

EL NIDO

ENTITLED ASSISTED LIVING & MEMORY CARE DEVELOPMENT OPPORTUNITY

THE KHO TEAM
REAL ESTATE
LIC # 01759705

EXECUTIVE SUMMARY

El Nido offers the opportunity to acquire a **fully entitled Assisted Living and Memory Care** development site in San Ramon, one of the **San Francisco Bay Area's** most affluent and desirable residential communities.

This location is the final parcel of the historic El Nido Farm and carries the legacy of the Harlan House, once the oldest single-family dwelling in the Tri-Valley. The approved development consists of **60 senior living units, 72 licensed beds,** and approximately 33,000 square feet within a thoughtfully designed **three-story building over a basement level**. The approved plans provide for a contemporary senior living community designed to support efficient operations while creating an attractive residential environment for future residents.

Unlike raw development land, El Nido has already completed the entitlement process. A future developer or operator can focus on the remaining phases of development—including permitting, financing, construction, and operations—rather than navigating years of planning, public hearings, environmental review, and governmental approvals.

Situated within the Tri-Valley region of the San Francisco Bay Area, the property benefits from an affluent customer base, excellent regional accessibility, nearby medical services, and demographic trends that continue to support long-term demand for quality senior housing.

For developers, operators, and investors seeking opportunities within Northern California, El Nido offers the opportunity to acquire an approved senior housing development in one of the region's highest-barrier-to-entry markets.

Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

PROJECT AT A GLANCE

Offering Price	$4,995,000
Property Address:	19251 San Ramon Valley Boulevard San Ramon, CA 94583
Lot Size:	30,492 SF (0.70 Acres)
APN:	211-100-057-2
Zoning:	RM
Ownership:	Fee Simple
Approved Development:	Assisted Living & Memory Care Community
Building Area:	Approximately 33,000 SF
Building Configuration:	Three Stories Over Basement
Senior Living Units:	60
Licensed Beds:	72
Parking Spaces:	31
Entitlement Status:	Fully Entitled



Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

INVESTMENT HIGHLIGHTS

Fully Entitled Development
The entitlement process has been completed, allowing a future developer to focus on permitting, financing, construction, and operations rather than years of planning and regulatory approvals.

Purpose-Designed Senior Living Community
Approved plans provide for a thoughtfully designed Assisted Living and Memory Care community consisting of **60 senior living units, 72 licensed beds**, and approximately **33,000 square feet**.

Affluent San Francisco Bay Area Location
Located in San Ramon, the development serves one of Northern California's most affluent residential communities with strong household incomes and favorable long-term demographics.

High Barrier-to-Entry Market
Lengthy entitlement timelines, limited development sites, and increasing development costs continue to constrain new senior housing development throughout the San Francisco Bay Area.

Opportunity to Accelerate Development
Acquiring an entitled development allows a future owner to move directly toward permitting and construction without going through the entitlement process.

Operationally Efficient Design
The approved plans balance resident comfort, staff efficiency, common gathering areas, landscaped outdoor spaces, and day-to-day operational functionality.

Excellent Regional Accessibility
Convenient access to Interstate 680, healthcare providers, shopping, dining, and surrounding East Bay communities enhances the long-term appeal of the development.

Expansion Opportunity
Well suited for developers and senior housing operators seeking to expand their Northern California presence.

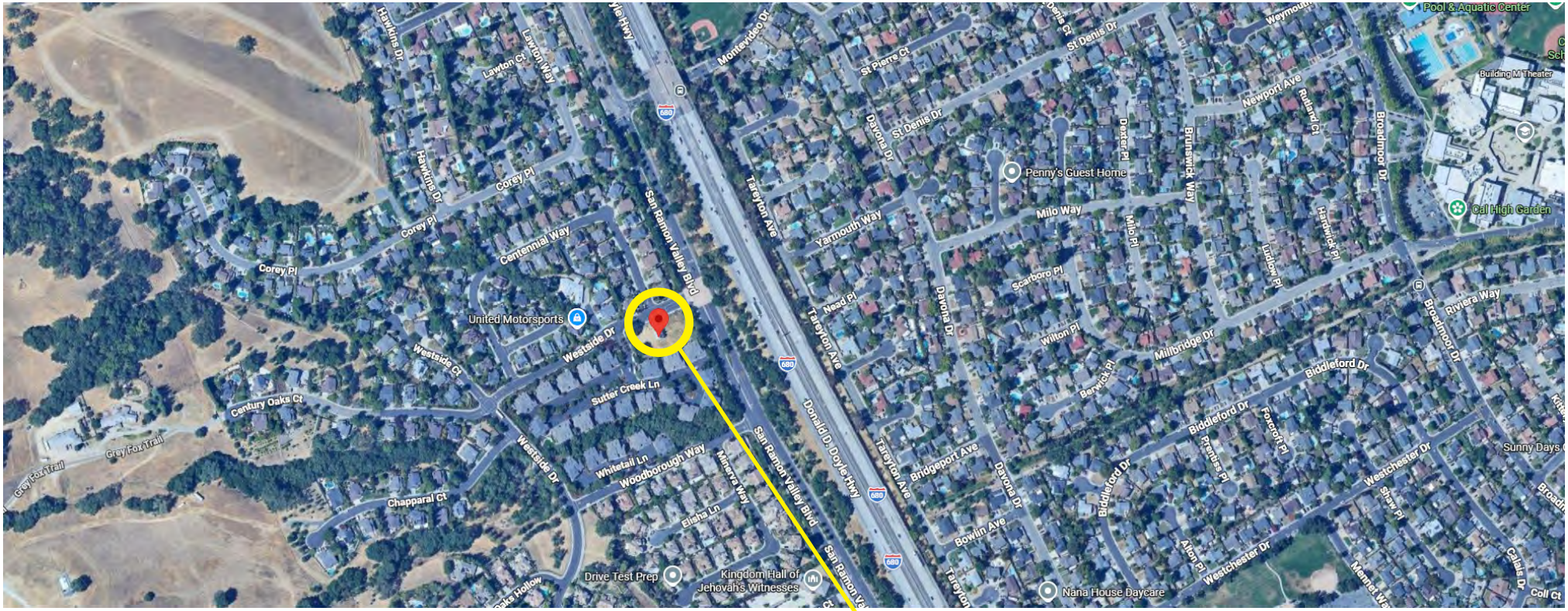
Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

LOCATION

San Ramon is widely recognized as one of the premier residential communities in the **San Francisco Bay Area**, offering an exceptional combination of affluence, quality of life, economic strength, and regional accessibility. Located within the Tri-Valley region of Contra Costa County, the city has experienced decades of thoughtful growth while maintaining an attractive residential character supported by excellent schools, parks, shopping, dining, and recreational amenities.



