

PREMIUM RELOCATION GUIDE

THE 680 / 24 CORRIDOR

*A Lifestyle Guide to Walnut Creek,
Lafayette, Orinda, Moraga,
Concord, Pleasant Hill, Martinez,
Alamo, Danville & San Ramon*

AD

ADAM DOBRINICH
REAL ESTATE

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YOUR RELOCATION GUIDE

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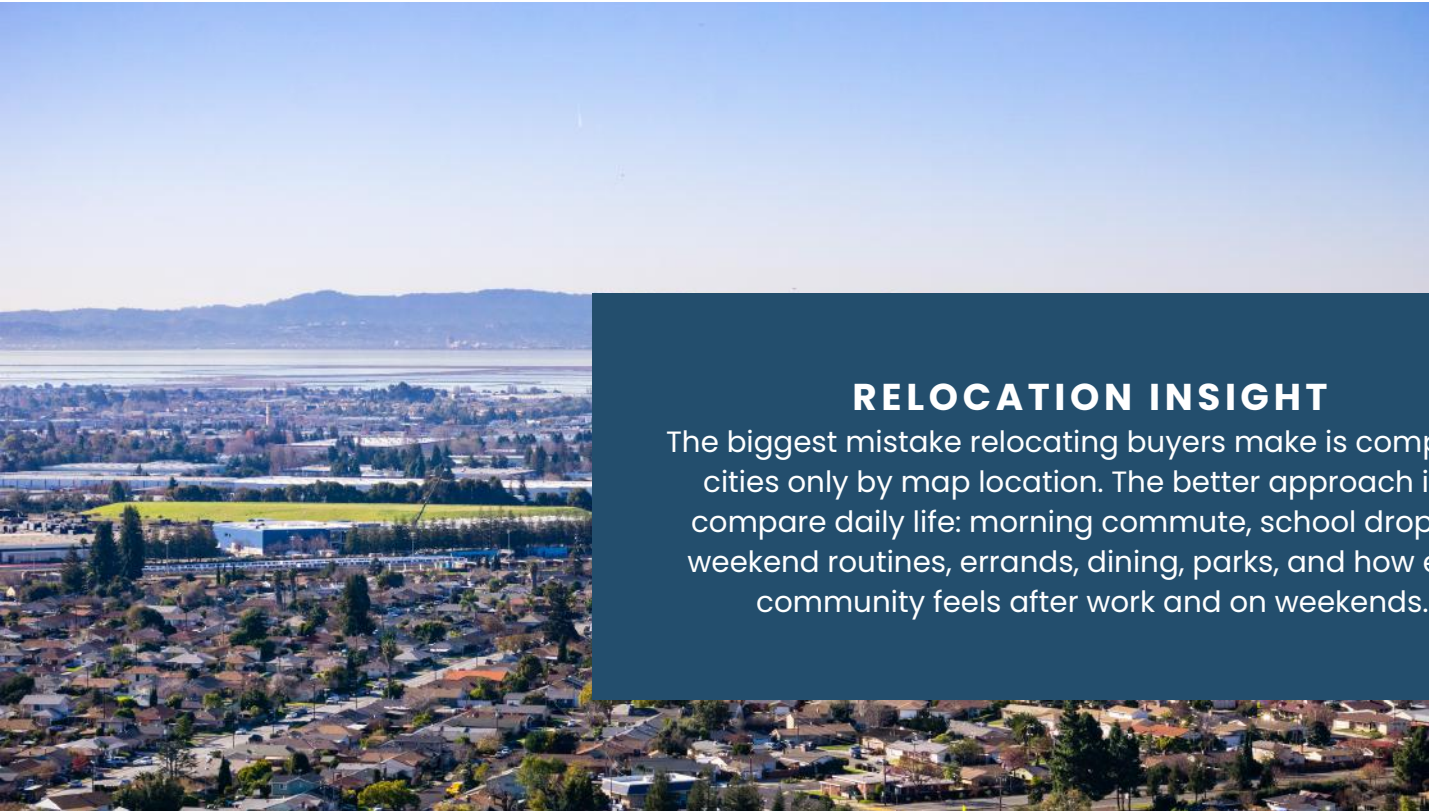
Learn how we can help you compare communities, plan your move, and find the right fit along the 680 / 24 Corridor.





WELCOME TO THE 680 / 24 CORRIDOR

YOUR 680 / 24 CORRIDOR RELOCATION EXPERT



RELOCATION INSIGHT

The biggest mistake relocating buyers make is comparing cities only by map location. The better approach is to compare daily life: morning commute, school drop-off, weekend routines, errands, dining, parks, and how each community feels after work and on weekends.

Moving to the East Bay is not just about choosing a house. It is about choosing a lifestyle, a commute pattern, a school environment, a weekend rhythm, and a community that fits the way you want to live.

The 680 / 24 Corridor brings together some of the East Bay's most desirable residential communities, each with its own personality. Some areas feel polished and walkable. Others offer quiet hillsides, larger residential lots, historic downtowns, convenient BART access, or easy connection to regional job centers.

This guide was created to help you compare the communities that matter most when relocating to the East Bay, including Walnut Creek, Lafayette, Orinda, Moraga, Concord, Pleasant Hill, Martinez, Alamo, Danville, and San Ramon.

WHAT YOU'LL FIND INSIDE

- Local lifestyle insights for each city
- Neighborhood personality breakdowns
- BART and commute considerations
- School research links
- Family-friendly activity ideas
- Shopping, dining, parks, and local culture
- Video tour QR code placeholders
- Practical relocation resources

MEET

ADAM DOBRINICH

Hello, I'm Adam Dobrinich, your real estate partner for premier residential properties and your #1 resource for living in San Francisco Bay Area. My team and I have a simple, ambitious goal. To execute the result you want with an exceptional experience — whether that's selling or buying a home.

As a lifelong Bay Area resident with more than 15 years of helping clients in our community with their unique real estate needs, I'm proud to say that we have a track record of achieving that goal.

One of the things I am most proud of is the many lasting friendships I have built with my clients along the way.

[SCHEDULE A MEETING](#)



WHY MOVE

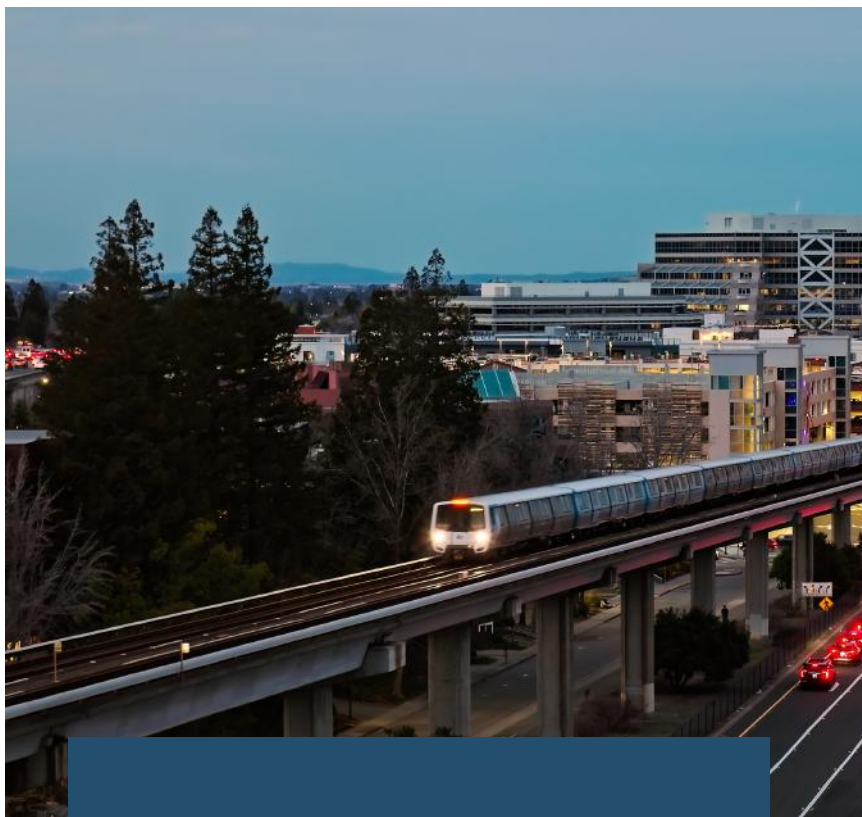
WHAT TO EXPECT WHEN YOU MOVE HERE



LIVING ALONG THE 680 / 24 CORRIDOR

The 680 / 24 Corridor is known for its balance of suburban comfort, regional access, established neighborhoods, outdoor recreation, and city-by-city personality.

This part of the East Bay appeals to people who want access to work, schools, parks, restaurants, trails, shopping, and community life without feeling disconnected from the Bay Area.

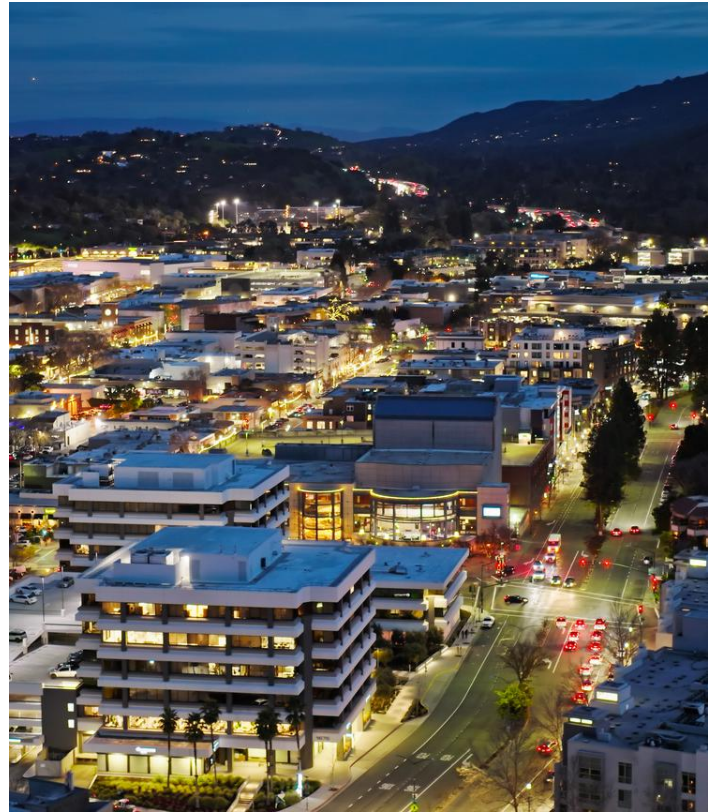


WHAT MAKES THIS CORRIDOR DIFFERENT

- Strong access to BART in several communities
- Convenient routes toward Oakland, San Francisco, Berkeley, Tri-Valley, and Silicon Valley connections
- A mix of walkable downtowns and quiet residential neighborhoods
- Hillside, valley, and creekside settings
- Access to regional trails, open space, parks, and recreation
- Family-oriented community programming and seasonal events
- Distinct city personalities within a relatively connected region

WHY MOVE

WHAT TO EXPECT WHEN YOU MOVE HERE



LIFESTYLE SNAPSHOT

- For commuters: BART access and freeway routes are major decision points.
- For families: School boundaries, youth activities, parks, and daily convenience matter.
- For professionals: Walnut Creek, Bishop Ranch, BART, and regional job hubs shape the lifestyle.
- For outdoor lovers: Trails, open space, reservoirs, and Mount Diablo access are part of everyday life.
- For relocation buyers: The right city often depends on how much you value walkability, schools, commute style, space, and community pace.

EAST BAY WEATHER OVERVIEW

WEATHER & SEASONAL LIVING



PRACTICAL RELOCATION INSIGHT

If you are moving from a coastal city, expect warmer afternoons in the inland valley communities. If you are moving from a hotter inland market, the corridor may feel more balanced because evenings often cool down and outdoor living is common.

The 680 / 24 Corridor generally has a Mediterranean-style climate, with warmer inland summers, cooler winter mornings, and seasonal rain patterns. Contra Costa County's inland valleys are often warmer than coastal Bay Area communities because the East Bay hills reduce the direct cooling effect of the ocean.

WHAT RELOCATING BUYERS SHOULD KNOW

- Summers can feel warm and dry, especially farther inland.
- Mornings and evenings can cool down quickly, especially near the hills.
- Winter is typically the season when rain is most noticeable.
- Some areas closer to the Carquinez Strait, including Martinez, can feel more influenced by water and breeze.
- Air quality alerts can happen seasonally, so many residents follow Spare the Air updates.

FAMILY-FRIENDLY COMMUNITY LIVING

WHAT FAMILIES LOVE ABOUT THE CORRIDOR

Families are often drawn to the 680 / 24 Corridor because it offers a strong mix of neighborhood identity, school research options, parks, youth programs, sports, trails, and community events.

This is an area where daily life often centers around schools, weekend sports, downtown dining, farmers markets, hiking trails, and local recreation programs.



RELOCATION INSIGHT

For families, the best city is not always the one that looks best on paper. It is the one where the school routine, commute, activity schedule, and neighborhood feel all work together.

