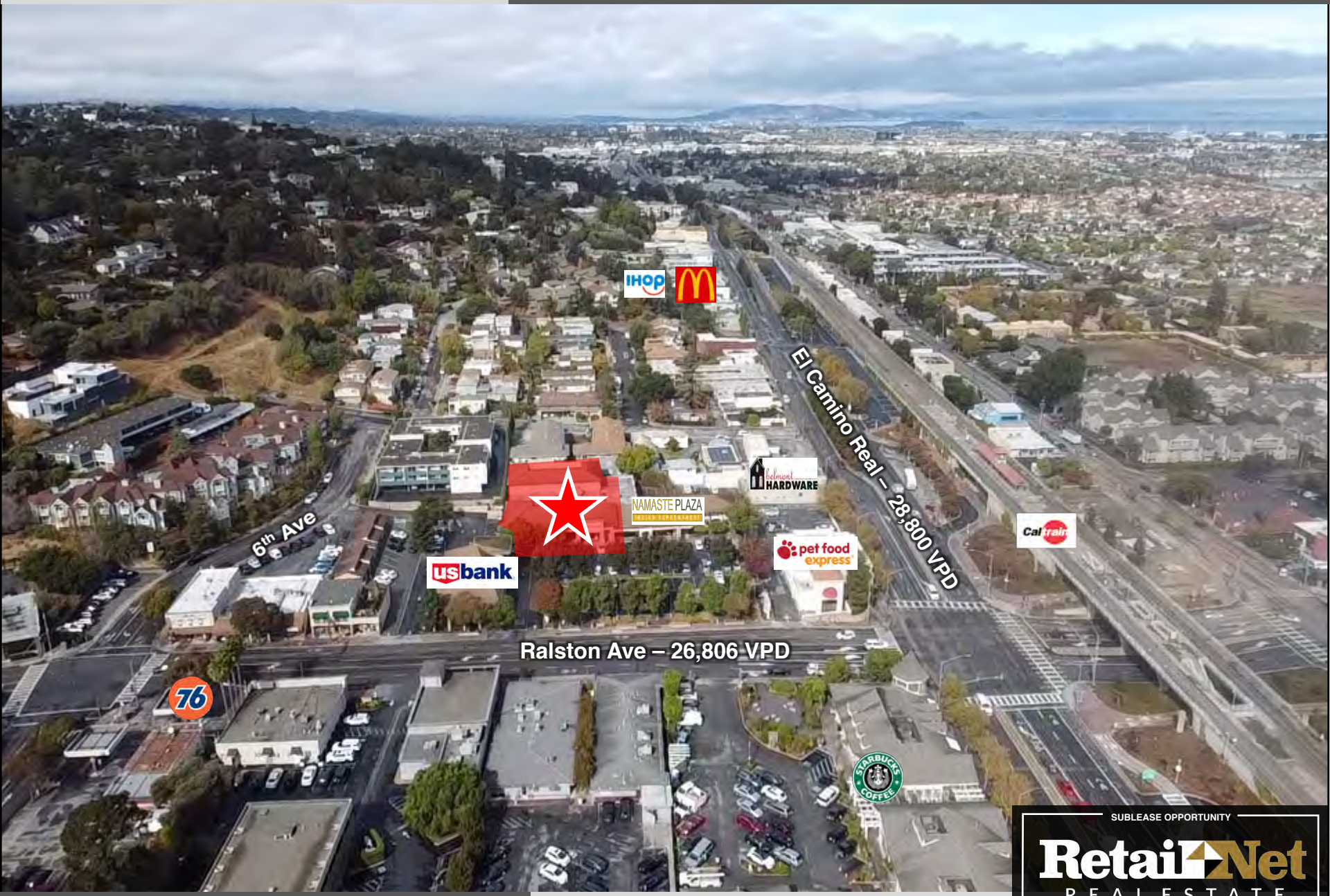