19251 San Ramon Valley Blvd

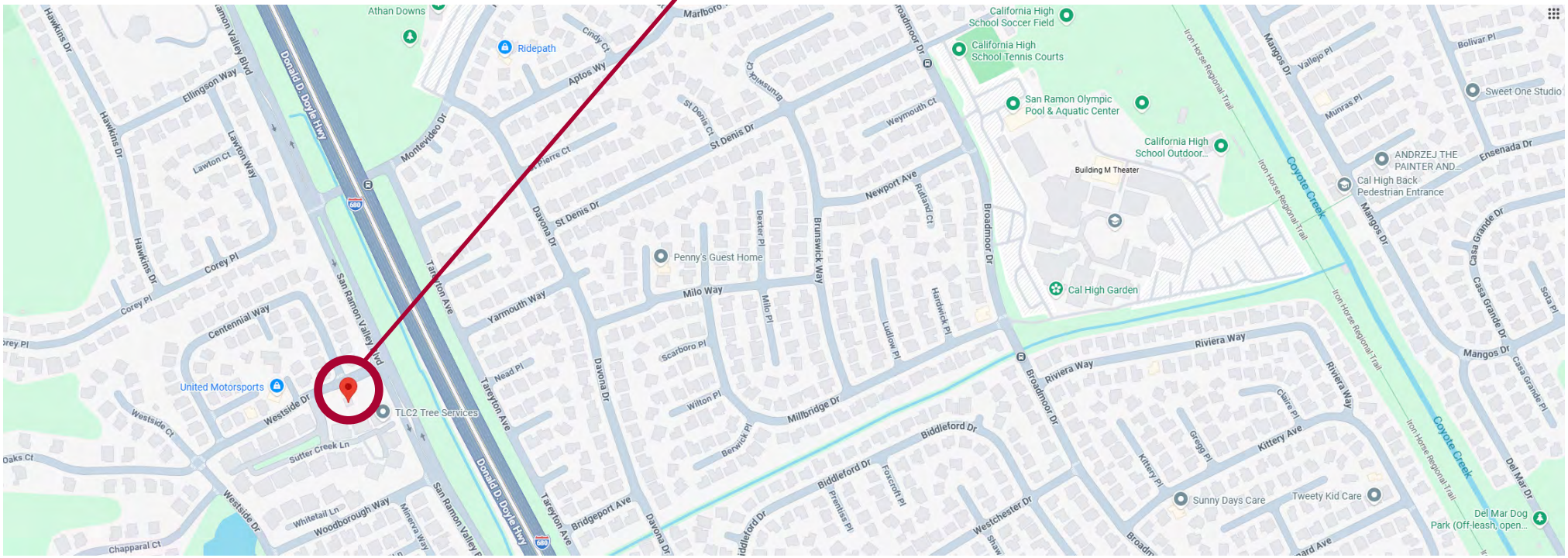
Exclusively marketed by:

KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

19251 San Ramon Valley Blvd

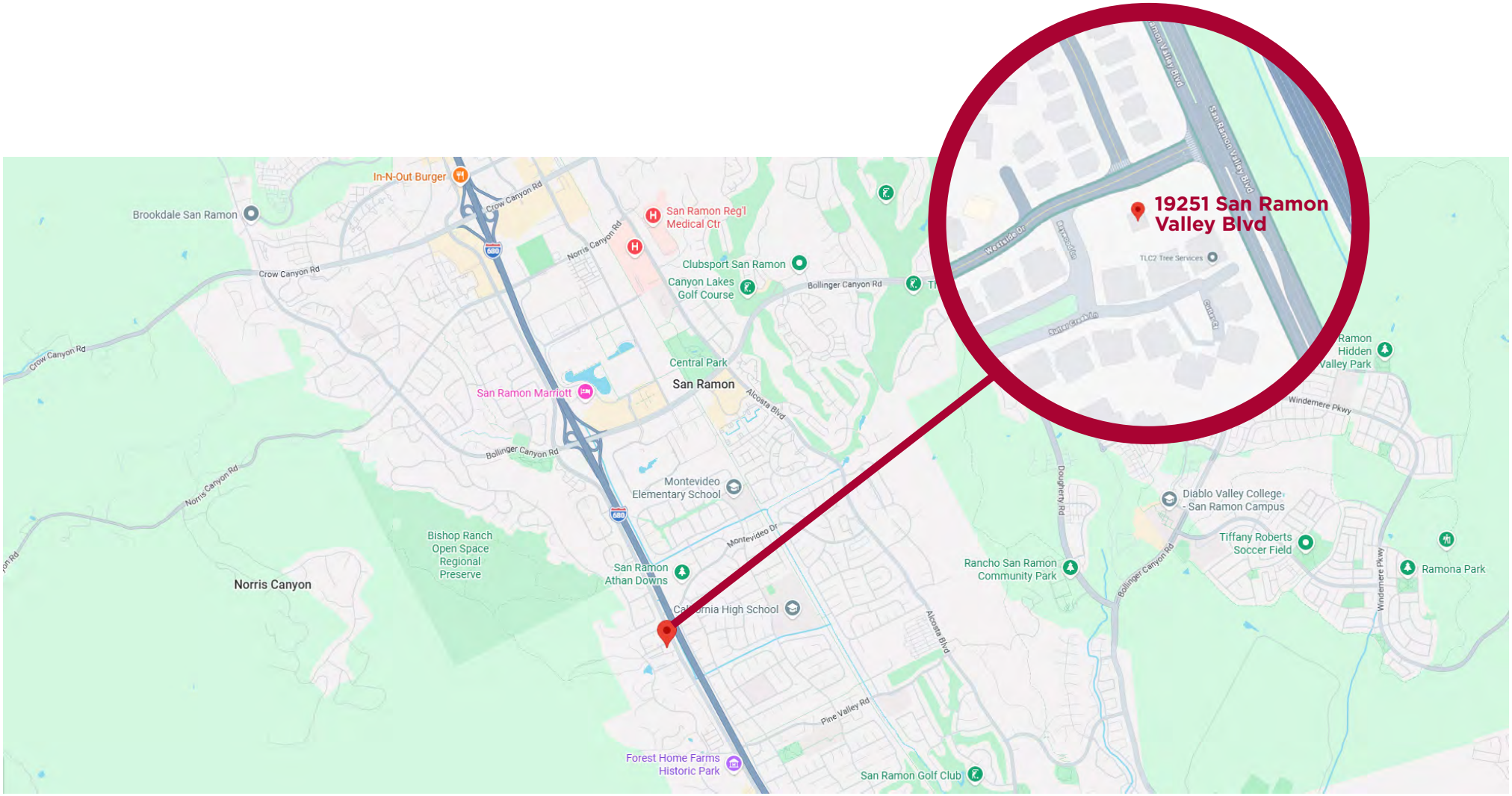


Exclusively marketed by:

KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757



Exclusively marketed by:

KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

APPROVED DEVELOPMENT

The approved plans provide for a contemporary Assisted Living and Memory Care community consisting of **60 senior living units, 72 licensed beds**, and approximately **33,000 square feet** within a **three-story building over a basement level**.

Designed specifically for senior living operations, the community incorporates residential accommodations, common living and dining areas, activity spaces, landscaped outdoor amenities, administrative offices, and building support areas in an efficient and functional layout.

Development at a Glance

- Assisted Living & Memory Care Community
- Approximately 33,000 SF
- Three Stories Over Basement
- 60 Senior Living Units
- 72 Licensed Beds
- 31 Parking Spaces



Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

Overall Site Plan

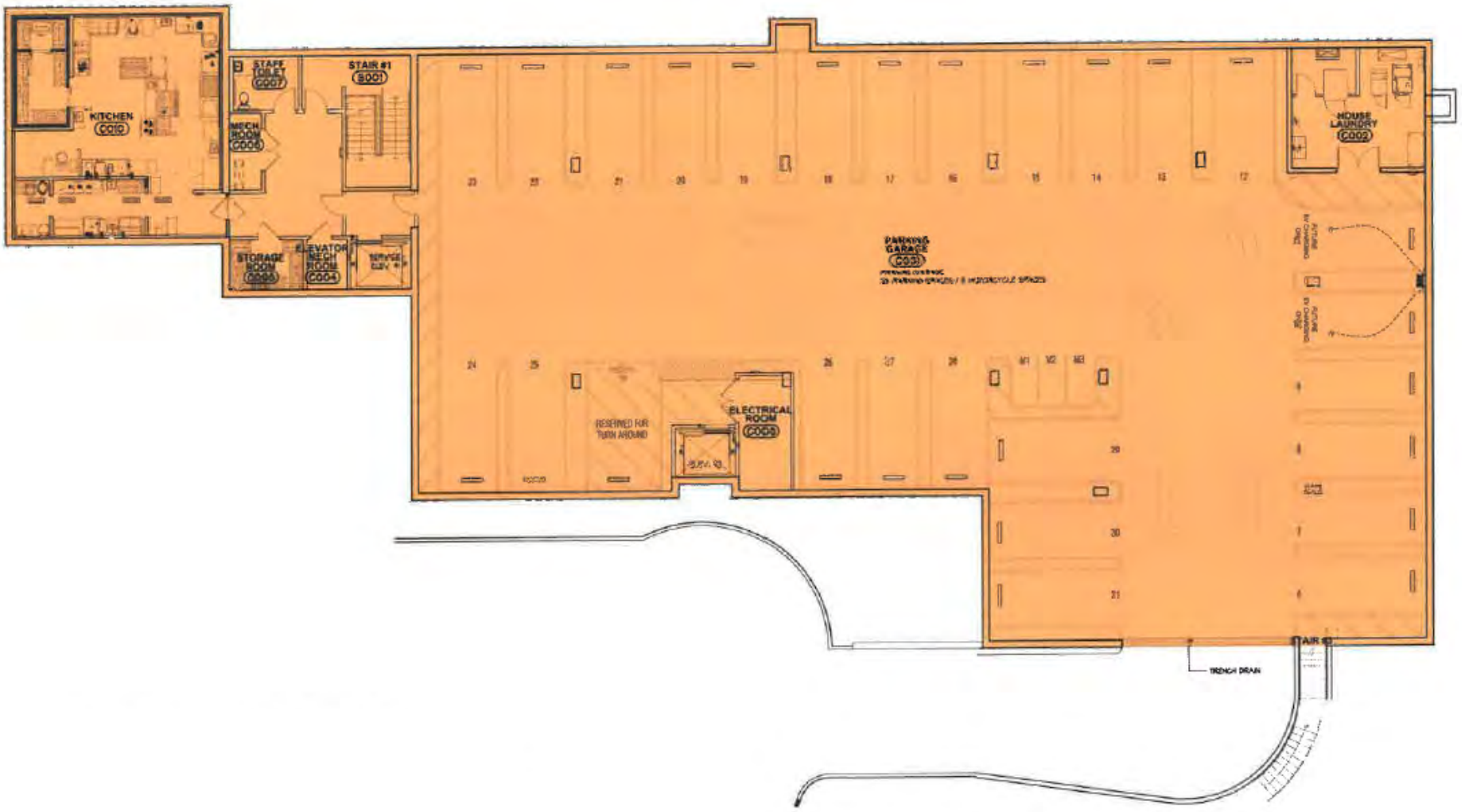


Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

Basement Floor Plan

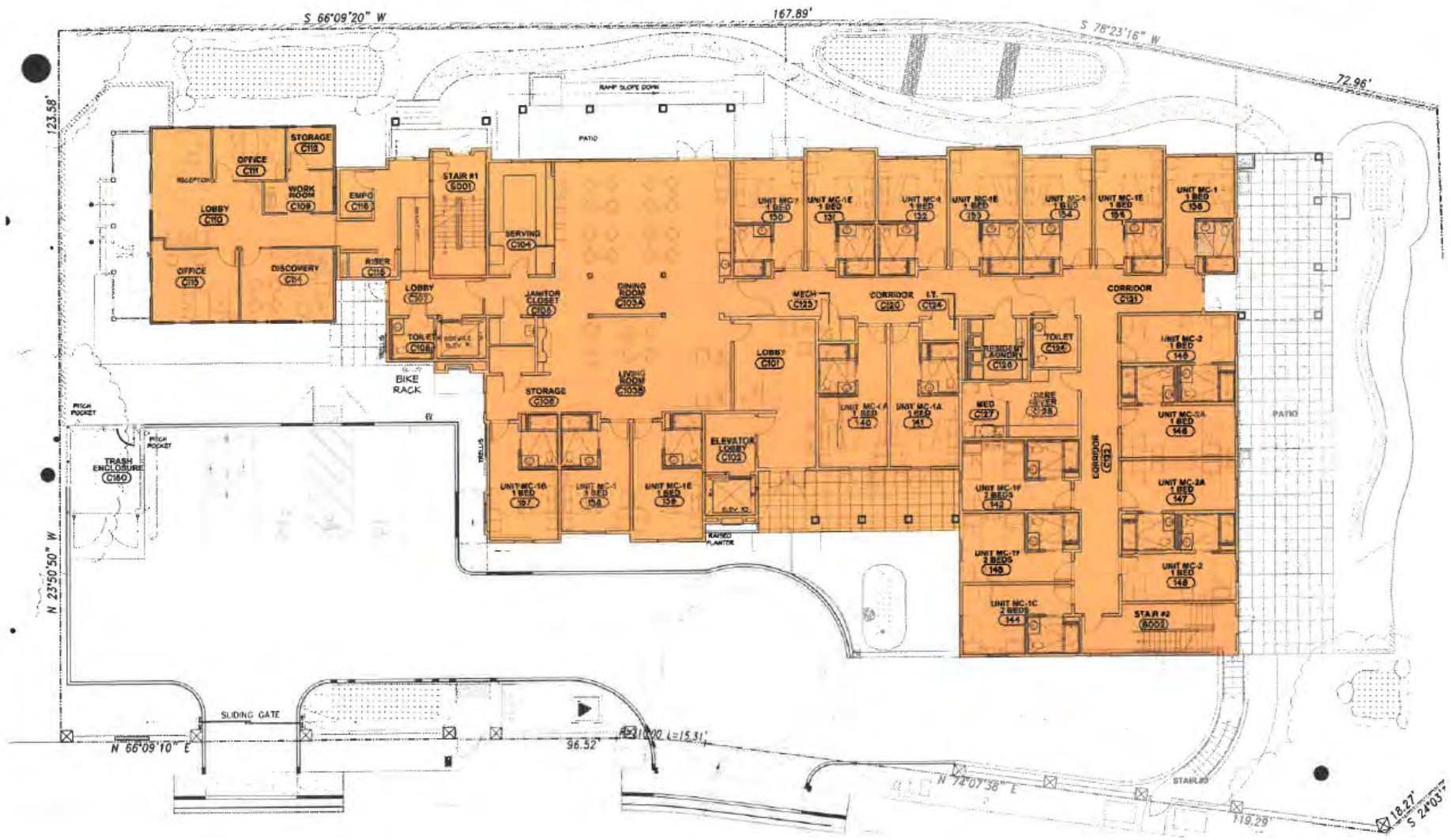


Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

First Floor Plan



Exclusively marketed by:

KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

Second Floor Plan

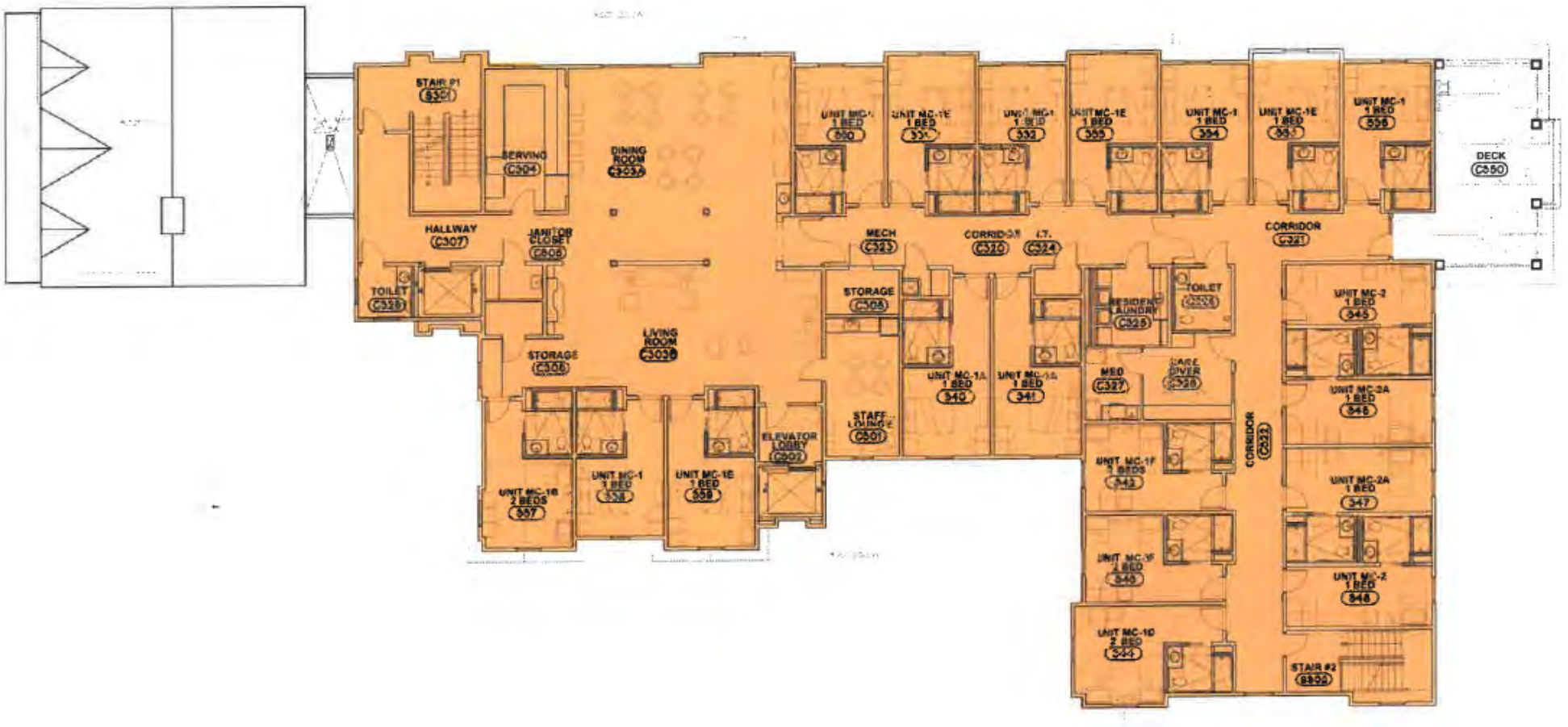


Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

Third Floor Plan



Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

ARCHITECTURAL RENDERINGS





Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757



Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757







Exclusively marketed by:

KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

MARKET OPPORTUNITY

The San Francisco Bay Area continues to be one of the nation's most desirable and supply-constrained senior housing markets. While demographic trends support growing demand for Assisted Living and Memory Care communities, the development of new facilities has become increasingly challenging due to limited land availability, lengthy entitlement processes, environmental review requirements, and rising construction costs.

For developers and operators, acquiring a fully entitled development offers a significant competitive advantage by eliminating one of the longest and most uncertain phases of the development process. Rather than investing years obtaining land use approvals, a purchaser can concentrate on the remaining steps toward bringing a new community to market.

San Ramon and the surrounding Tri-Valley region further strengthen the investment opportunity through their affluent population, strong household incomes, high quality of life, and convenient access to healthcare services. These characteristics continue to support demand for private-pay senior housing and reinforce the long-term attractiveness of the market.

For experienced developers and operators seeking expansion within Northern California, El Nido represents an opportunity to acquire an approved senior housing development in one of California's most desirable residential markets.

Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

PHOTOS OF THE SITE







Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757







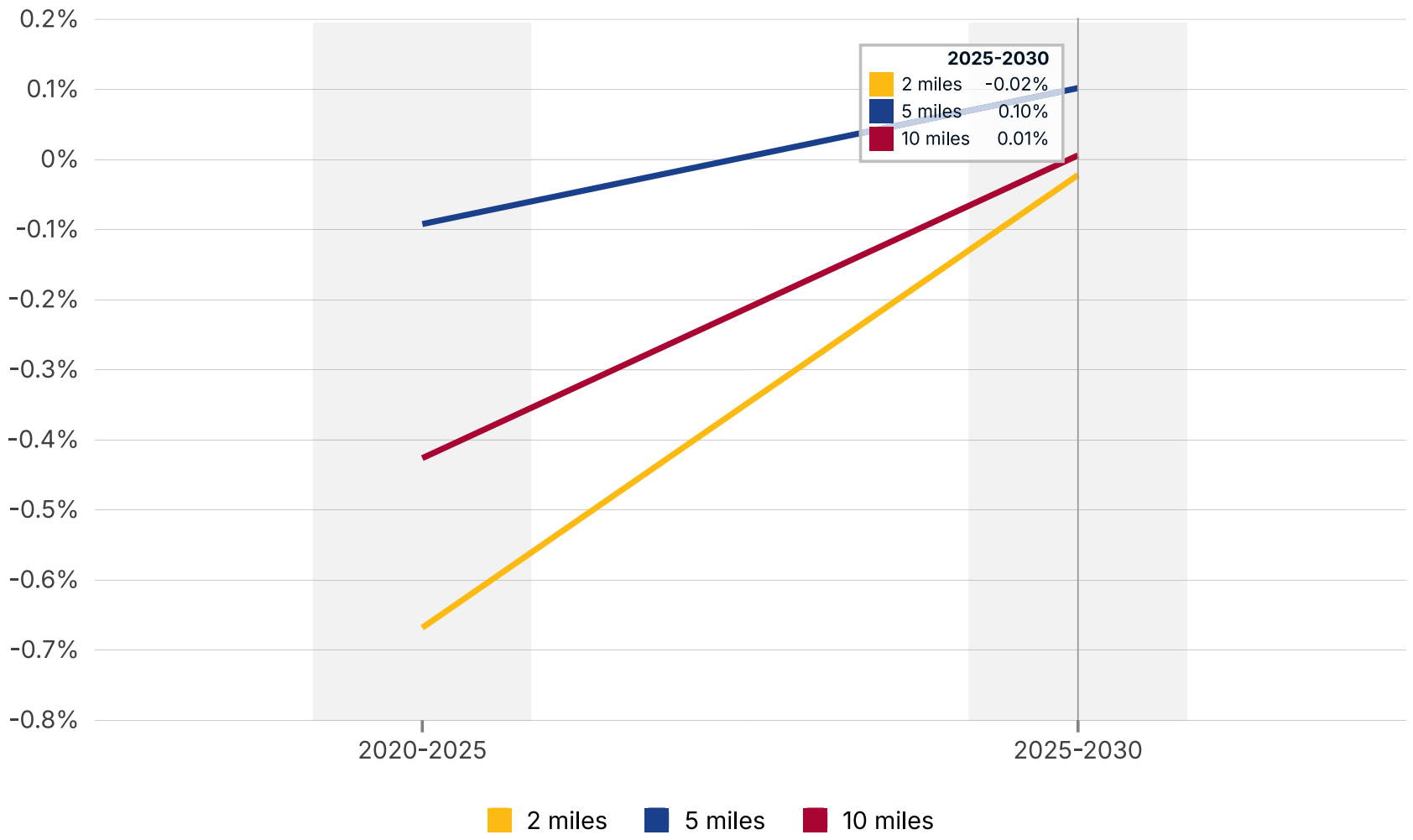
Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