FAMILY LIFESTYLE FEATURES

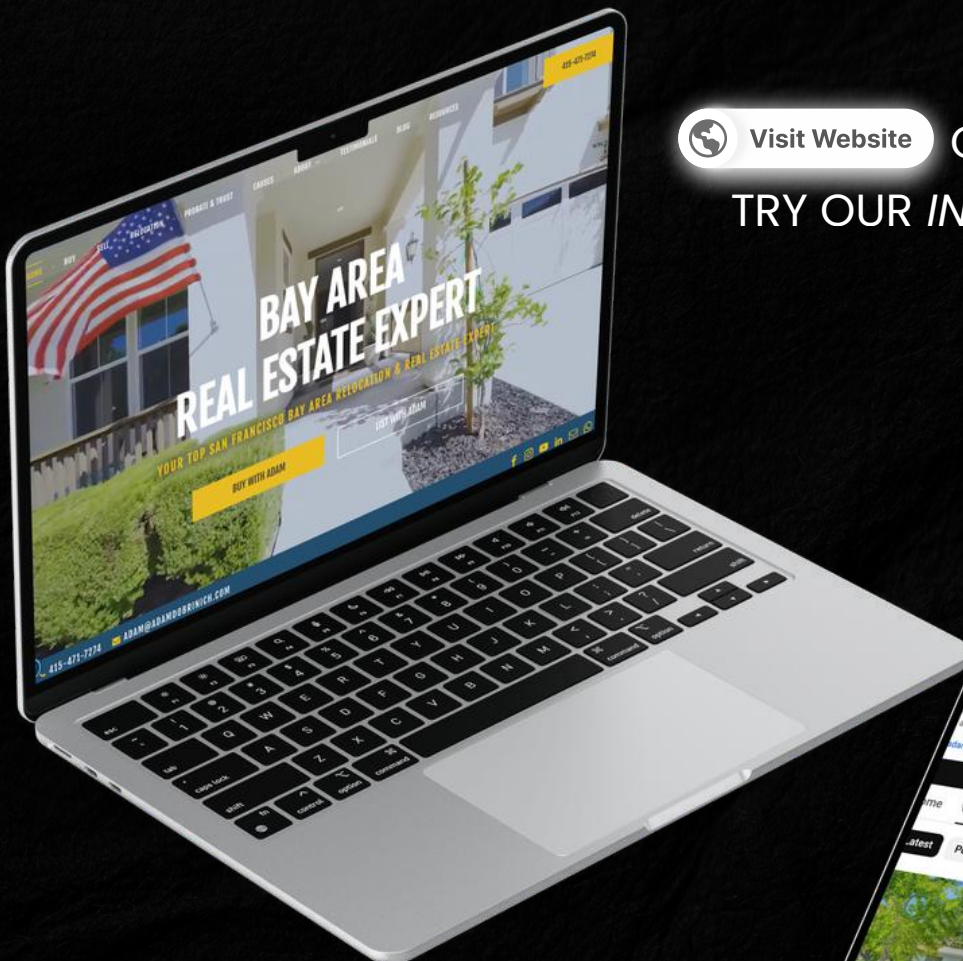
- Community parks and recreation departments
- Youth sports and seasonal camps
- Arts, music, and enrichment programs
- Walkable downtown areas in select communities
- Trail access and open space
- School districts that buyers often research early in the relocation process
- BART and freeway access for working parents
- Local events that help families feel connected quickly

EXPLORE BEFORE YOU MOVE

WATCH REAL ESTATE VIDEO TOURS ACROSS THE 680 / 24 CORRIDOR



Thinking about moving to Walnut Creek, Lafayette, Orinda, Moraga, Concord, Pleasant Hill, Martinez, Alamo, Danville, or San Ramon? Our YouTube channel gives you a real look at the communities, neighborhoods, lifestyle, commute routes, parks, downtown areas, and home styles across the 680 / 24 Corridor.



Visit Website OUR **WEBSITE** TO
TRY OUR *INTERACTIVE MAP!*



DON'T **FORGET** TO
SO YOU NEVER MISS A
CONTENT!

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NEIGHBORHOODS OVERVIEW

HOW TO CHOOSE THE RIGHT NEIGHBORHOOD



The 680 / 24 Corridor is not a one-size-fits-all market. Even within the same city, neighborhoods can feel very different depending on elevation, walkability, lot style, school boundary, commute access, and proximity to parks or downtown.

COMPARE NEIGHBORHOODS BY

- Drive-to-BART convenience
- Walkability to downtown or parks
- School boundary research
- Home style and lot setting
- Hillside versus flatter neighborhoods
- Access to errands and dining
- Weekend lifestyle
- Commute direction
- Street feel and neighborhood pace

COMMON HOUSING STYLES ACROSS THE CORRIDOR

- Established single-family neighborhoods
- Hillside homes with scenic settings
- Townhomes and condominium communities
- Ranch-style homes in older residential areas
- Larger-lot residential pockets
- Newer planned communities in select areas
- Walkable downtown-adjacent homes
- Low-maintenance housing near transit or retail

CITY SECTION

WALNUT CREEK



WHAT IT'S LIKE TO LIVE IN WALNUT CREEK

Walnut Creek is one of the corridor's most connected lifestyle hubs. It blends urban convenience with East Bay residential comfort, offering downtown dining, shopping, arts, BART access, parks, medical services, and easy regional connections.

It is a strong fit for buyers who want a more active city feel while still being close to established neighborhoods, trails, and suburban routines.



THINGS TO DO AND CHILDREN ACTIVITIES

THINGS TO DO



Shopping: Downtown Walnut Creek, Broadway Plaza, boutique shops, home stores

Dining: Downtown restaurants, cafés, wine bars, casual brunch spots

Outdoors: Iron Horse Trail, Shell Ridge Open Space, Heather Farm Park, Lime Ridge

Annual Events: Downtown festivals, seasonal events, art-focused programming, holiday gatherings

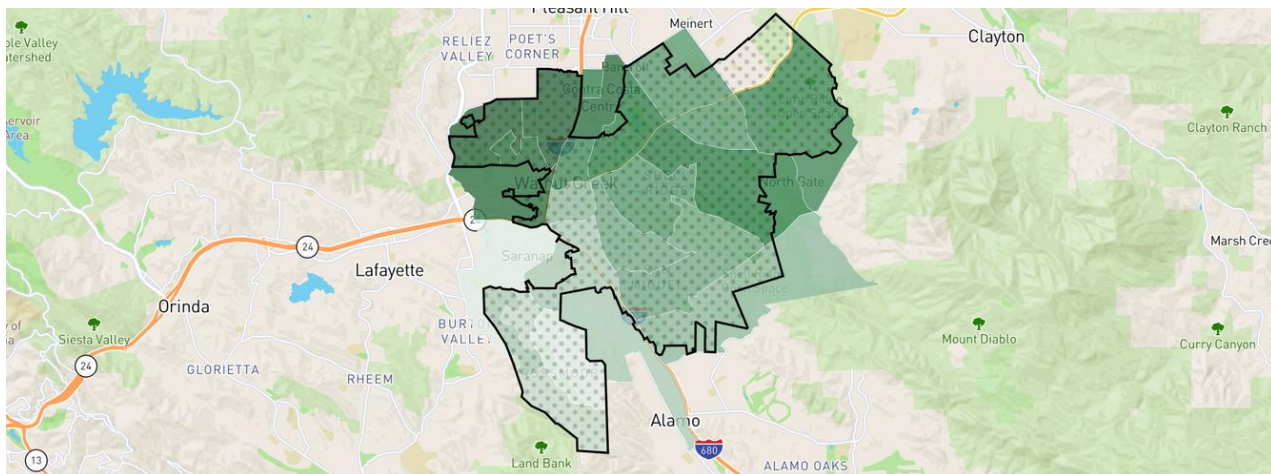
Walnut Creek Downtown highlights public art, parks, gathering spaces, and local attractions for visitors and residents.

CHILDREN'S ACTIVITIES

- Walnut Creek recreation classes
- Youth sports leagues
- Dance, music, and art programs
- Summer camps
- Library programs
- Family-friendly park activities

NEIGHBORHOOD MAP AND BREAKDOWN

NEIGHBORHOOD OVERVIEW



DOWNTOWN WALNUT CREEK

- **Description:** Walkable, energetic, close to restaurants, shopping, BART, and entertainment.
- **Property Types:** Condos, townhomes, single-family homes near downtown.
- **Housing Profile:** Best for buyers who want convenience and a more active daily routine.
- **Nearest BART:** Walnut Creek BART.

SARANAP

- **Description:** Residential pocket between Walnut Creek and Lafayette with local charm and convenient corridor access.
- **Property Types:** Single-family homes, updated older homes, varied residential styles.
- **Housing Profile:** Appeals to buyers who want a central location with a neighborhood feel.
- **Nearest BART:** Walnut Creek or Lafayette BART.

NORTHGATE

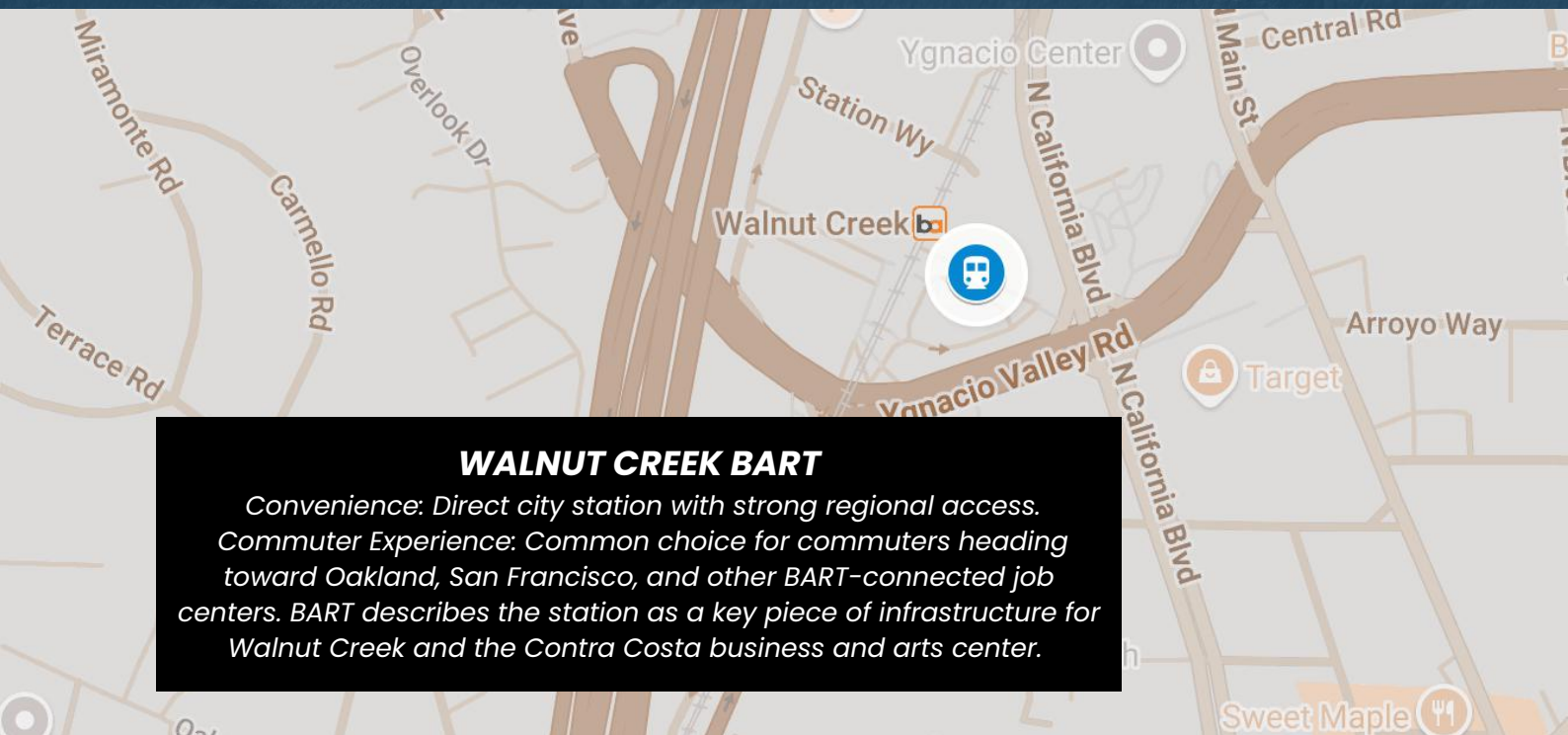
- **Description:** Residential area known for a quieter setting, neighborhood schools, and access toward open space.
- **Property Types:** Single-family homes, larger residential settings, established streets.
- **Housing Profile:** Suited for buyers looking for a suburban feel with outdoor access.
- **Nearest BART:** Walnut Creek BART.

RUDGEAR / LIVORNA ESTATES

- **Description:** Residential setting near the southern side of Walnut Creek with access toward Alamo and Danville.
- **Property Types:** Single-family homes, established neighborhoods.
- **Housing Profile:** Often considered by buyers who want a quieter setting near the 680 corridor.
- **Nearest BART:** Walnut Creek BART.