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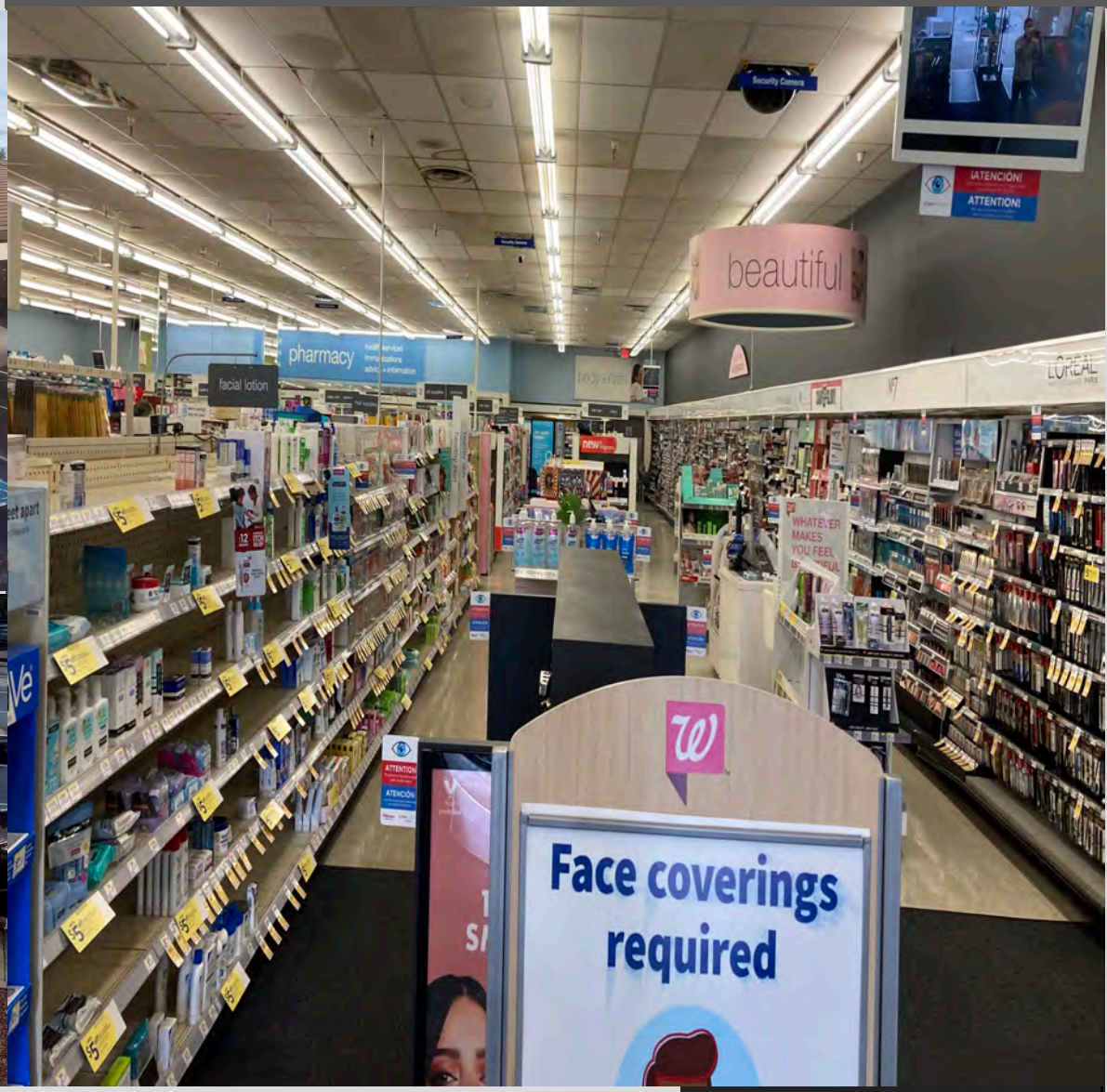