DEMOGRAPHICS

Annual Population Growth

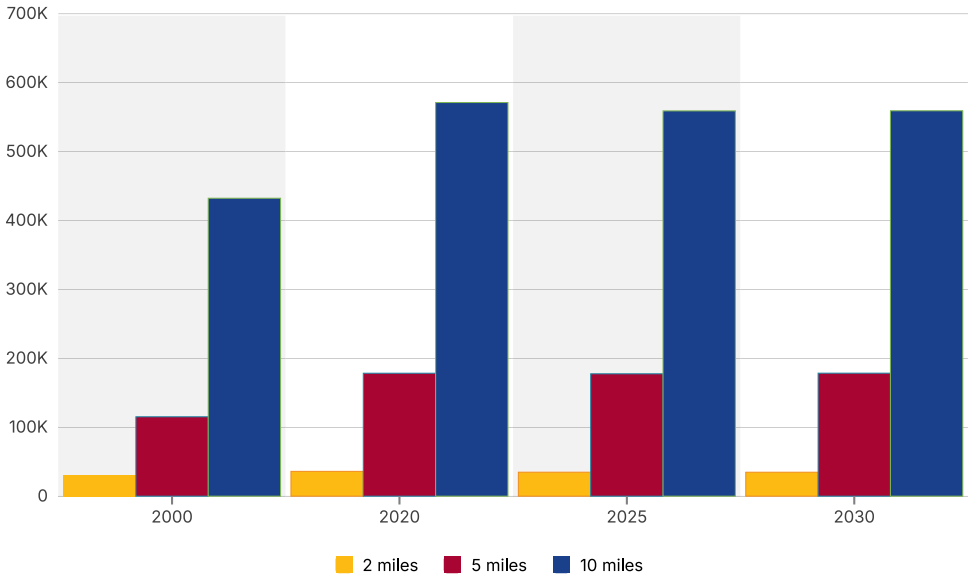


Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

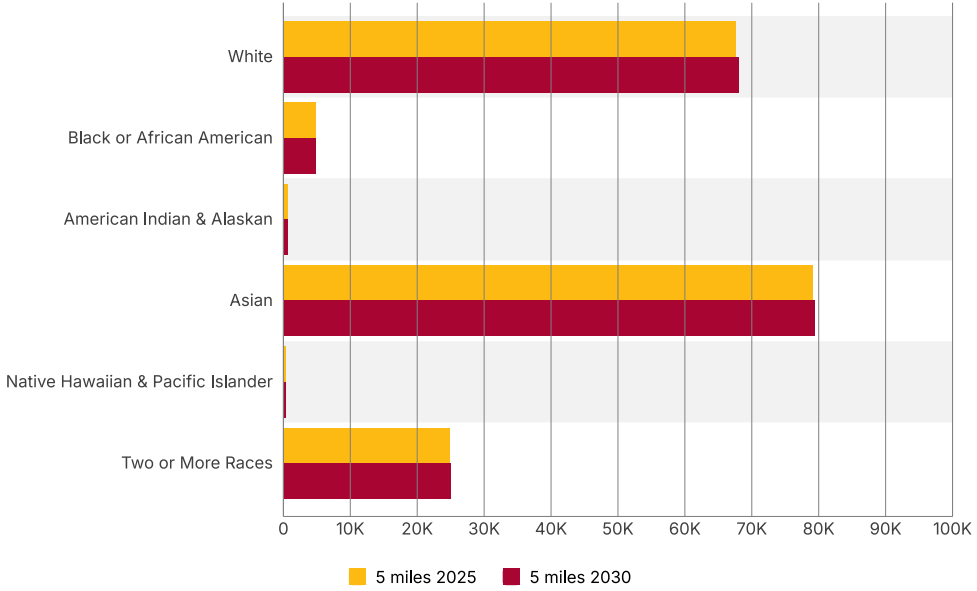
KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