TRANSPORTATION, SCHOOLS & VIDEO RESOURCES

CLOSEST BART STATION



WALNUT CREEK BART

*Convenience: Direct city station with strong regional access.
Commuter Experience: Common choice for commuters heading toward Oakland, San Francisco, and other BART-connected job centers. BART describes the station as a key piece of infrastructure for Walnut Creek and the Contra Costa business and arts center.*

TRAFFIC & COMMUTING

Main Routes: I-680, Highway 24, Ygnacio Valley Road, Treat Boulevard.

Rush Hour Expectations: Heavier traffic near freeway merges, downtown corridors, and commuter access points.

Employment Access: Strong for Walnut Creek business centers, Oakland, San Francisco, Bishop Ranch, and regional East Bay hubs.

SCHOOLS TO RESEARCH

- Las Lomas High School
- Northgate High School
- Walnut Creek Intermediate
- Foothill Middle School
- Walnut Heights Elementary
- Valle Verde Elementary
- Parkmead Elementary



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 YouTube



Watch our full Walnut Creek video tour before you schedule your community visit.

[GREATSCHOOLS](#)

CITY SECTION

LAFAYETTE



WHAT IT'S LIKE TO LIVE IN LAFAYETTE

Lafayette has a polished small-town feel with a strong downtown, scenic hills, trail access, and a residential rhythm that feels calm but connected.

It is a strong fit for buyers who want a quieter lifestyle, local dining, outdoor recreation, and access to BART without giving up a neighborhood-centered environment.



THINGS TO DO AND CHILDREN ACTIVITIES

THINGS TO DO



Shopping: Downtown Lafayette shops, local boutiques, neighborhood services

Dining: Local cafés, restaurants, bakeries, family-friendly dining

Outdoors: Lafayette Reservoir, community trails, open space, East Bay parks

Annual Events: Art and wine events, seasonal community programming, downtown gatherings

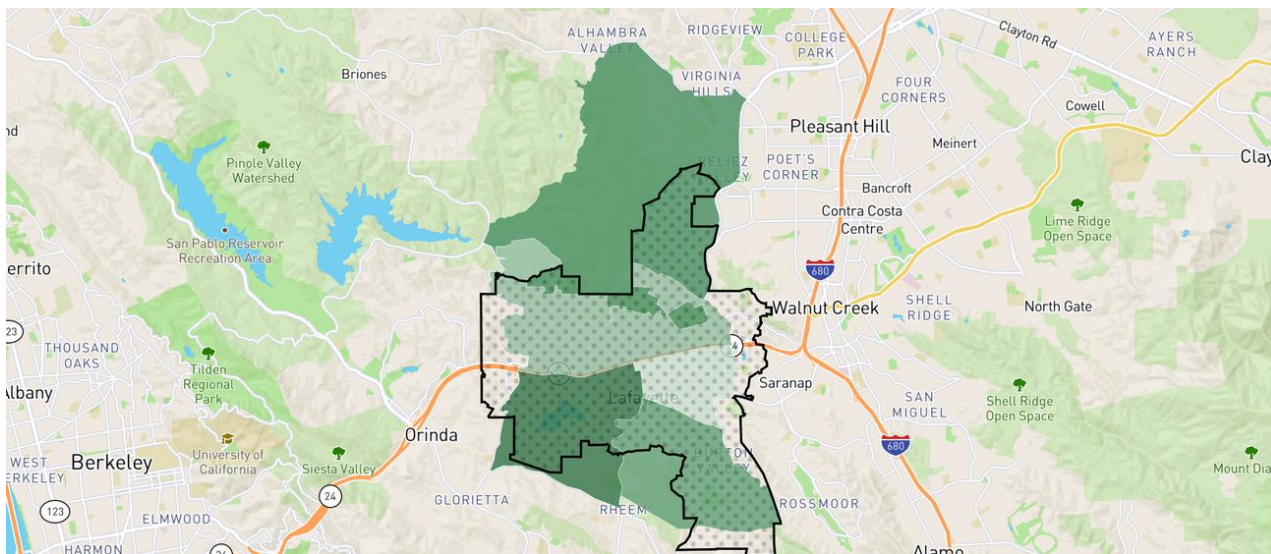
Experience Lafayette highlights hiking, biking, outdoor activities, art, culture, and community experiences.

CHILDREN'S ACTIVITIES

- Lafayette recreation programs
- Sports leagues
- Summer camps
- Art and music enrichment
- Reservoir walks and family picnics
- Youth-focused community programming

NEIGHBORHOOD MAP AND BREAKDOWN

NEIGHBORHOOD OVERVIEW



DOWNTOWN / HAPPY VALLEY AREA

- **Description:** Close to downtown, dining, and community amenities with a classic Lafayette feel.
- **Property Types:** Single-family homes, updated homes, hillside residences.
- **Housing Profile:** Great for buyers who want proximity to town with established neighborhood character.
- **Nearest BART:** Lafayette BART.

Burton Valley

- **Description:** Residential neighborhood with a community-centered feel and access to parks and schools.
- **Property Types:** Single-family homes, established streets, family-oriented layouts.
- **Housing Profile:** Appeals to buyers who want a quieter neighborhood routine.
- **Nearest BART:** Lafayette BART.

RELIEZ VALLEY

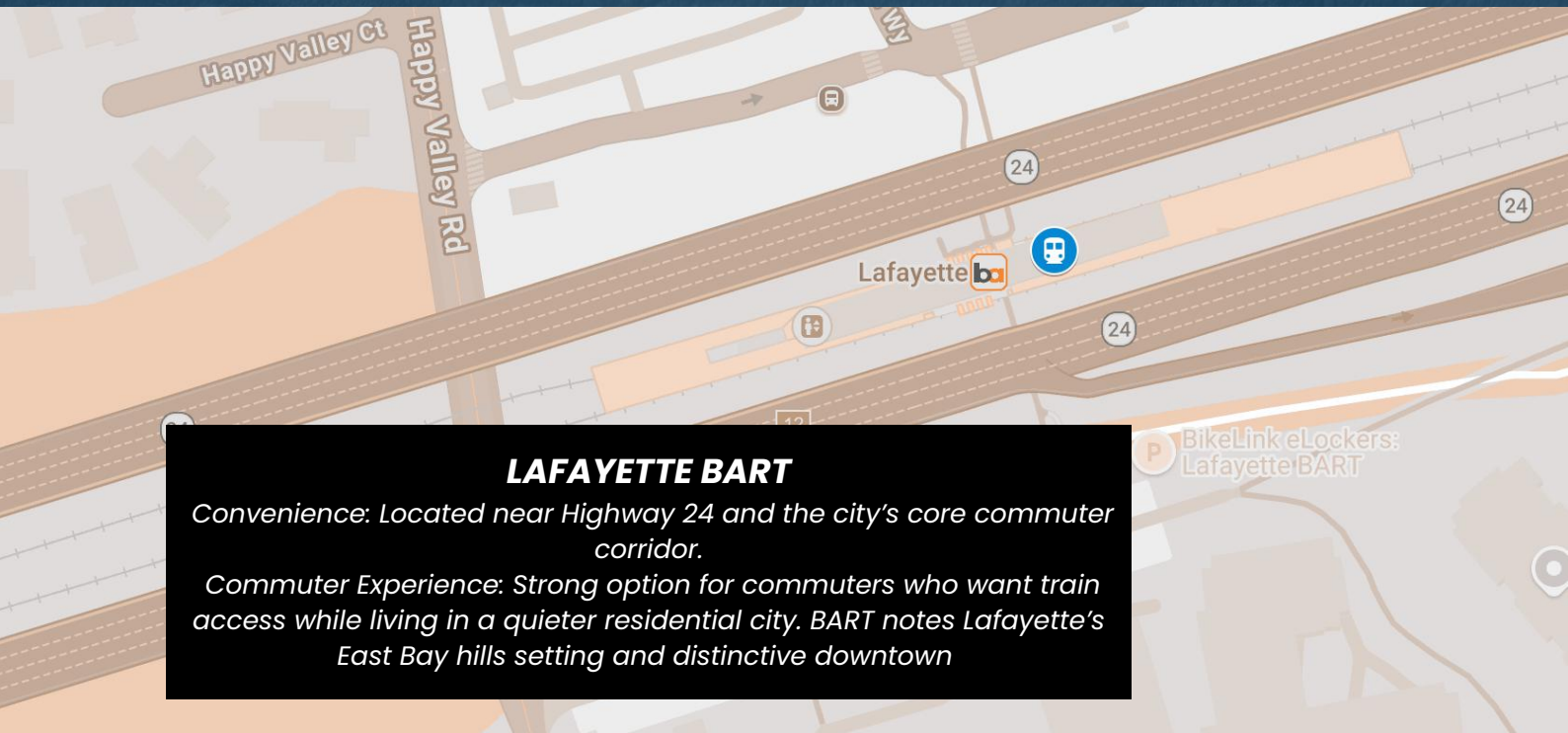
- **Description:** Scenic, more spread-out setting with hillside character and a peaceful residential atmosphere.
- **Property Types:** Larger-lot homes, hillside homes, custom-style properties.
- **Housing Profile:** Suited for buyers who value space, privacy, and a natural setting.
- **Nearest BART:** Lafayette BART.

SPRINGHILL

- **Description:** Residential pocket with a calm feel and convenient access to schools, roads, and daily needs.
- **Property Types:** Single-family homes, established residential streets.
- **Housing Profile:** Good for buyers looking for a neighborhood feel with regional access.
- **Nearest BART:** Lafayette BART.

TRANSPORTATION, SCHOOLS & VIDEO RESOURCES

CLOSEST BART STATION



LAFAYETTE BART

Convenience: Located near Highway 24 and the city's core commuter corridor.

Commuter Experience: Strong option for commuters who want train access while living in a quieter residential city. BART notes Lafayette's East Bay hills setting and distinctive downtown

TRAFFIC & COMMUTING

Main Routes: Highway 24, Mt. Diablo Boulevard, Pleasant Hill Road, Moraga Road.

Rush Hour Expectations: Traffic often builds around Highway 24 access points and school commute windows.

Employment Access: Convenient for Oakland, San Francisco via BART, Walnut Creek, and regional East Bay hubs.

SCHOOLS TO RESEARCH

- Acalanes High School
- M. H. Stanley Middle School
- Lafayette Elementary
- Burton Valley Elementary
- Happy Valley Elementary
- Springhill Elementary



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GREATSCHOOLS

CITY SECTION

ORINDA



WHAT IT'S LIKE TO LIVE IN ORINDA

Orinda has a peaceful, residential, hillside feel with a strong sense of local identity. It is known for its tree-lined roads, tucked-away neighborhoods, community events, theater culture, and access to BART.

It is a good fit for buyers who prefer a quieter setting with convenience to Highway 24 and regional transit.



THINGS TO DO AND CHILDREN ACTIVITIES

THINGS TO DO



Shopping: Local village shops, neighborhood services, nearby Lafayette and Walnut Creek access

Dining: Local cafés, casual dining, community gathering spots

Outdoors: Briones Regional Park, Orinda Community Park, nearby Lafayette Reservoir, regional trails

Annual Events: Community concerts, movies in the park, seasonal gatherings, downtown events

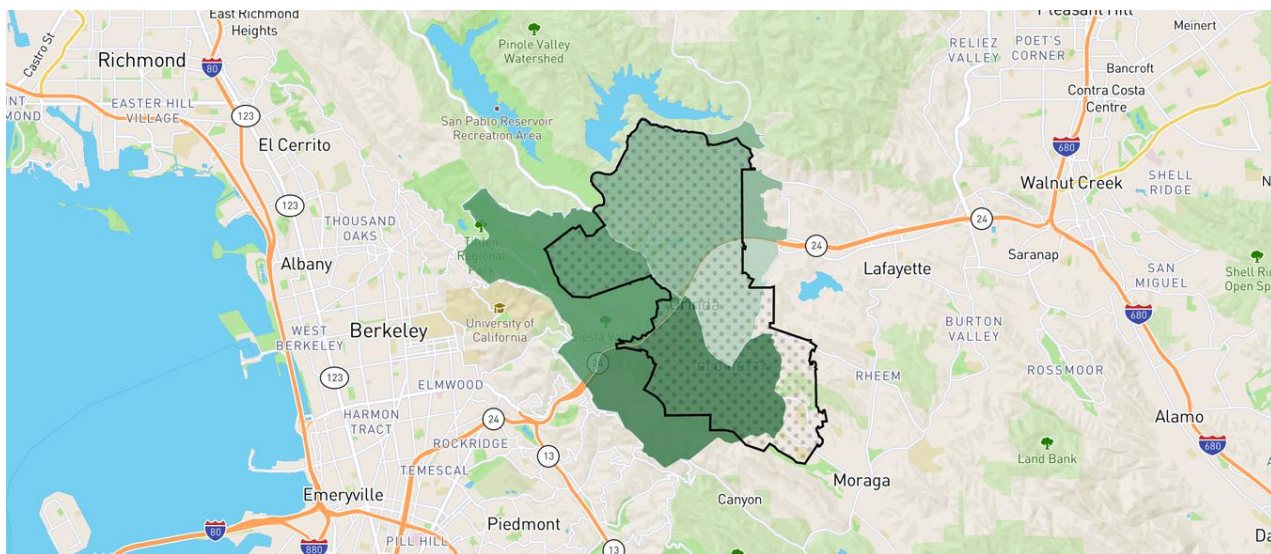
Orinda's city-sponsored events are designed to support civic pride, local businesses, and community connection.