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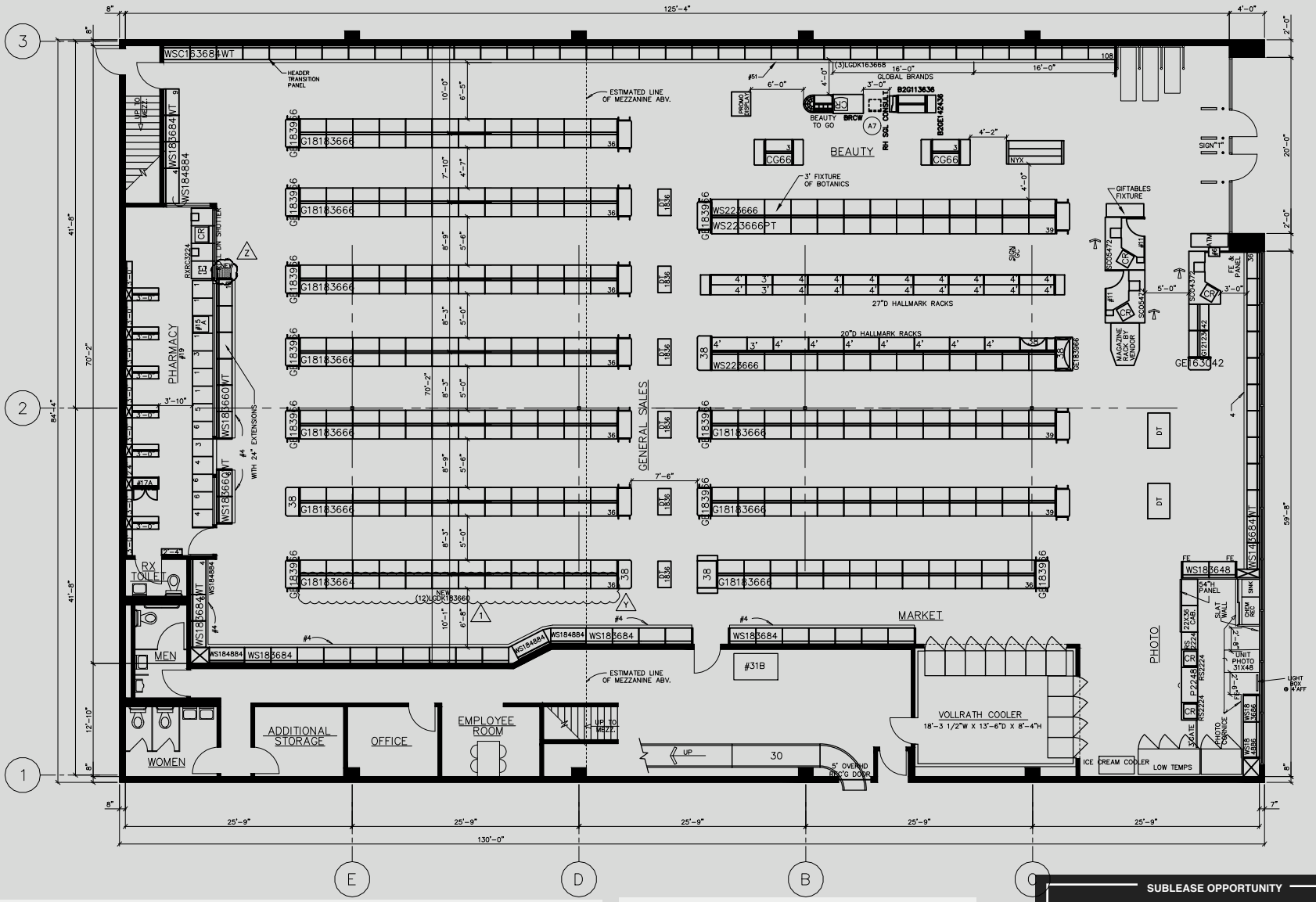