Population



Population by Race

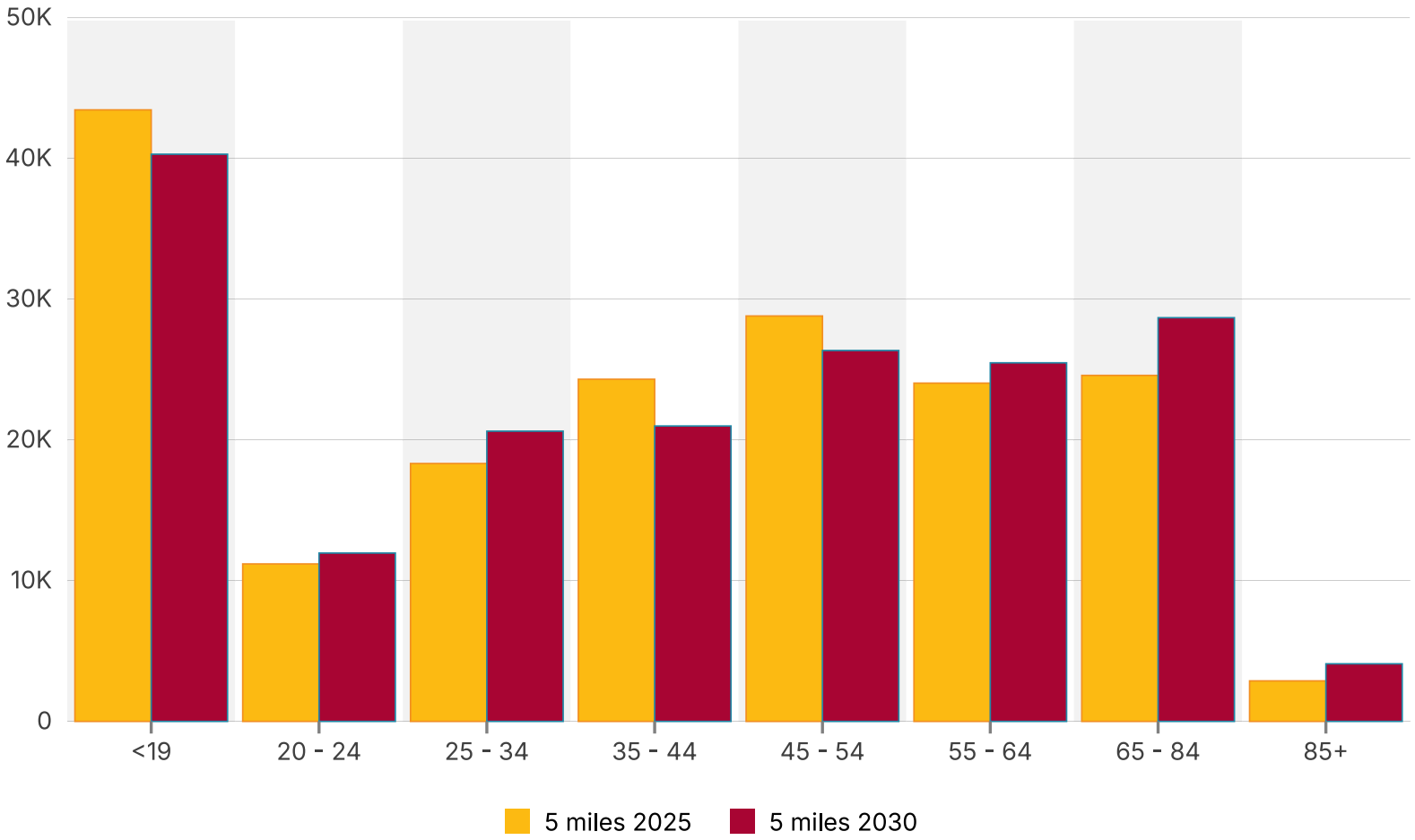


Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

Population by Age

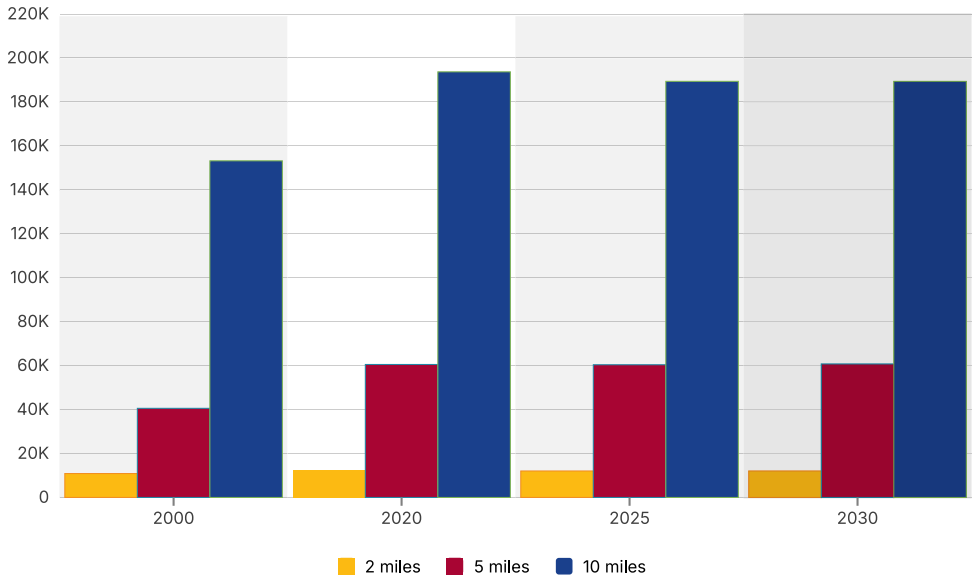


Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

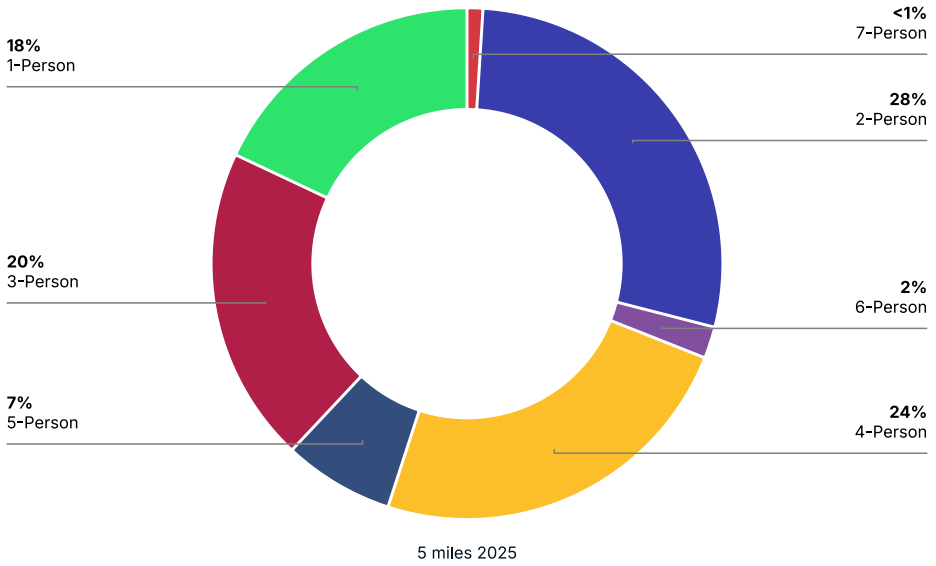
KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

Households



Household Size



Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

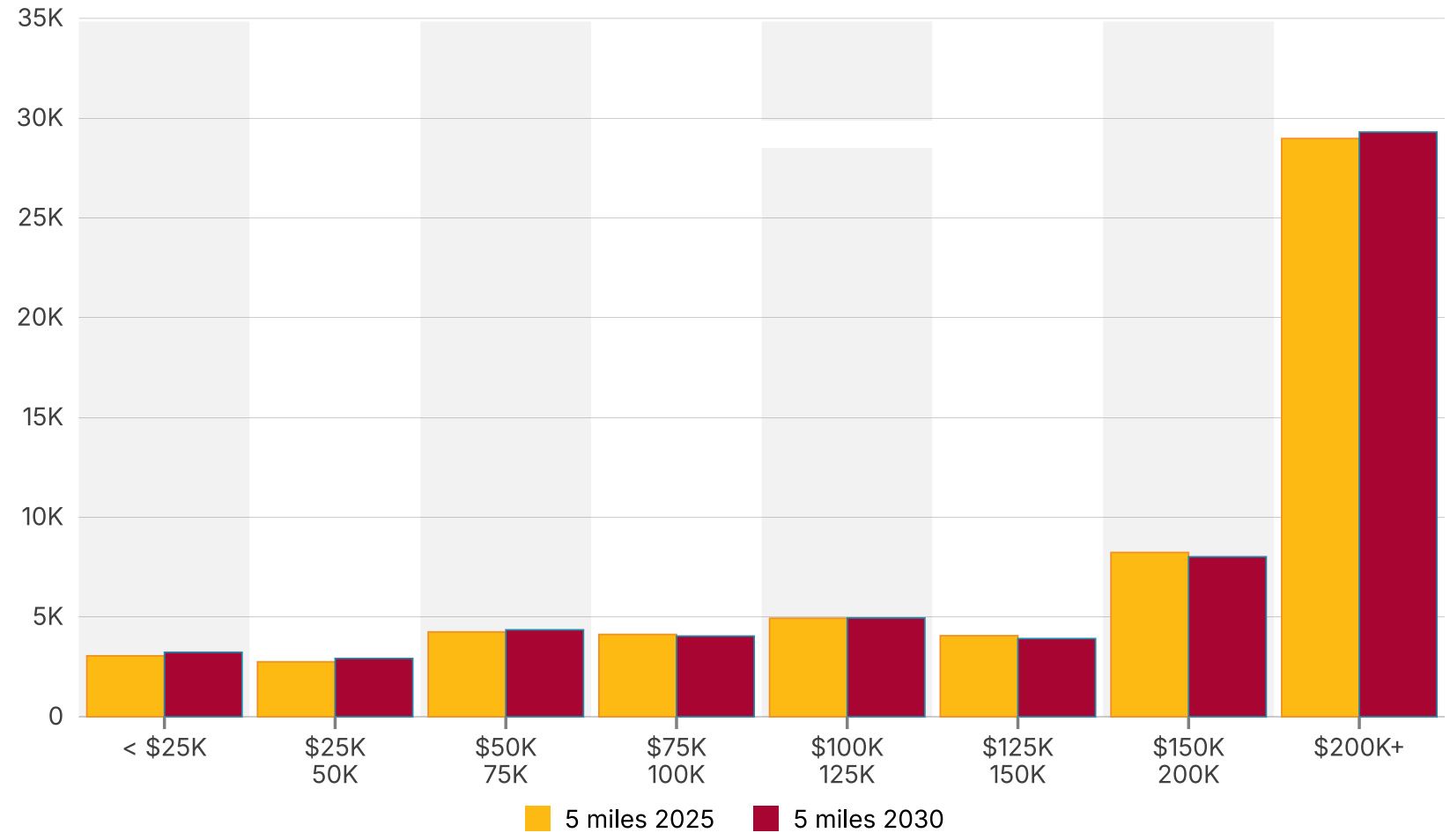
KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

Households by Income

Households By Income

Currency: USD ($)



Exclusively marketed by:

KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

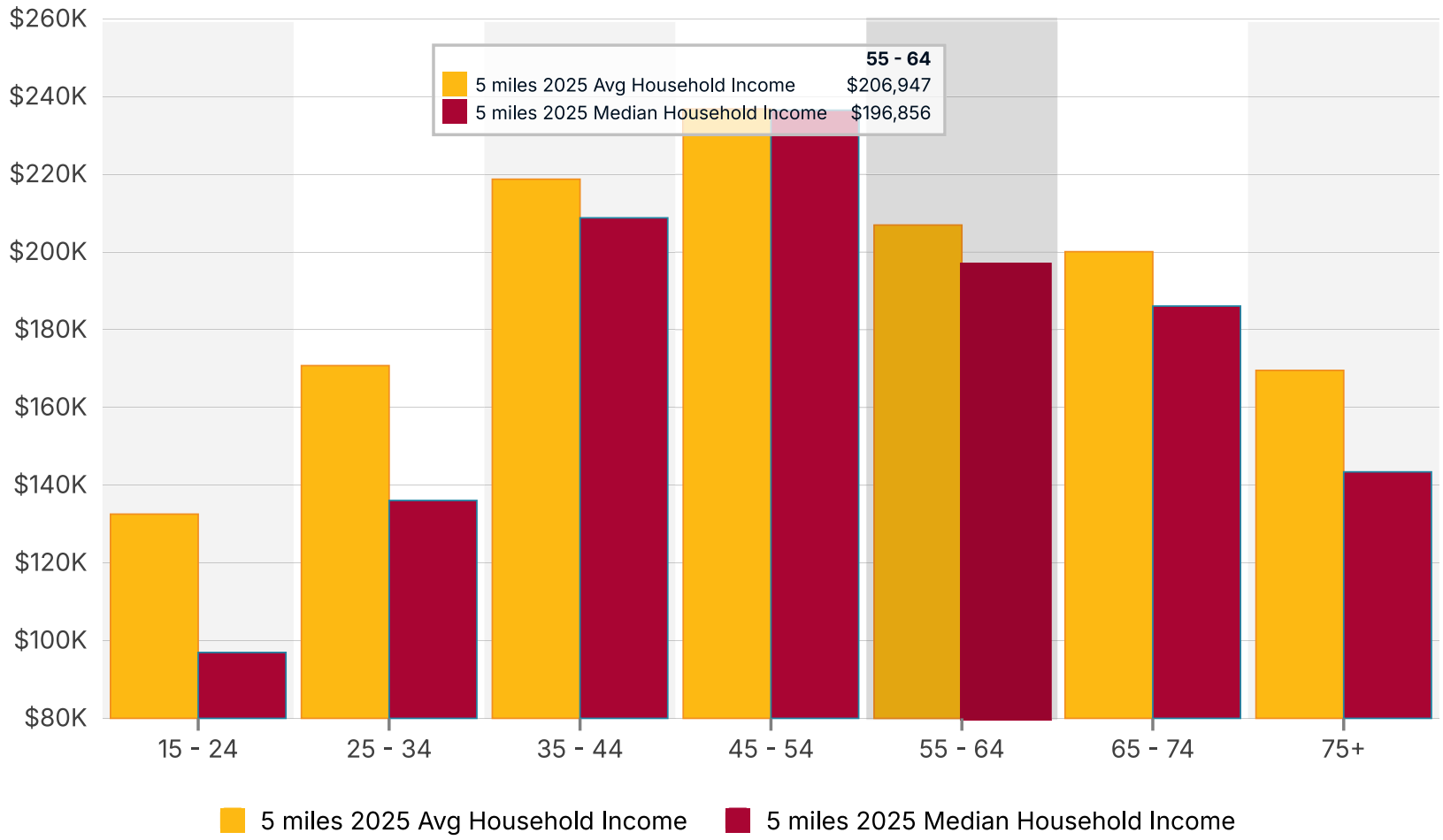
KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

Household Income by Age

Household Income By Age

Currency: USD ($)



Exclusively marketed by:

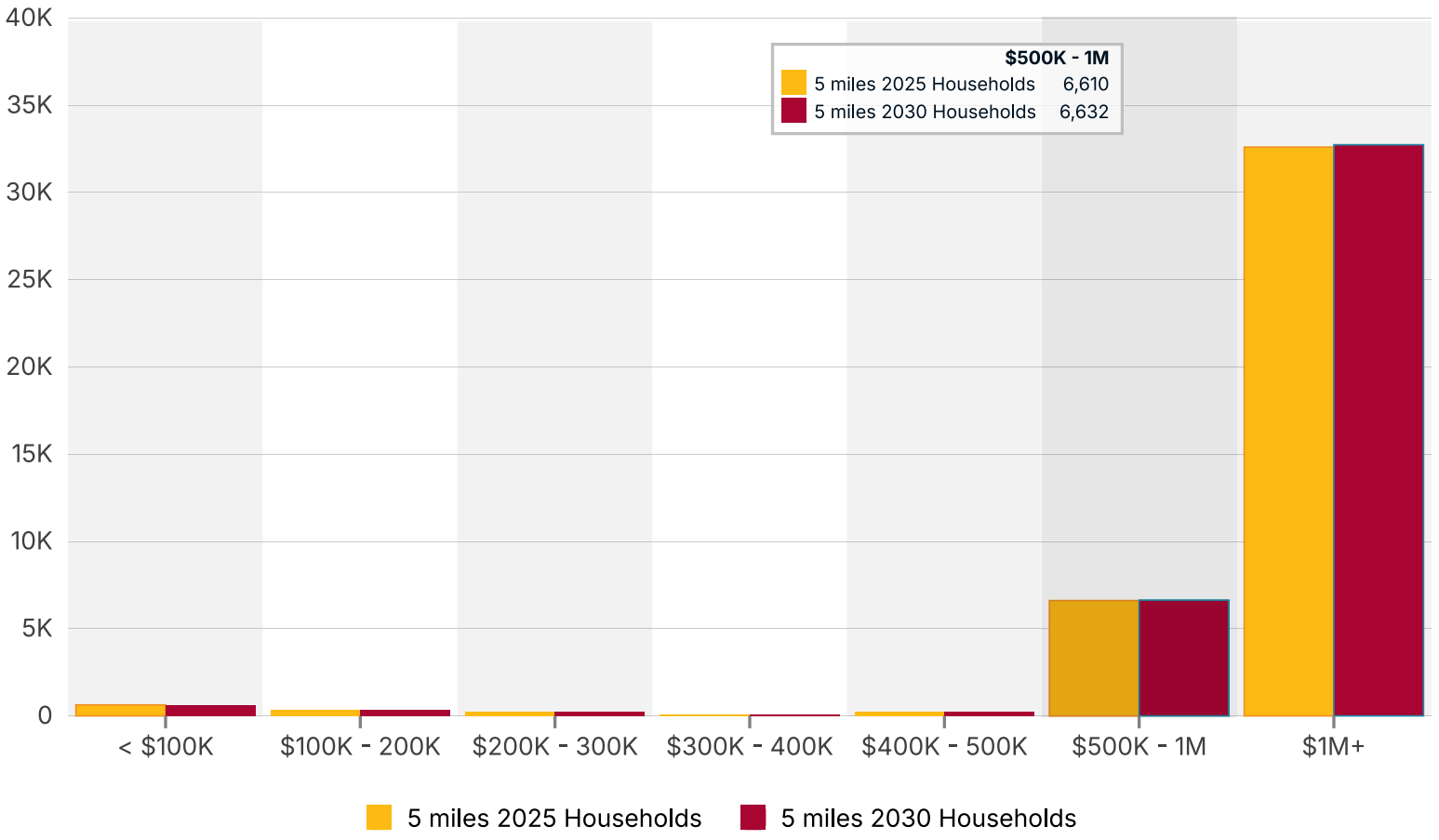
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

Home Values

Currency: USD ($)