CHILDREN'S ACTIVITIES

- Parks and recreation classes
- Youth sports
- Arts and theater programs
- Summer camps
- Library and community center activities
- Outdoor family time at parks and trails

NEIGHBORHOOD MAP AND BREAKDOWN

NEIGHBORHOOD OVERVIEW



SLEEPY HOLLOW

- **Description:** Quiet residential area with a strong neighborhood identity and wooded setting.
- **Property Types:** Single-family homes, hillside homes, established residences.
- **Housing Profile:** Appeals to buyers looking for privacy, nature, and a slower residential feel.
- **Nearest BART:** Orinda BART.

GLORIETTA

- **Description:** Residential neighborhood with convenient access to local schools and Highway 24 connections.
- **Property Types:** Single-family homes, established neighborhood streets.
- **Housing Profile:** Good for buyers who want a balance of residential calm and commute convenience.
- **Nearest BART:** Orinda BART.

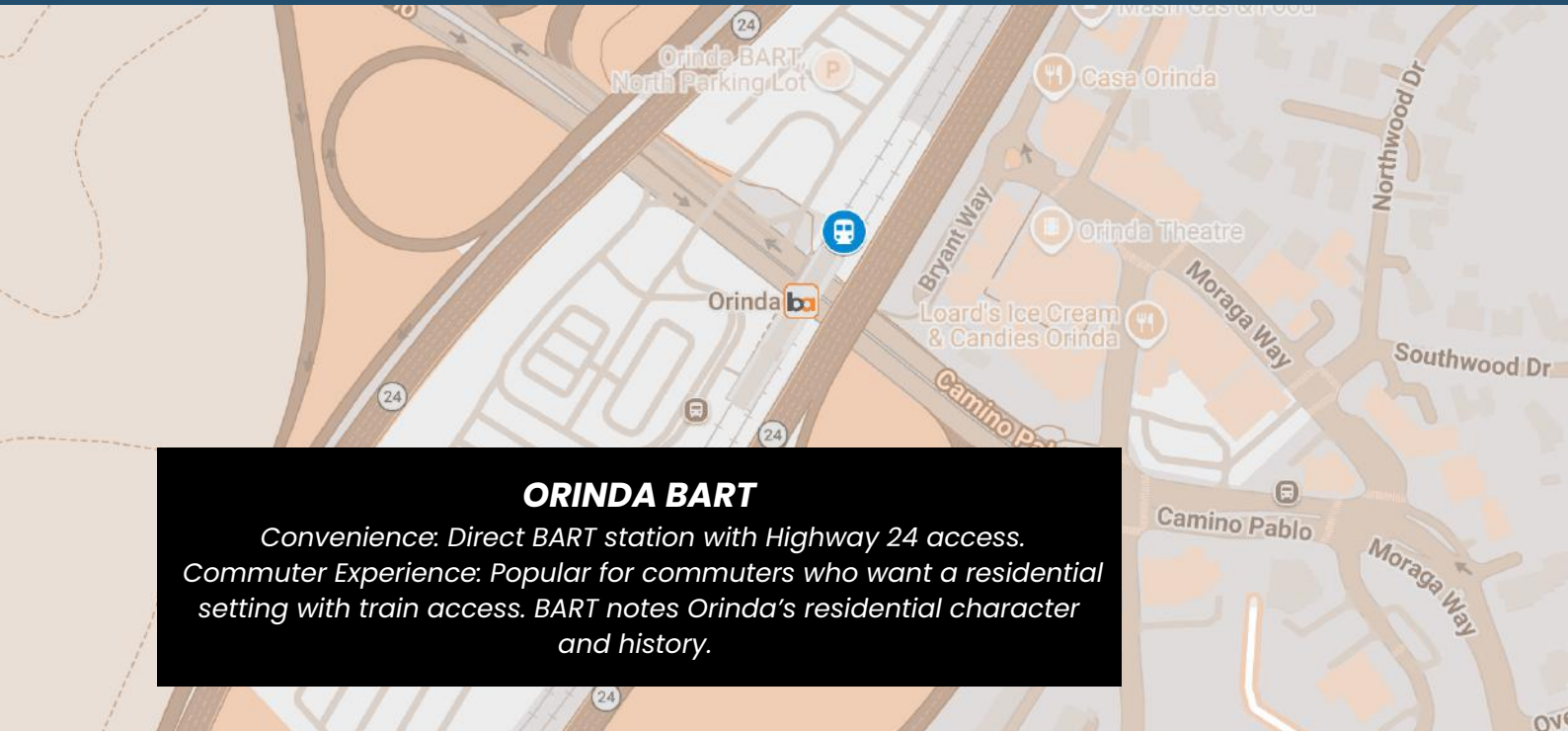
WILDER

- **Description:** Planned hillside community with newer homes, open space access, and a more defined neighborhood layout.
- **Property Types:** Newer single-family homes, planned community residences.
- **Housing Profile:** Fits buyers who want newer home styles and outdoor access.
- **Nearest BART:** Orinda BART.

ORINDA DOWNS / COUNTRY CLUB AREA

- **Description:** Residential setting near golf, trails, and local amenities.
- **Property Types:** Single-family homes, larger residential lots, custom-style properties.
- **Housing Profile:** Suited for buyers looking for a quiet and established setting.
- **Nearest BART:** Orinda BART.

CLOSEST BART STATION



ORINDA BART

*Convenience: Direct BART station with Highway 24 access.
Commuter Experience: Popular for commuters who want a residential setting with train access. BART notes Orinda's residential character and history.*

TRAFFIC & COMMUTING

Main Routes: Highway 24, Camino Pablo, Moraga Way.

Rush Hour Expectations: Traffic can build near Highway 24 access and school routes.

Employment Access: Strong for Oakland, San Francisco via BART, Berkeley, Walnut Creek, and Lamorinda-area commutes.

SCHOOLS TO RESEARCH

- Miramonte High School
- Orinda Intermediate School
- Glorietta Elementary
- Sleepy Hollow Elementary
- Wagner Ranch Elementary
- Del Rey Elementary



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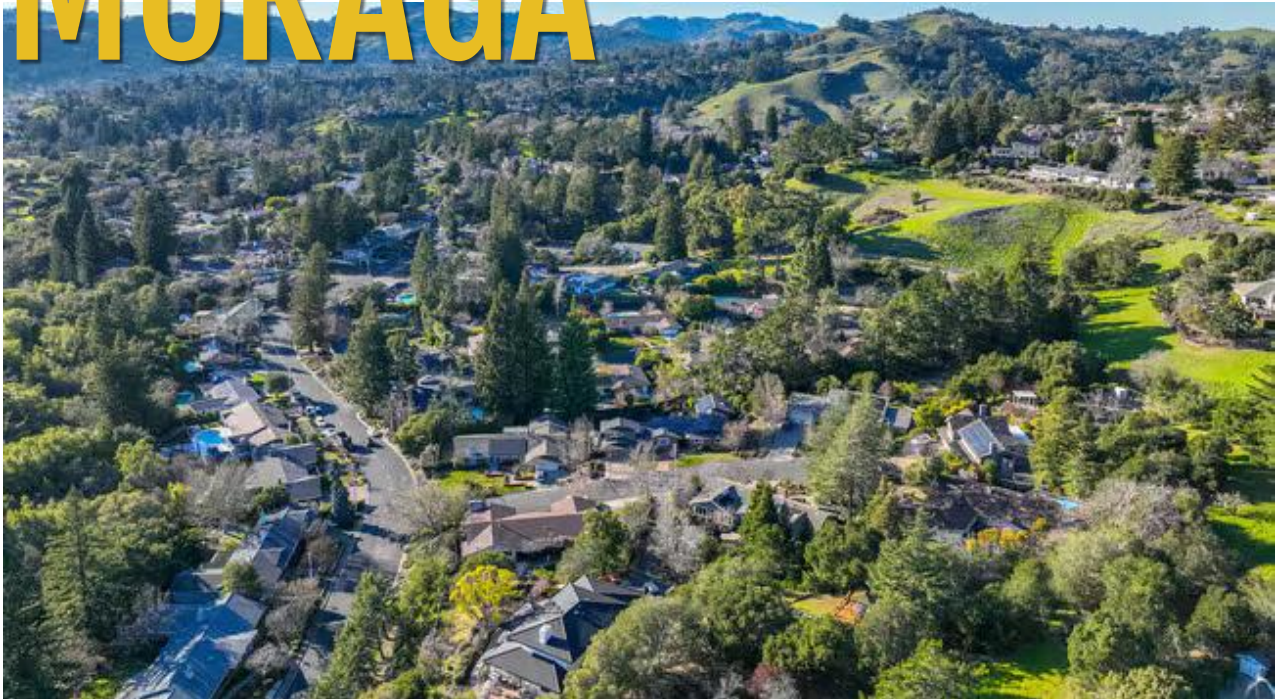


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[GREATSCHOOLS](#)

CITY SECTION

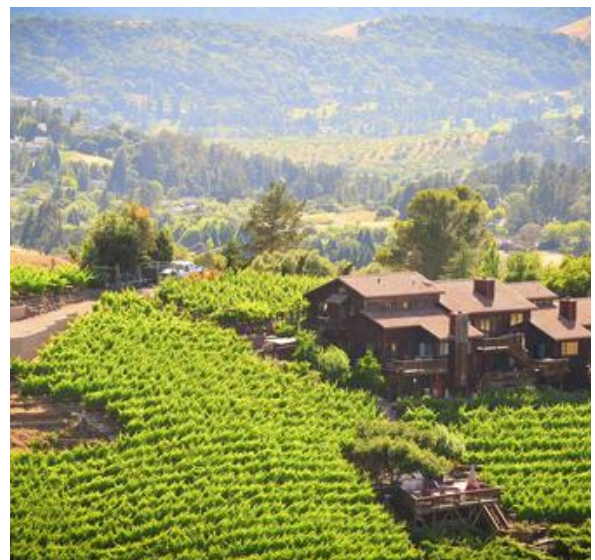
MORAGA



WHAT IT'S LIKE TO LIVE IN MORAGA

Moraga feels peaceful, residential, and community-oriented. It is tucked away from the busier freeway corridors, which gives it a quieter everyday pace while still keeping residents connected to Lafayette, Orinda, Walnut Creek, and the broader East Bay.

It is often considered by buyers who value a calm setting, schools, parks, trails, and a less urban lifestyle.



THINGS TO DO AND CHILDREN ACTIVITIES

THINGS TO DO



Shopping: Local shopping centers, neighborhood services, nearby Lamorinda and Walnut Creek access

Dining: Local cafés, family dining, casual restaurants

Outdoors: Moraga Commons, Lafayette-Moraga Regional Trail, nearby ridgelines and open space

Annual Events: Community concerts, seasonal recreation programming, family events Moraga Parks &

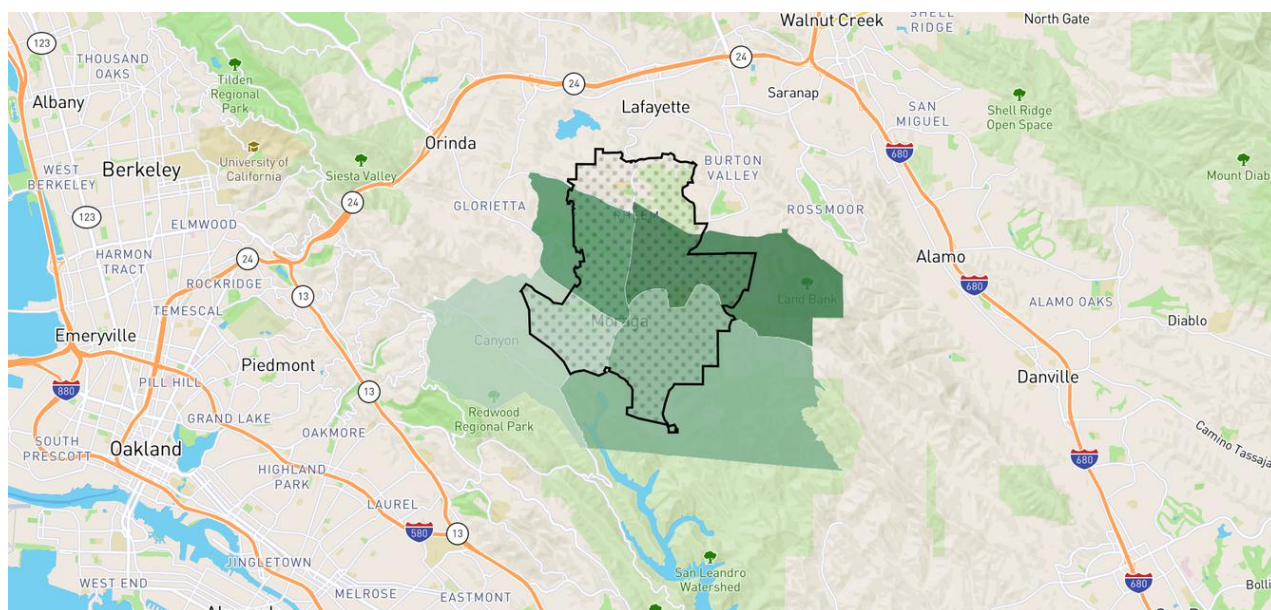
Recreation offers classes, camps, activities, and events through its local activity guide.

