

SAN FRANCISCO, CA

ROSSMOOR SHOPPING CENTER

1900-1998 Tice Valley Boulevard, Walnut Creek, CA 94595



STERLING
ORGANIZATION

For information: **Ivan Aguilera**

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P: 855-647-0738

December 2025

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The site plan illustrates the layout of the Tice Valley Corporate Center. Key features include:

- Buildings and Units:** Labeled buildings include 1920B, 1920A, 1940E, 1940A, 1940B, 1940C, 1940D, 1952, 1954, 1956, 1958, 1966, 1986, 1992, 1984, 1972 (SAFEWAY), 1914, 1910B, 1910A, 1900, 1908D, 1908C, 1908A, 1960 (CVS pharmacy), 1970A, 1970C, 1970D, 1980A, 1980B, 1980C, 1998, and PAD4.
- Businesses and Services:** Logos for various businesses are shown, including John Muir Health, Jc, UPS, RE/MAX, CHASE, HOTWORX, electrify america, TACO BELL, crumbl COOKIES, Mexican Tacos, Chevron, and Starbucks.
- Infrastructure:** The plan shows Rolling Hills Dr. to the west, Tice Valley Boulevard (18,600 cars per day) to the south, and Rossmore Parkway (3,700 cars per day) to the east. A property border is indicated on the right.
- Other Features:** A north arrow is located in the top left corner. A legend indicates that a brown rectangle represents a pylon and a lightning bolt symbol represents a car charging station. Several parking lots are distributed throughout the site.

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UNIT	TENANT	SQ. FT.
1900	Available	3,200
1908A	The Hangout	2,700
1908C	Art of Living Foundation	1,000
1908D	Available	1,000
1910A	Rossmoor Pet Hospital	3,630
1910B	Available	1,647
1914	John Muir Health	11,711
1920A	Wells Fargo Bank	5,207
1920B	United States Postal Service	4,793
1940A	Available	1,690
1940B	Available	1,690
1940C	Hotworx (Coming Soon)	1,625
1940D	Alloy Personal Training	1,500
1940E	Salons by JC	7,808
1952	JustFoodForDogs	1,315
1954	Tice Valley Hair & Nail Salon and Barbershop	2,275
1956	Poppy Bank	975
1958	Sparkilizing Cleaners	1,950
1960	CVS	14,500
1966	The UPS Store	1,625
1970A	Available	2,731
1970C	Crumb! Cookies	1,443
1970D	Mountain Mike's Pizza	2,000
1970E	Available	38
1972	Safeway	25,191
1980A	El Jardin Mexican Taqueria	1,281
1980B	Yogurt Spot	1,100
1980C	Starbucks	2,000
1984	Tice Valley Dental	1,665
1986	M & Co. MedSpa	1,080
1992	RE/MAX Accord	1,616
1994	Chase Bank	5,348
1998	Chevron	1,297
PAD4	Taco Bell (Coming Soon)	1,900

Total Square Feet: 120,531

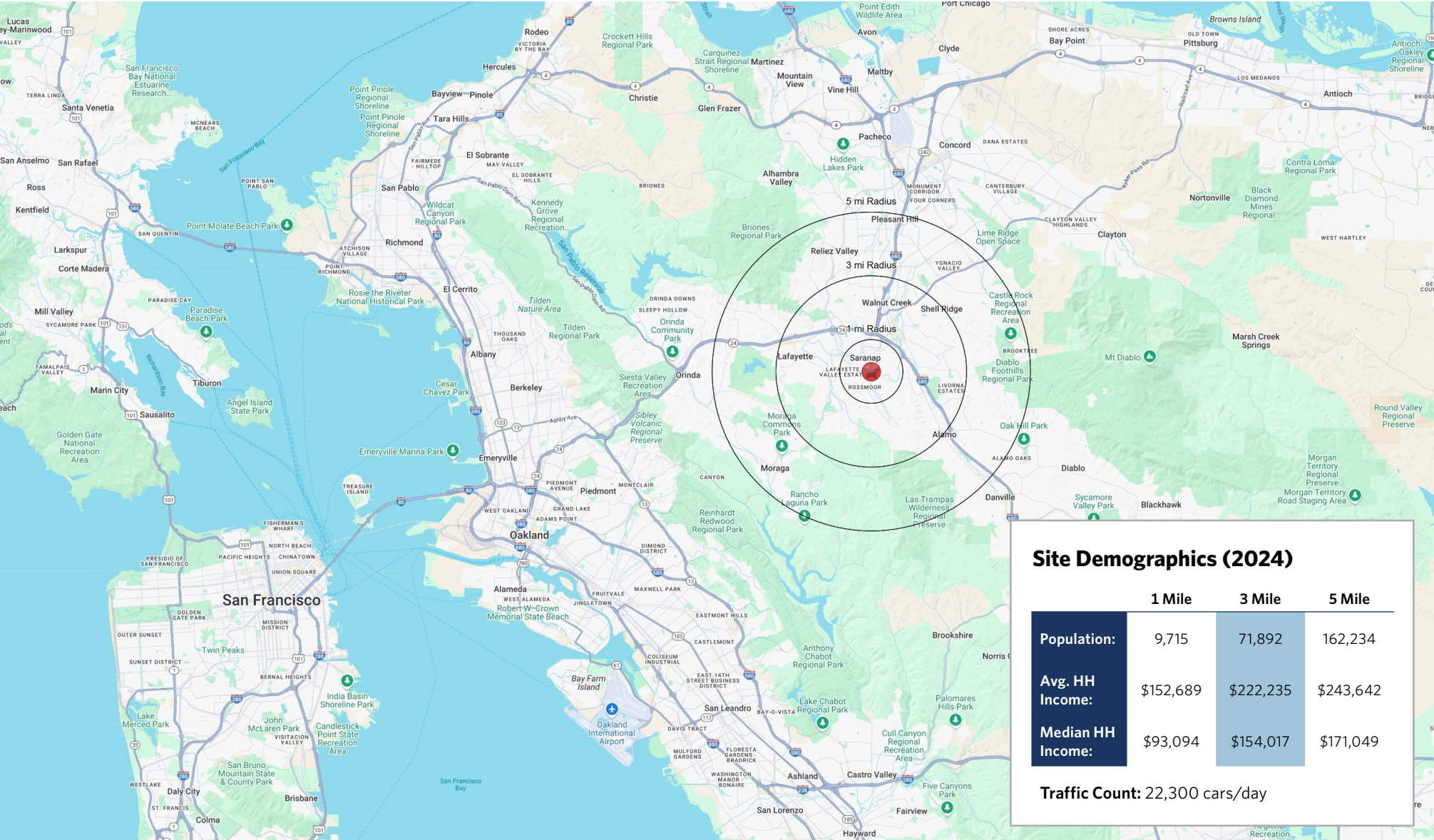


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The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.

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