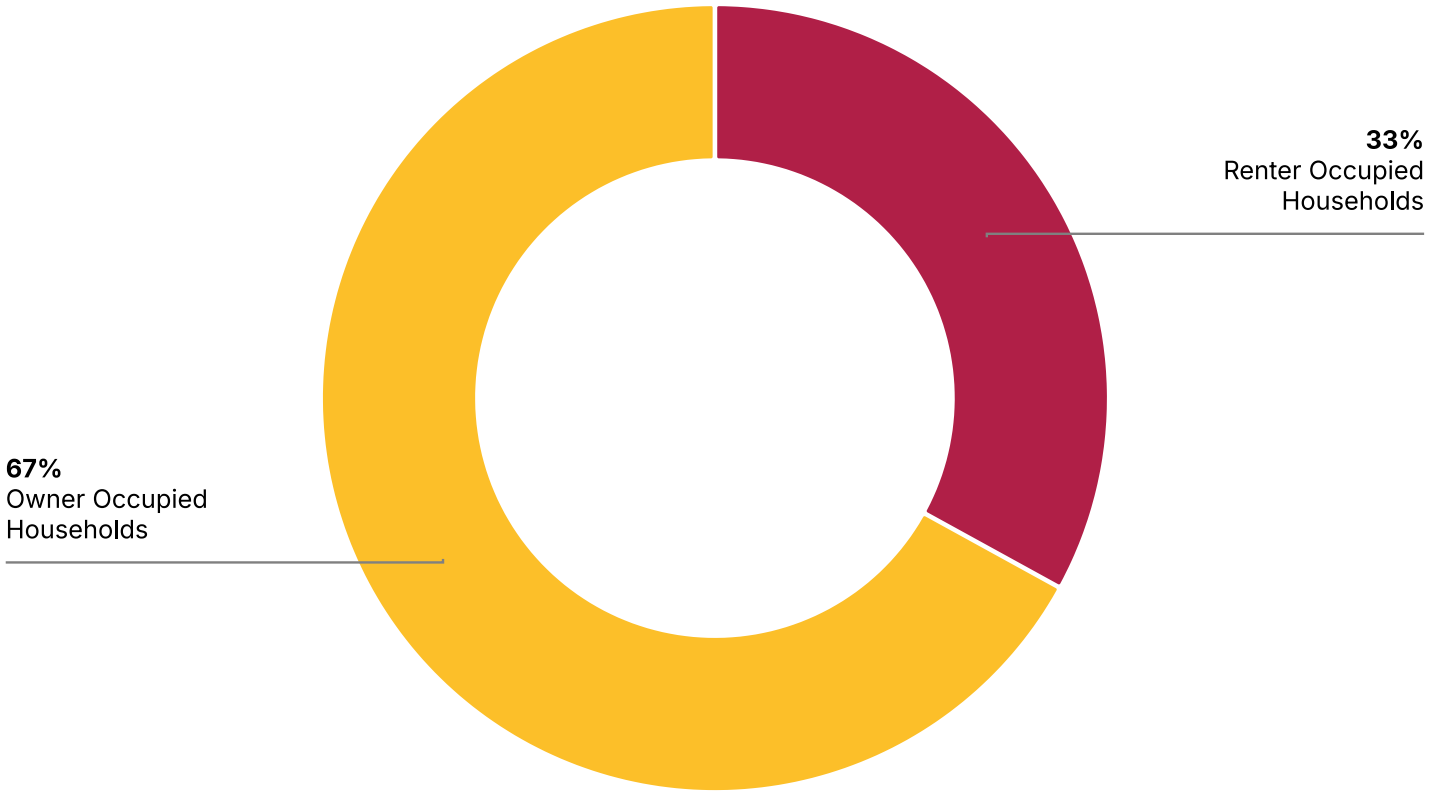
Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

Household Occupancy

Housing Occupancy



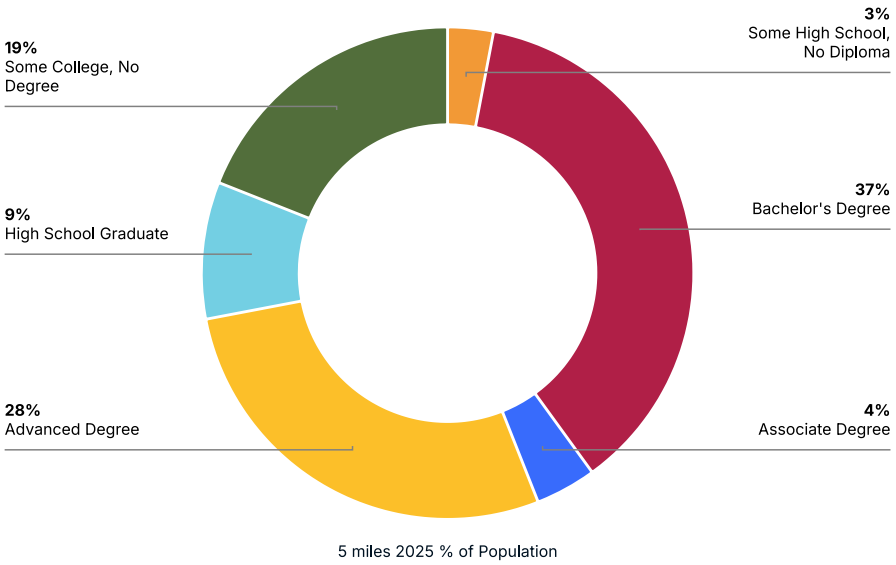
5 miles 2025 Housing Units

Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

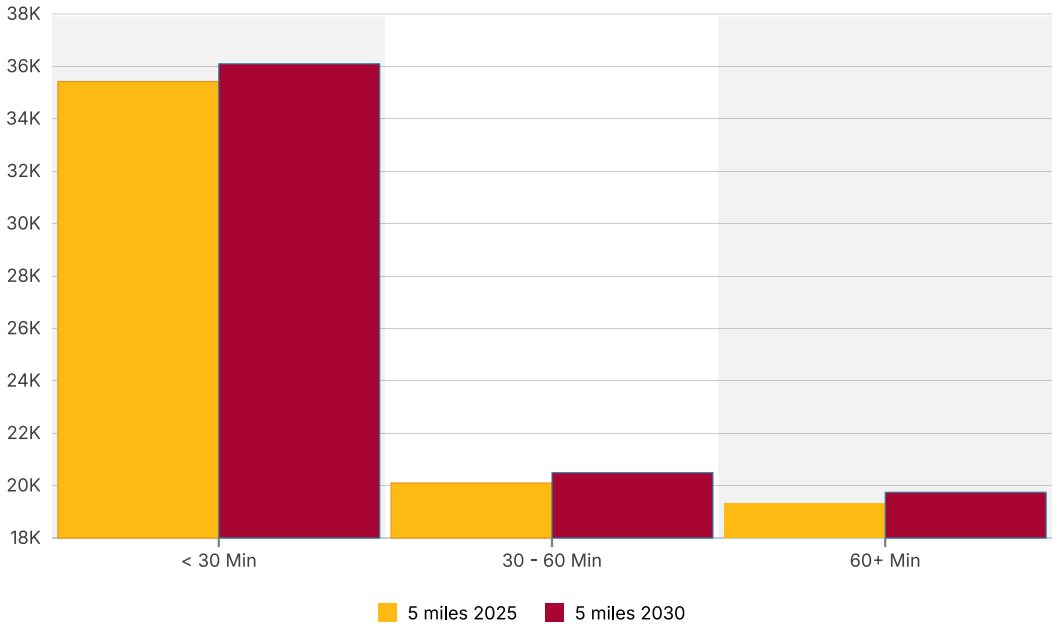
KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

Educational Attainment



Population Travel to Work



Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757

CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable and is provided solely for informational purposes. While every effort has been made to present accurate information, neither the Owner nor the Broker makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

Prospective purchasers are encouraged to conduct their own independent investigations and due diligence concerning the property, including, without limitation, physical condition, zoning, land use regulations, governmental approvals, environmental matters, and all other issues affecting the acquisition and future development of the property.

The property is offered subject to prior sale, withdrawal from the market, change in price, or modification of terms without notice.

Exclusively marketed by:
KEN KHO, Broker-Associate
CA Lic: 01759705
Legacy Real Estate & Associates
CA Lic: 01154757
(510) 396-5408 • ken@kho.net

KHO REAL ESTATE
LIC # 01759705

LEGACY REAL ESTATE & ASSOCIATES
LIC # 01154757