CHILDREN'S ACTIVITIES

- Moraga recreation classes
- Day camps
- Youth sports
- Arts and enrichment programs
- Trail walks and bike rides
- Park-based community events

NEIGHBORHOOD MAP AND BREAKDOWN

NEIGHBORHOOD OVERVIEW



RHEEM VALLEY

- **Description:** Residential area near shopping, schools, and local conveniences.
- **Property Types:** Single-family homes, townhomes, established neighborhoods.
- **Housing Profile:** Works well for buyers who want daily convenience within Moraga.
- **Nearest BART:** Lafayette or Orinda BART.

CAMPOLINDO AREA

- **Description:** Residential setting near schools, open space, and community amenities.
- **Property Types:** Single-family homes, hillside properties, established residences.
- **Housing Profile:** Appeals to buyers focused on a neighborhood and school-centered lifestyle.
- **Nearest BART:** Lafayette or

SANDERS RANCH

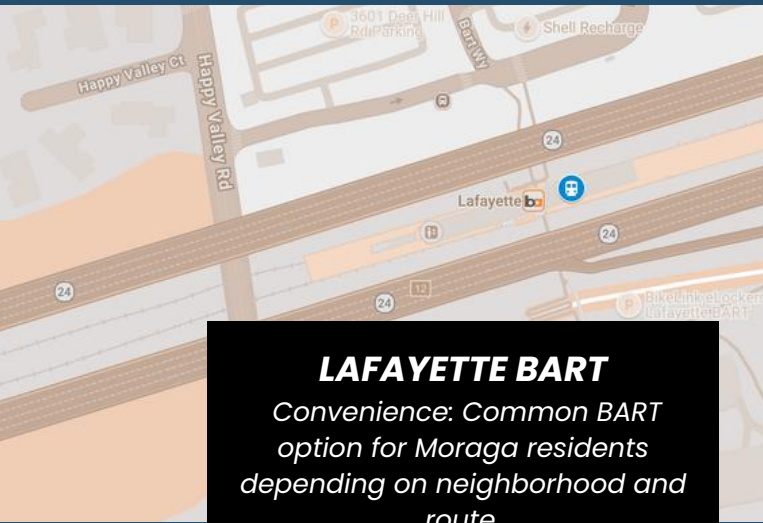
- **Description:** Gated residential setting with a quiet, tucked-away feel.
- **Property Types:** Larger single-family homes, custom-style residences.
- **Housing Profile:** Suited for buyers looking for a private residential environment.
- **Nearest BART:** Lafayette or Orinda BART.

MORAGA COUNTRY CLUB AREA

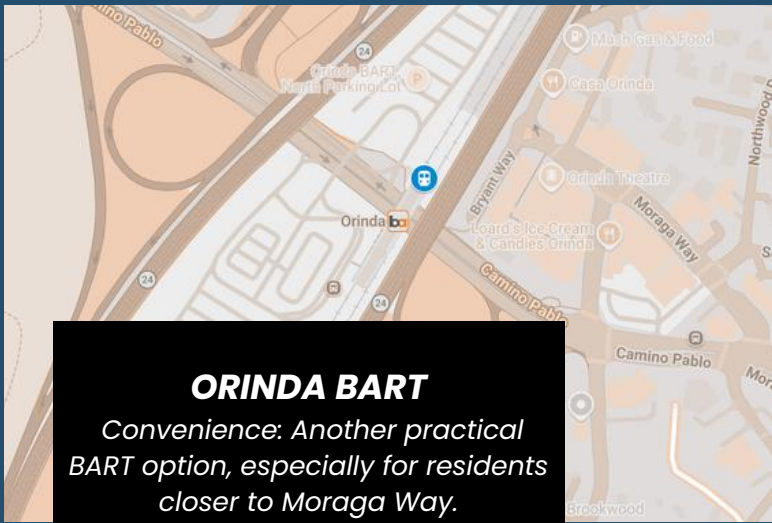
- **Description:** Residential and golf-course-adjacent environment with a planned community feel.
- **Property Types:** Single-family homes, townhomes, attached housing options.
- **Housing Profile:** Good for buyers wanting recreation access and a defined neighborhood setting.
- **Nearest BART:** Lafayette or

TRANSPORTATION, SCHOOLS & VIDEO RESOURCES

CLOSEST BART STATION



LAFAYETTE BART
Convenience: Common BART option for Moraga residents depending on neighborhood and route.



ORINDA BART
Convenience: Another practical BART option, especially for residents closer to Moraga Way.

County Connection includes Lafayette, Moraga, and Orinda service routes, helping connect Lamorinda communities to BART.

TRAFFIC & COMMUTING

Main Routes: Moraga Road, Moraga Way, St. Mary's Road, Rheem Boulevard.

Rush Hour Expectations: Local roads can feel slower during school and commuter windows.

Employment Access: Best planned around BART access, Walnut Creek, Oakland, San Francisco, and Lamorinda-area work patterns.

SCHOOLS TO RESEARCH

- Campolindo High School
- Joaquin Moraga Intermediate
- Camino Pablo Elementary
- Los Perales Elementary
- Donald L. Rheem Elementary



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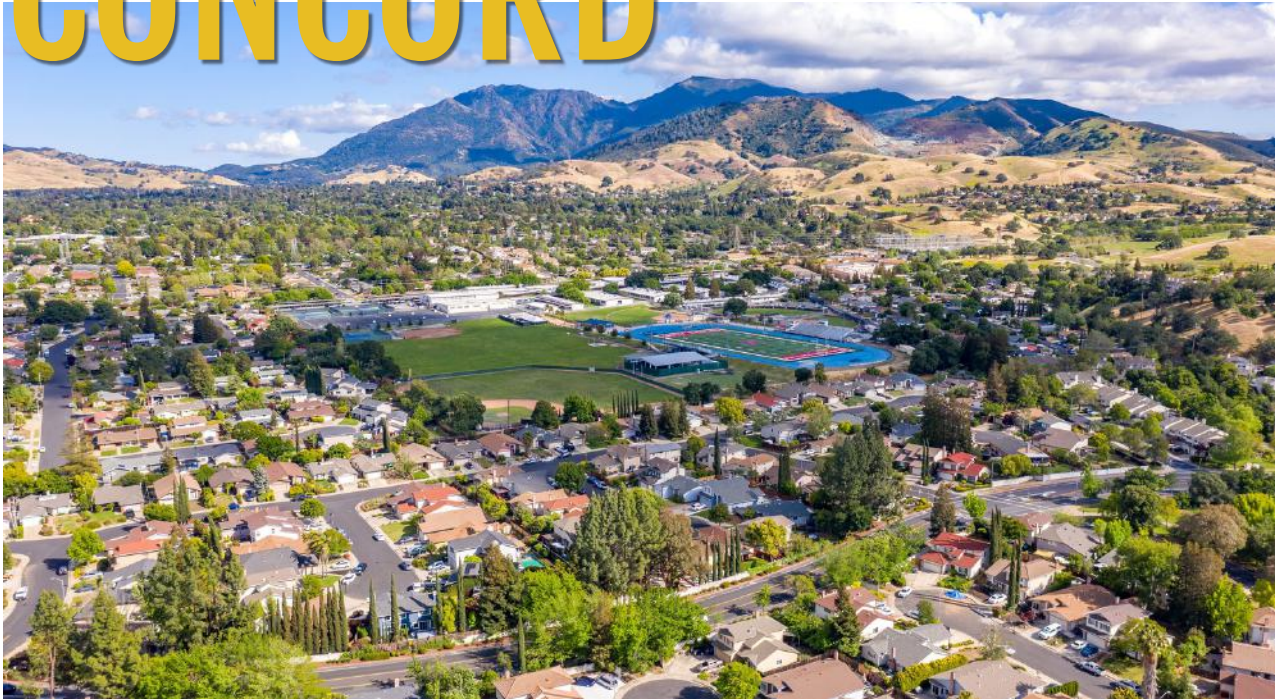


Watch our full **VIDEO TOUR** before you schedule your community visit.

GREATSCHOOLS

CITY SECTION

CONCORD



WHAT IT'S LIKE TO LIVE IN CONCORD

Concord offers a larger city feel with a wide variety of neighborhoods, shopping, parks, BART access, and everyday conveniences. It has a more diverse mix of residential settings than many nearby corridor communities, from downtown-adjacent areas to quiet suburban neighborhoods and hillside pockets.

It is a strong fit for buyers who want access, variety, and practical convenience.



THINGS TO DO AND CHILDREN ACTIVITIES

THINGS TO DO



Shopping: The Veranda, Sunvalley-area shopping, local retail centers

Dining: Todos Santos Plaza dining, casual restaurants, coffee shops, international cuisine

Outdoors: Newhall Community Park, Lime Ridge, Mount Diablo access, local parks

Annual Events: Farmers market, Music & Market, downtown events, seasonal gatherings The City of Concord hosts downtown events at

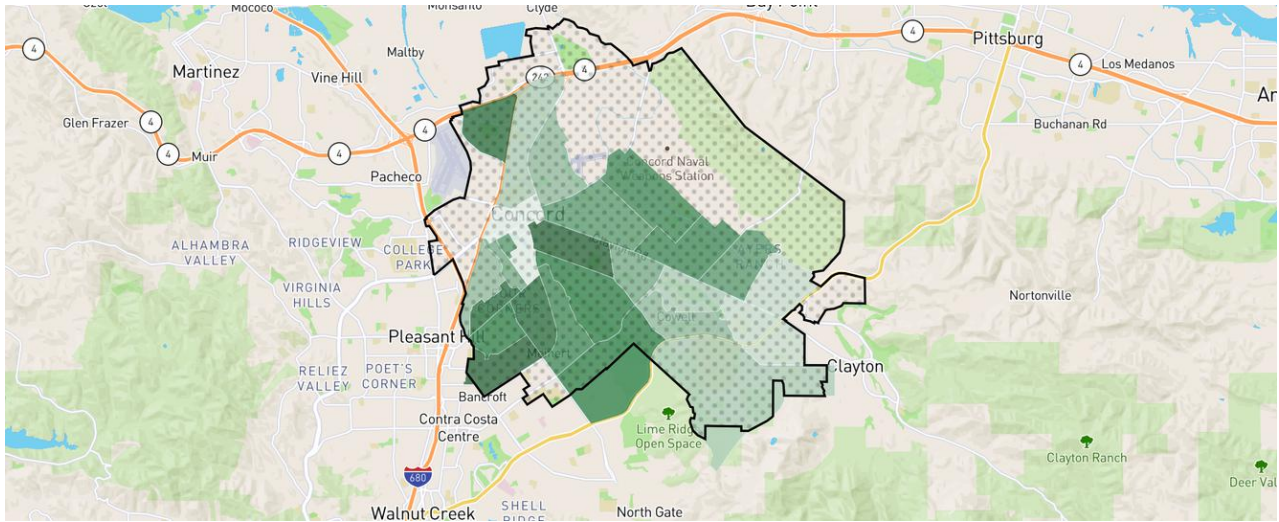
Todos Santos Plaza, including farmers market programming, Music & Market, and special events.

CHILDREN'S ACTIVITIES

- Concord recreation programs
- Youth sports
- Camps
- Swimming and aquatic programs
- Arts and music classes
- Park and playground activities

NEIGHBORHOOD MAP AND BREAKDOWN

NEIGHBORHOOD OVERVIEW



TODOS SANTOS / DOWNTOWN CONCORD

- **Description:** Central area near dining, events, BART, and civic activity.
- **Property Types:** Condos, townhomes, single-family homes near downtown.
- **Housing Profile:** Works well for buyers wanting access to restaurants, transit, and activity.
- **Nearest BART:** Concord BART.

DANA ESTATES

- **Description:** Established neighborhood with a suburban feel and convenient access to parks and shopping.
- **Property Types:** Single-family homes, mid-century styles, established residential streets.
- **Housing Profile:** Appeals to buyers looking for a classic neighborhood setting.
- **Nearest BART:** Concord or Pleasant Hill BART.