REPRESENTTATIVE FLOOR PLAN - FIXTURES & SHELVING NOT INCLUDED

±10,948 SF
GROUND FLOOR

SUBLEASE OPPORTUNITY

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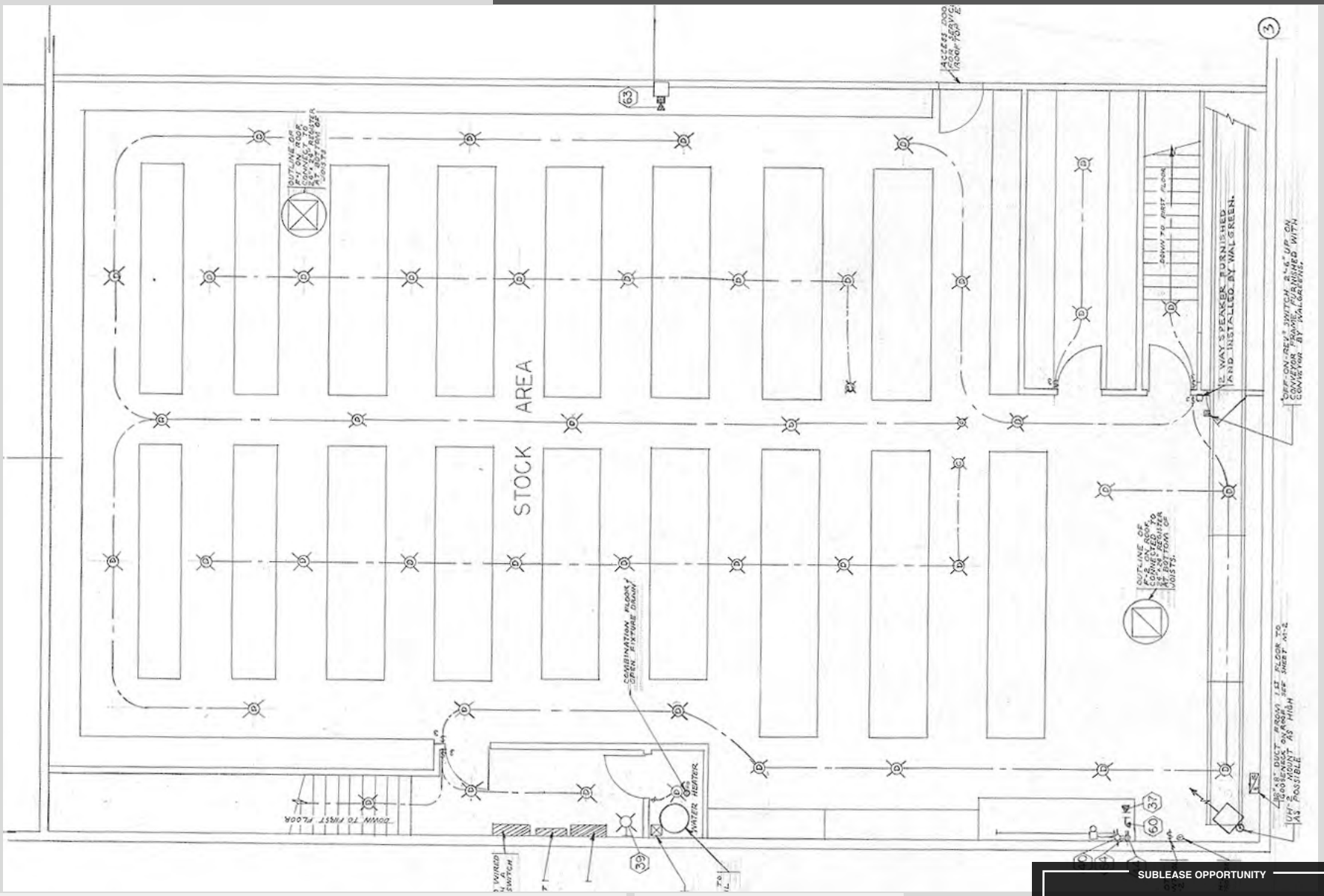
belmont, ca

900 RALSTON AVE



REPRESENTTATIVE FLOOR PLAN - FIXTURES & SHELVING NOT INCLUDED

±4,385 SF
MEZZANINE

SUBLEASE OPPORTUNITY

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SUB-LEASE TERMS

SUGGESTED RENT*	$165,000 *(inclusive of RET; R&M, insurance, utilities separate)*
TERM	08/31/28
DELIVERY	"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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