

Commercial Real Estate

# Housing developer closes on slice of San Ramon's Bishop Ranch

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Sunset Development Company has sold off a 31-acre slice of San Ramon's Bishop Ranch.

SUNSET DEVELOPMENT CO.



By [Laura Waxmann](#) – Staff Reporter, San Francisco Business Times  
48 minutes ago

## IN THIS ARTICLE

**SummerHill Homes**  
Company

**Sunset Development Co.**  
Company

**Chris Neighbor**  
Person

**Alex Mehran, Jr.**  
Person

SummerHill Homes is officially the owner of 31 acres of San Ramon's Bishop Ranch, which it plans to transform into three new neighborhoods.

The developer, also based in San Ramon, was under contract for more than a year to purchase the site, and ultimately paid \$108 million in a deal with Bishop Ranch owner Sunset Development Co. that closed in December.

SummerHill last year secured entitlements from the city for the redevelopment project, which is dubbed City Village and calls for the construction of 268 for-sale detached homes and 136 town homes. City Village will also feature a two-acre public park, walking and biking trails, gathering nodes and a community barbecue area.

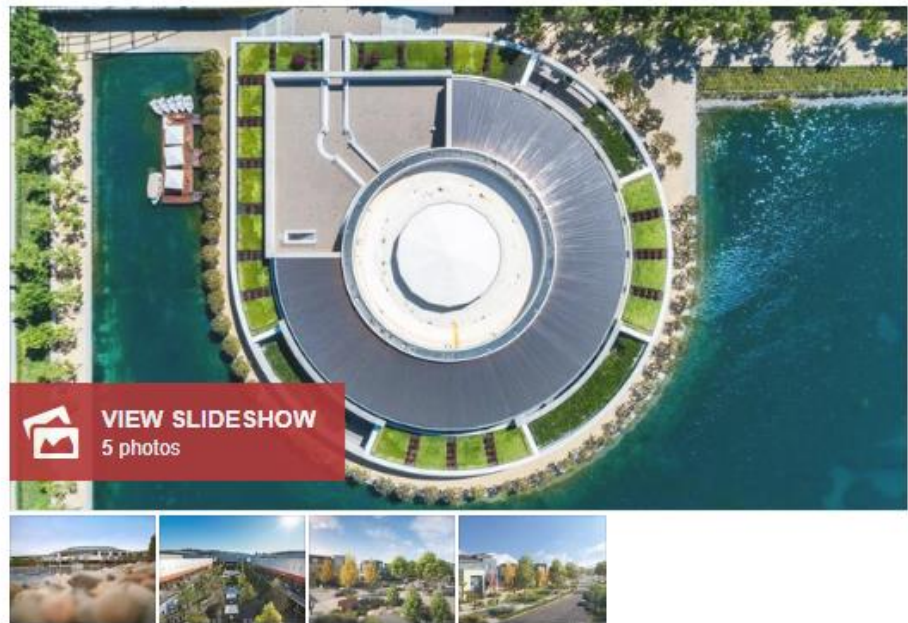
The homes will rise in the place of a [570,305 square-foot office complex](#) currently known as Bishop Ranch 6 at 2400-2440 Camino Ramon. Demolition has begun, and the goal is to break ground on the homes later in 2022, said SummerHill President [Chris Neighbor](#). Sales of the first phase of homes could begin in early 2023.

Neighbor, who grew up in San Ramon and whose office is located at Bishop Ranch, said that his team became involved with Bishop Ranch in the summer of 2020, when Sunset Development solicited proposals from developers.

"On a personal level, I was super excited to see something at Bishop Ranch – San Ramon never truly had housing in what I call the downtown area," Neighbor said.

SummerHill's communities are largely based in Silicon Valley, and Neighbor said that some of the things that attracted the team to Bishop Ranch were its "walkability, the transit, the jobs, the investment that Sunset has made into City Center," referring to [a retail development built by Sunset Development](#) within Bishop Ranch.

"That's exactly what we have seen in the market place since Covid-19 came across us, that people want to own, they want their own private space and they want something walkable," he said. "We have been doing this in Silicon Valley and the core BayArea for years, so it was mainly the opportunity that attracted us – that we can do these master planned communities right here in Bishop Ranch."



Neighbor added that Bay Area employees have won more flexibility in the era of remote work brought on by the pandemic, and that there is an increased interest from home buyers looking to settle down in the Tri-Valley market.

City Village will be part of Sunset's master plan for Bishop Ranch, **which is slated to include 4,500 new homes,** 166,000 square feet of commercial space and a 169-room hotel.

Sunset Development **purchased Bishop Ranch in 1978,** creating in the decades since a business park that has transformed the region. It became home to Fortune 500 companies and has helped make the Tri-Valley region one of the fastest growing parts of the Bay Area.

SummerHill's project would be the first to bring housing to Bishop Ranch.



"Originally we proposed a little bit of everything here in the 1970s – office, industrial and housing – but the people said no to the housing. So we built all of these (commercial) buildings and jobs came here, and now everyone is densifying the office place and so we have more employees fitting into less space, and we are able to put some houses in. So the dream is sort of coming back to 360," said [Alex Mehran, Jr.](#), president and chief executive officer of Sunset Development.

Mehran said that his team's vision is to transform Bishop Ranch into the "best suburban downtown you can live in anywhere."