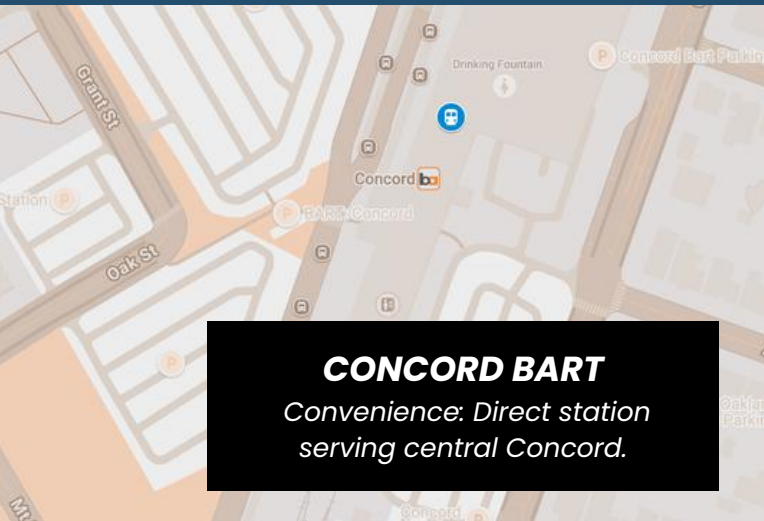
CLAYTON VALLEY AREA

- **Description:** Residential area toward the eastern side of Concord with access toward Clayton and Mount Diablo.
- **Property Types:** Single-family homes, established neighborhoods, varied home styles.
- **Housing Profile:** Good for buyers who want a more residential feel with outdoor access nearby.
- **Nearest BART:** Concord BART.

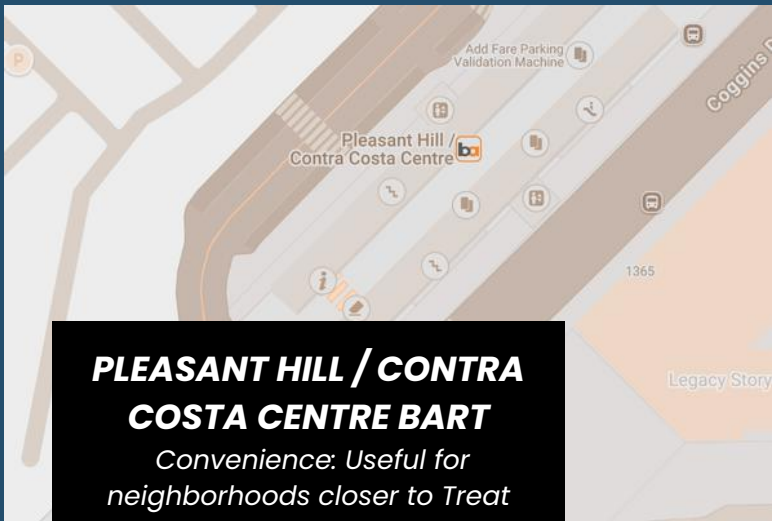
TREAT BOULEVARD / LIME RIDGE AREA

- **Description:** Convenient access to shopping, parks, trails, and commuting routes.
- **Property Types:** Condos, townhomes, single-family homes.
- **Housing Profile:** Fits buyers looking for convenience and housing variety.
- **Nearest BART:** Pleasant Hill or Concord BART.

CLOSEST BART STATION



CONCORD BART
Convenience: Direct station serving central Concord.



PLEASANT HILL / CONTRA COSTA CENTRE BART
Convenience: Useful for neighborhoods closer to Treat Boulevard or the Walnut Creek border.

BART's Concord station serves the city core, while Pleasant Hill / Contra Costa Centre connects BART, buses, I-680, and the Iron Horse Trail.

TRAFFIC & COMMUTING

Main Routes: I-680, Highway 4, Treat Boulevard, Clayton Road, Ygnacio Valley Road.

Rush Hour Expectations: Traffic can build near freeway approaches, BART areas, and major retail corridors.

Employment Access: Convenient for Concord, Walnut Creek, Martinez, Pleasant Hill, Bishop Ranch, and BART-connected work centers.

SCHOOLS TO RESEARCH

- Clayton Valley Charter High
- Concord High School
- Pine Hollow Middle School
- Highlands Elementary
- Monte Gardens Elementary
- Silverwood Elementary



[WATCH NOW](#)

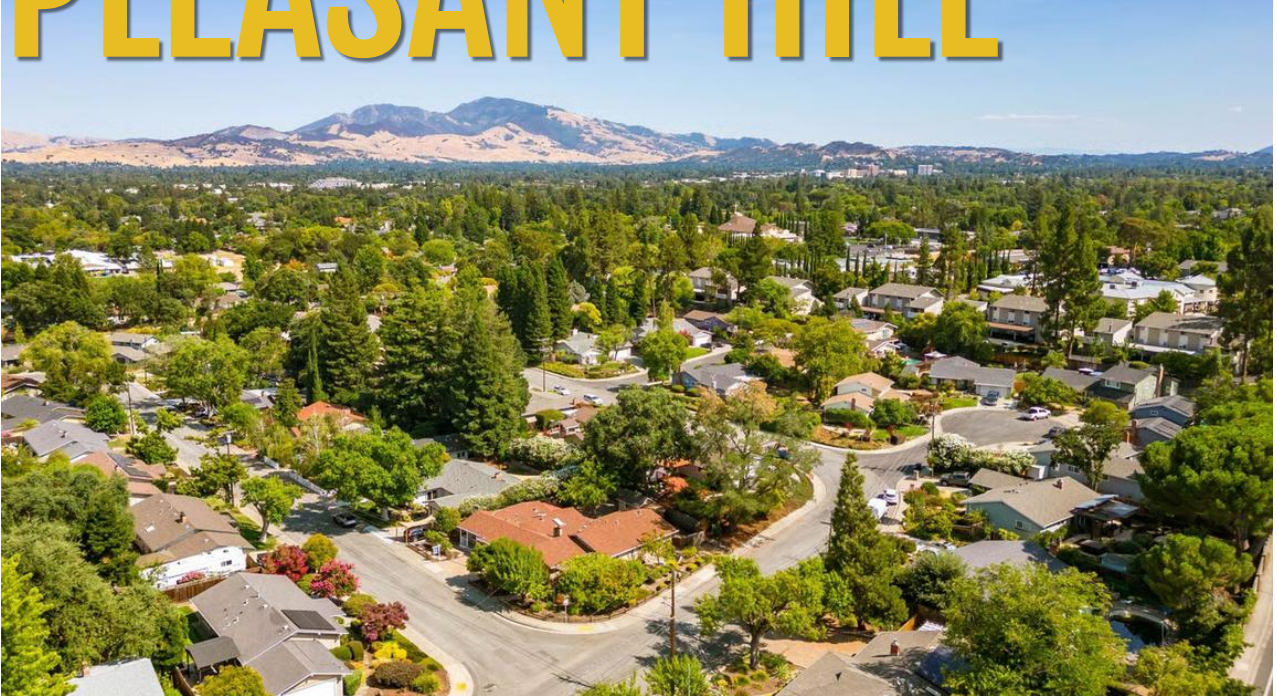


Watch our full **VIDEO TOUR** before you schedule your community visit.

GREATSCHOOLS

CITY SECTION

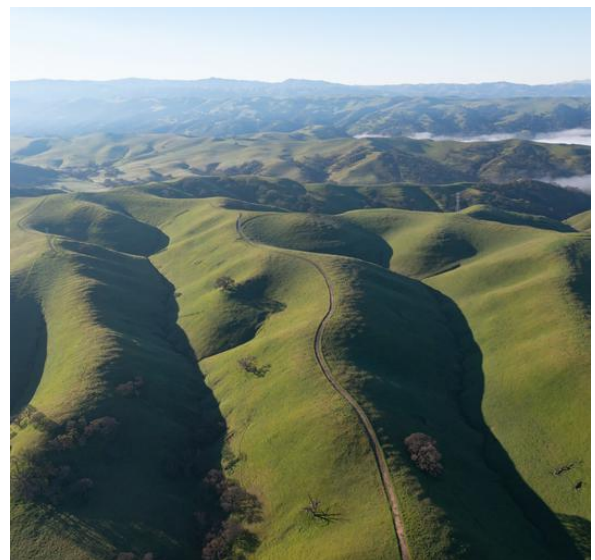
PLEASANT HILL



WHAT IT'S LIKE TO LIVE IN PLEASANT HILL

Pleasant Hill has a balanced, practical, and community-centered feel. It offers convenient shopping, parks, schools, recreation programs, and access to BART through the Pleasant Hill / Contra Costa Centre station area.

It is a strong fit for buyers who want an easy daily routine with a central Contra Costa location.



THINGS TO DO AND CHILDREN ACTIVITIES

THINGS TO DO



Shopping: Downtown Pleasant Hill, Crossroads, local retail centers

Dining: Casual restaurants, cafés, family dining, neighborhood favorites

Outdoors: Pleasant Hill Park, Rodgers-Smith Park, Iron Horse Trail access, nearby open space

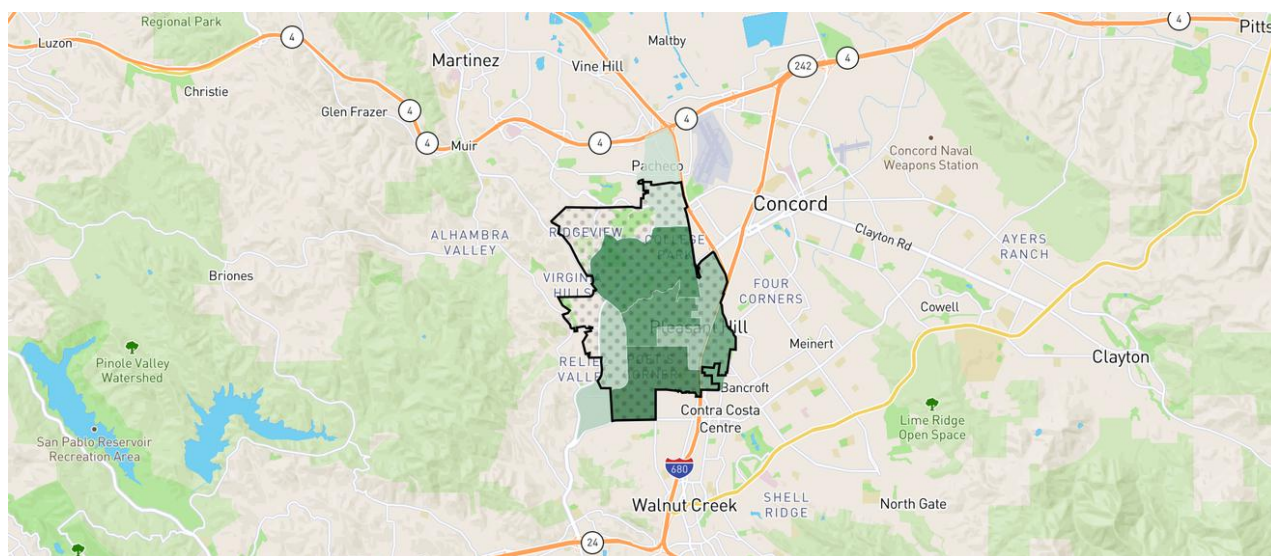
Annual Events: Recreation events, seasonal family programming, holiday activities Pleasant Hill Recreation & Park District hosts community events and a wide range of programs for residents.

CHILDREN'S ACTIVITIES

- Recreation programs
- Youth sports leagues
- Camps
- Swim programs
- Dance, arts, and enrichment
- Park-based activities

NEIGHBORHOOD MAP AND BREAKDOWN

NEIGHBORHOOD OVERVIEW



POETS CORNER

- **Description:** Established neighborhood near downtown, parks, and local dining.
- **Property Types:** Single-family homes, updated older homes, neighborhood streets.
- **Housing Profile:** Appeals to buyers who want character and daily convenience.
- **Nearest BART:** Pleasant Hill / Contra Costa Centre BART.

GREGORY GARDENS

- **Description:** Residential neighborhood with classic streets and a community feel.
- **Property Types:** Single-family homes, established housing styles.
- **Housing Profile:** Good for buyers seeking a traditional neighborhood setting.
- **Nearest BART:** Pleasant Hill / Contra Costa Centre BART.

