

## Sunset Development Breaks Ground on 300,000 SQFT City Center Bishop Ranch Retail Project

By [Jon Peterson](#)



San Ramon-based Sunset Development Company has broken ground on its 300,000 square foot City Center Bishop Ranch retail development in San Ramon earlier this week. The first major tenant to enter the development is The Lot, a La Jolla, Calif.-based entertainment retailer. It will be taking 45,000 square feet in the project.

“We view our space in this project as a flagship location for our company in Northern California. The amount of space that we are taking will be the largest that we have ever done, and this is our first location in the region. We feel very strongly about the demographics in the area around San Ramon. Our thinking is that our location will have a draw of 10 miles away from the property,” says Adolfo Fastlicht, chief executive officer of The Lot.

This tenant will have an entertainment experience that will include a mixture of movies/restaurant, bar/café. The theater part of the operation will include a 10-screen cinema house that will have 800 full leather seats. In addition to the cinemas, The Lot City Center will also feature a bar with a social cocktail scene, sophisticated spirits and wine, a café offering craft coffee and artisan pastries, and a

restaurant serving breakfast, lunch, and dinner with California inspired food specialties created by Executive Chef Matt Sramek, according to a statement. The restaurant will have seating for 200 people.

“We were looking for more than just a movie theatre,” said Alexander Mehran, Jr., president and COO of Sunset Development Company, developer of City Center Bishop Ranch in a statement. “So we’re very excited about bringing The Lot to the Bay Area. They have the vision, the resources, and the team to execute something very special. We are developing a unique regional destination and with The Lot, we will have the most luxurious cinema and dining venue in the market.”

The Lot is hoping to find more locations to grow into in Northern California. “We have been looking at a variety of markets for the potential to open additional locations. This have included San Jose, Sunnyvale, Palo Alto, Marin County and San Francisco,” said Fastlicht.

Sunset Development is hoping to announce in the next few weeks some additional new tenants to the City Center project, according to the leadership. “These new tenants would include a combination of new restaurants and soft goods retailers. Our plan is to have the project 50 percent to 60 percent leased by the end of this year,” said Alex Mehran Sr., the chief executive officer of Sunset Development.

City Center Bishop Ranch is a project designed by the acclaimed Renzo Piano Building Workshop, headquartered in Paris, France. Renzo Piano is an internationally renowned, Pritzker Prize-winning Italian architect. In 2006, TIME magazine named him one of the 100 most influential people in the world. Among his many applauded works are the California Academy of Sciences in San Francisco, The Shard in London, Europe’s tallest skyscraper, and the admired new Whitney Museum in New York City.

In addition to The Lot, City Center will have 300,000 square feet of restaurants and retail around a beautiful, one-acre piazza. City Center Bishop Ranch is scheduled to open in fall 2018.