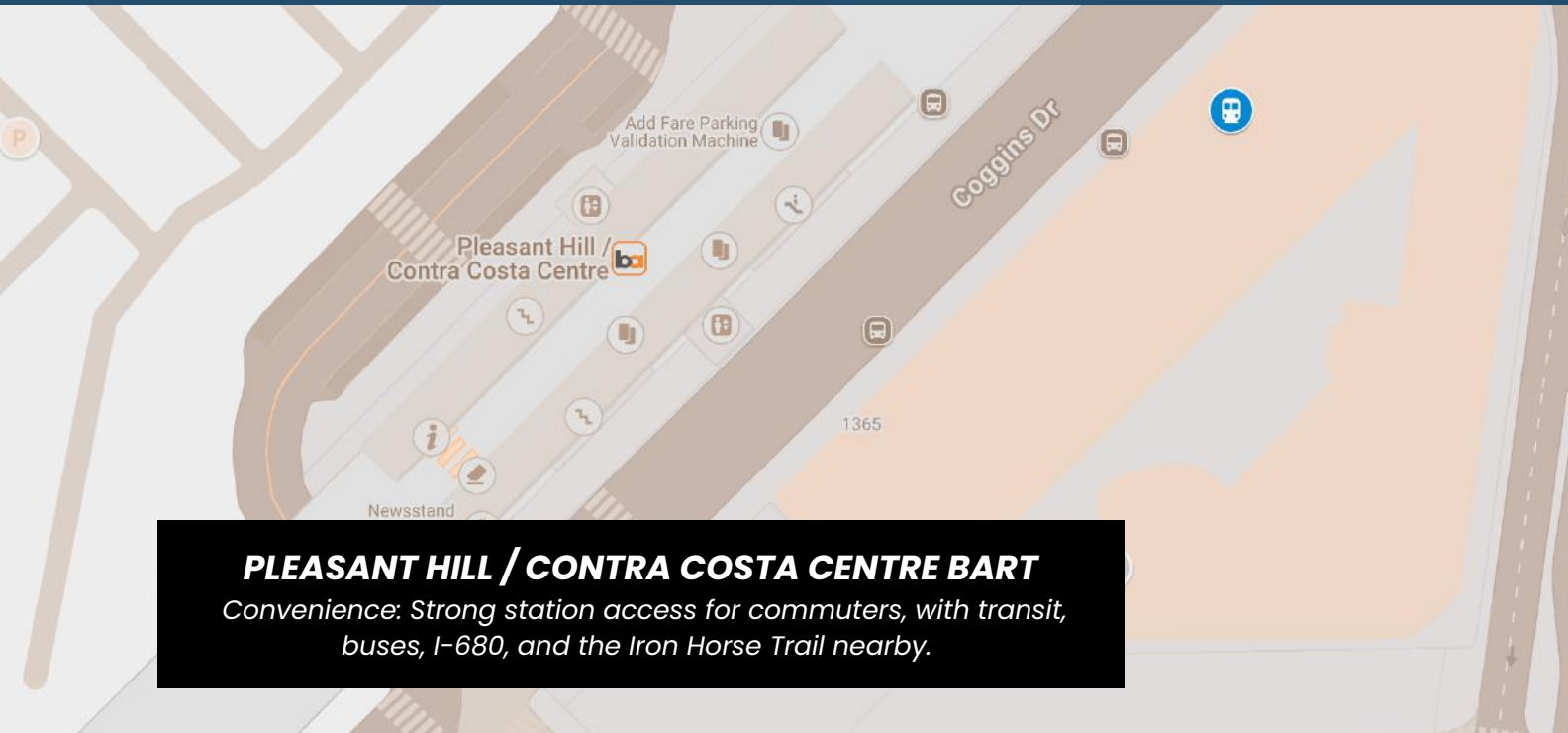
VALLEY HIGH / COLLEGE PARK AREA

- **Description:** Convenient area near schools, parks, and commuter routes.
- **Property Types:** Single-family homes, townhomes, residential pockets.
- **Housing Profile:** Works well for buyers who want central access and school proximity.
- **Nearest BART:** Pleasant Hill / Contra Costa Centre BART.

CONTRA COSTA CENTRE AREA

- **Description:** More transit-oriented setting near BART, offices, and trails.
- **Property Types:** Condos, townhomes, apartment-style communities.
- **Housing Profile:** Suited for buyers who prioritize commute convenience and lower-maintenance living.
- **Nearest BART:** Pleasant Hill / Contra Costa Centre BART.

CLOSEST BART STATION



PLEASANT HILL / CONTRA COSTA CENTRE BART

Convenience: Strong station access for commuters, with transit, buses, I-680, and the Iron Horse Trail nearby.

TRAFFIC & COMMUTING

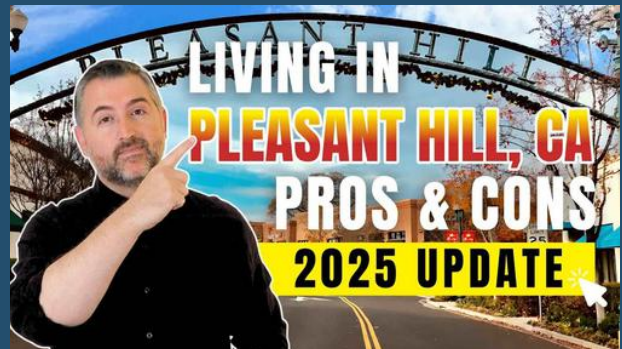
Main Routes: I-680, Treat Boulevard, Contra Costa Boulevard, Taylor Boulevard.

Rush Hour Expectations: Traffic can build around freeway access, BART, and retail corridors.

Employment Access: Strong for Walnut Creek, Concord, Bishop Ranch, Martinez, Oakland, and San Francisco via BART.

SCHOOLS TO RESEARCH

- College Park High School
- Pleasant Hill Middle School
- Valley View Middle School
- Sequoia Elementary
- Valhalla Elementary
- Strandwood Elementary



Watch our full **VIDEO TOUR** before you schedule your community visit.

GREATSCHOOLS

CITY SECTION

MARTINEZ



WHAT IT'S LIKE TO LIVE IN MARTINEZ

Martinez has a historic, waterfront, and community-rooted personality. It feels different from the inland valley cities because of its downtown, marina access, regional shoreline, and connection to local history.

It is a strong fit for buyers who like character, older neighborhoods, waterfront recreation, and a less polished but highly local atmosphere.



THINGS TO DO AND CHILDREN ACTIVITIES

THINGS TO DO



Shopping: Downtown Martinez shops, local businesses, farmers market-style community events

Dining: Main Street restaurants, cafés, casual local spots

Outdoors: Martinez Regional Shoreline, Waterfront Park, marina area, regional trails

Annual Events: Downtown celebrations, waterfront events, seasonal festivals Martinez's city event calendar highlights

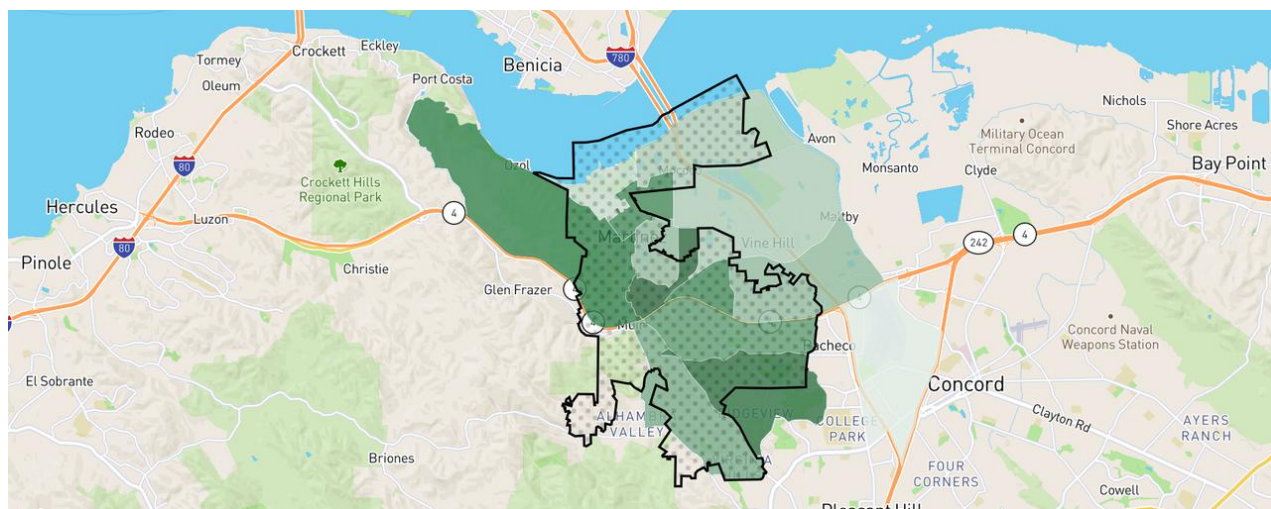
family-friendly events at Waterfront Park, including live music, vendors, community resources, and food-focused gatherings.

CHILDREN'S ACTIVITIES

- Park and recreation programs
- Waterfront park outings
- Youth sports
- Camps and enrichment
- Library activities
- Community festival participation

NEIGHBORHOOD MAP AND BREAKDOWN

NEIGHBORHOOD OVERVIEW



DOWNTOWN MARTINEZ

- **Description:** Historic, walkable, close to restaurants, events, and the waterfront.
- **Property Types:** Older homes, condos, townhomes, mixed residential styles.
- **Housing Profile:** Appeals to buyers who want character and local culture.
- **Nearest BART:** North Concord / Martinez or Concord BART. Martinez also has Amtrak access.

VIRGINIA HILLS

- **Description:** Residential area near Pleasant Hill with suburban convenience.
- **Property Types:** Single-family homes, established neighborhoods.
- **Housing Profile:** Good for buyers who want access toward Pleasant Hill and central Contra Costa.
- **Nearest BART:** Pleasant Hill / Contra Costa Centre BART.

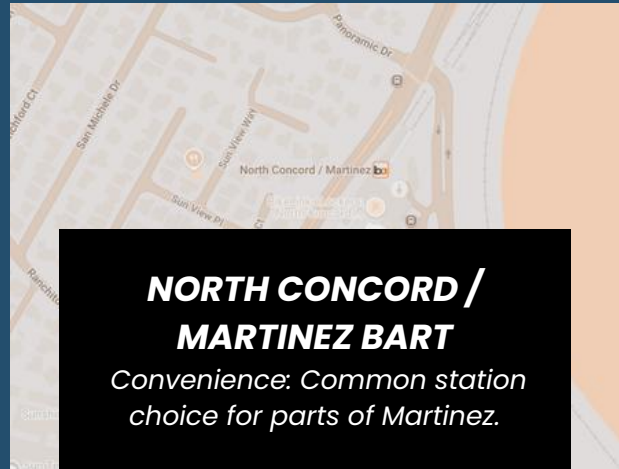
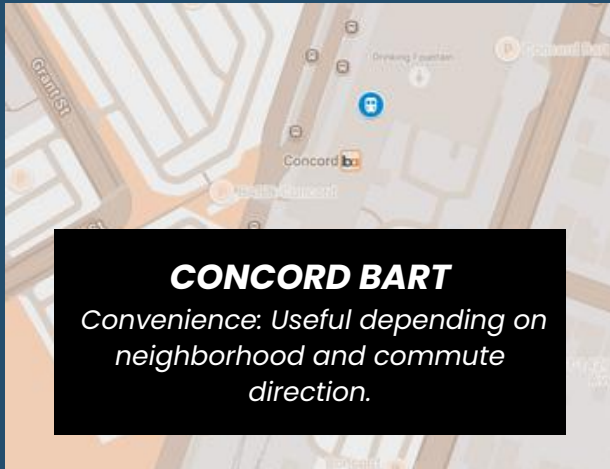
HIDDEN LAKES / MORELLO AREA

- **Description:** Residential pockets near parks, schools, and local routes.
- **Property Types:** Single-family homes, established streets.
- **Housing Profile:** Suited for buyers looking for a residential feel with park access nearby.
- **Nearest BART:** North Concord / Martinez or Concord BART.

ALHAMBRA VALLEY

- **Description:** More rural-feeling residential setting with open space character.
- **Property Types:** Larger residential properties, custom homes, rural-style settings.
- **Housing Profile:** Fits buyers who want space, privacy, and a less urban environment.
- **Nearest BART:** North Concord / Martinez or Concord BART.

CLOSEST BART STATION



Amtrak Martinez

Convenience: Important regional rail option for some commuters and travelers.

TRAFFIC & COMMUTING

Main Routes: Highway 4, I-680, Alhambra Avenue, Pacheco Boulevard.

Rush Hour Expectations: Freeway access and bridge approaches can affect timing.

Employment Access: Convenient for Martinez, Concord, Pleasant Hill, Walnut Creek, refinery and county employment areas, and regional rail connections.

SCHOOLS TO RESEARCH

- Alhambra Senior High School
- Martinez Junior High School
- Morello Park Elementary
- John Swett Elementary
- Hidden Valley Elementary
- John Muir Elementary



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CITY SECTION

ALAMO



WHAT IT'S LIKE TO LIVE IN ALAMO

Alamo is a quieter, residential community between Walnut Creek and Danville. It has a more understated feel, with tree-lined roads, larger residential settings, access to parks, and a calm daily rhythm.

It is a strong fit for buyers who want a residential environment with convenient access to the 680 corridor.



THINGS TO DO AND CHILDREN ACTIVITIES

THINGS TO DO



Shopping: Local services, nearby Danville and Walnut Creek shopping

Dining: Local restaurants, cafés, nearby downtown Danville options

Outdoors: Livorna Park, Hap Magee Ranch Park, Iron Horse Trail access, Las Trampas nearby

Annual Events: Local parks programming, community gatherings, nearby Danville and

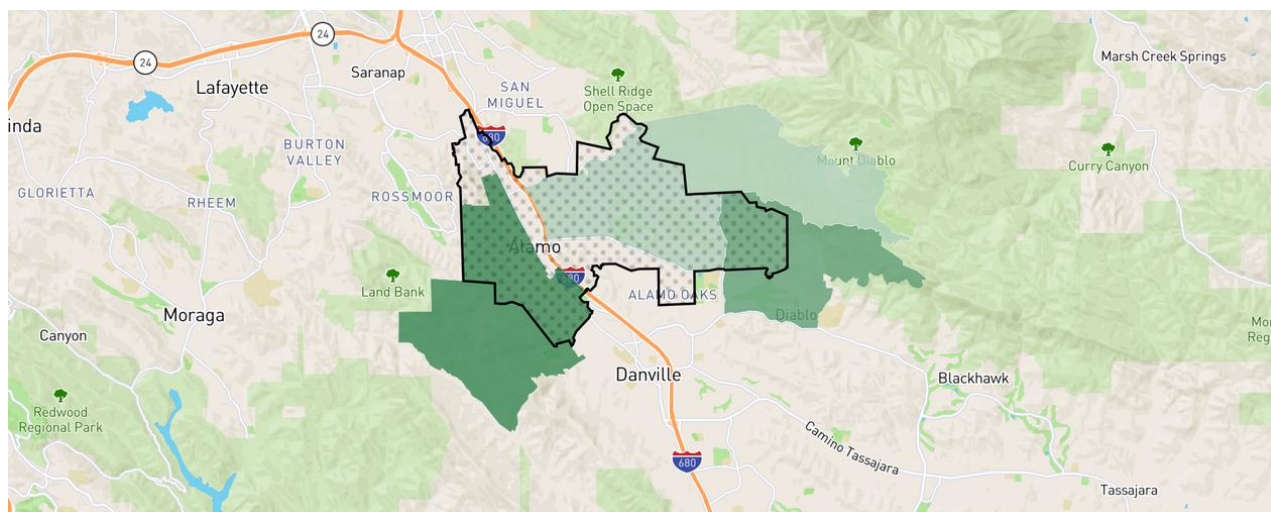
Walnut Creek events Contra Costa County identifies Alamo Parks & Recreation as providing park maintenance, improvements, and events in the Alamo area.

CHILDREN'S ACTIVITIES

- Youth sports
- Park activities
- School-based programs
- Nearby camps in Danville, Walnut Creek, and San Ramon
- Trail outings
- Family park days

NEIGHBORHOOD MAP AND BREAKDOWN

NEIGHBORHOOD OVERVIEW



WESTSIDE ALAMO

- **Description:** Residential area with scenic streets and convenient access toward Danville and Walnut Creek.
- **Property Types:** Single-family homes, larger residential properties, custom-style residences.
- **Housing Profile:** Appeals to buyers who want a quieter residential setting.
- **Nearest BART:** Walnut Creek BART.

ROUND HILL AREA

- **Description:** Established residential area with country club and hillside surroundings.
- **Property Types:** Single-family homes, custom homes, larger lots.
- **Housing Profile:** Suited for buyers looking for a private neighborhood feel.
- **Nearest BART:** Walnut Creek BART.

BRYAN RANCH / LIVORNA AREA

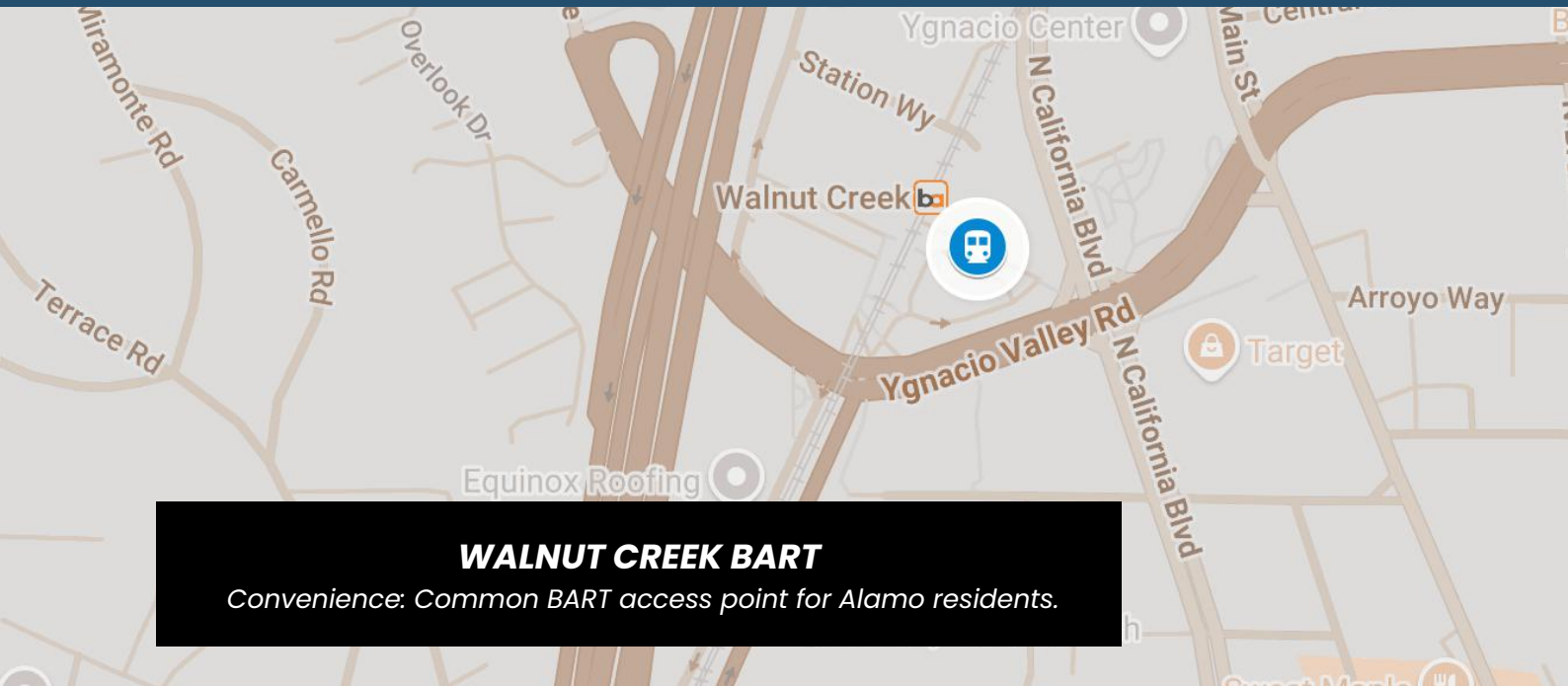
- **Description:** Neighborhood setting near parks, schools, and local routes.
- **Property Types:** Single-family homes, established residential streets.
- **Housing Profile:** Good for buyers who want neighborhood convenience and access to the corridor.
- **Nearest BART:** Walnut Creek BART.

STONE VALLEY AREA

- **Description:** Residential pocket with local school access and a family-oriented feel.
- **Property Types:** Single-family homes, established homes, larger lots in select pockets.
- **Housing Profile:** Works well for buyers focused on school research and daily convenience.
- **Nearest BART:** Walnut Creek BART.

TRANSPORTATION, SCHOOLS & VIDEO RESOURCES

CLOSEST BART STATION



WALNUT CREEK BART

Convenience: Common BART access point for Alamo residents.

TRAFFIC & COMMUTING

Main Routes: I-680, Danville Boulevard, Stone Valley Road, Livorna Road.

Rush Hour Expectations: I-680 is the primary commuter consideration. Local routes can be affected by school and freeway traffic patterns.

Employment Access: Convenient for Walnut Creek, Danville, San Ramon, Bishop Ranch, and regional 680-based employment hubs.

SCHOOLS TO RESEARCH

- Alamo Elementary
- Rancho Romero Elementary
- Stone Valley Middle School
- Monte Vista High School
- San Ramon Valley High School



[WATCH NOW](#)

 YouTube



Watch our full **VIDEO TOUR** before you schedule your community visit.

GREATSCHOOLS

CITY SECTION

DANVILLE



WHAT IT'S LIKE TO LIVE IN DANVILLE

Danville offers a refined small-town atmosphere with a lively downtown, strong neighborhood identity, parks, trails, local restaurants, and family-friendly community events.

It is a strong fit for buyers who want a polished residential lifestyle with walkable amenities and access to the San Ramon Valley.



THINGS TO DO AND CHILDREN ACTIVITIES

THINGS TO DO



Shopping: Downtown Danville boutiques, local shops, nearby retail centers

Dining: Downtown restaurants, brunch spots, cafés, patios, family dining

Outdoors: Iron Horse Trail, Osage Station Park, Oak Hill Park, nearby Mount Diablo access

Annual Events: Downtown summer series, holiday events, markets, seasonal celebrations

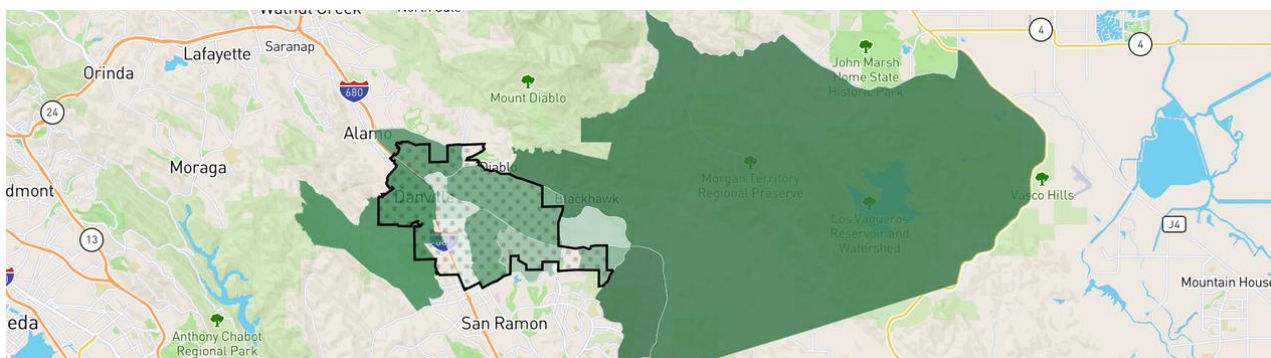
The Town of Danville highlights its downtown summer entertainment series with music and family-friendly activities.

CHILDREN'S ACTIVITIES

- Danville recreation classes
- Sports leagues
- Summer camps
- Theater and arts programs
- Trail and park activities
- Downtown family events

NEIGHBORHOOD MAP AND BREAKDOWN

NEIGHBORHOOD OVERVIEW



WESTSIDE DANVILLE

- **Description:** One of the most recognized Danville areas, close to downtown with established residential character.
- **Property Types:** Single-family homes, custom homes, older and updated properties.
- **Housing Profile:** Appeals to buyers who value downtown access and neighborhood charm.
- **Nearest BART:** Walnut Creek BART or Dublin / Pleasanton BART.

GREENBROOK

- **Description:** Residential neighborhood with parks, schools, and a community-centered feel.
- **Property Types:** Single-family homes, established neighborhood streets.
- **Housing Profile:** Good for buyers who want a suburban setting with community amenities.
- **Nearest BART:** Walnut Creek BART or Dublin / Pleasanton BART.

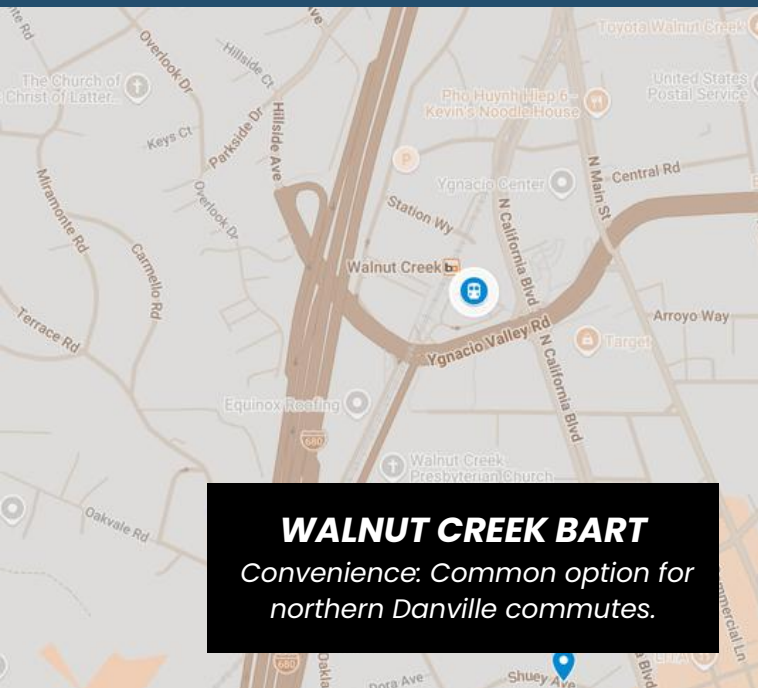
SYCAMORE

- **Description:** Established neighborhood known for a defined community feel and convenient location.
- **Property Types:** Single-family homes, planned residential areas.
- **Housing Profile:** Works well for buyers looking for neighborhood structure and access to local amenities.
- **Nearest BART:** Walnut Creek BART or Dublin / Pleasanton BART.

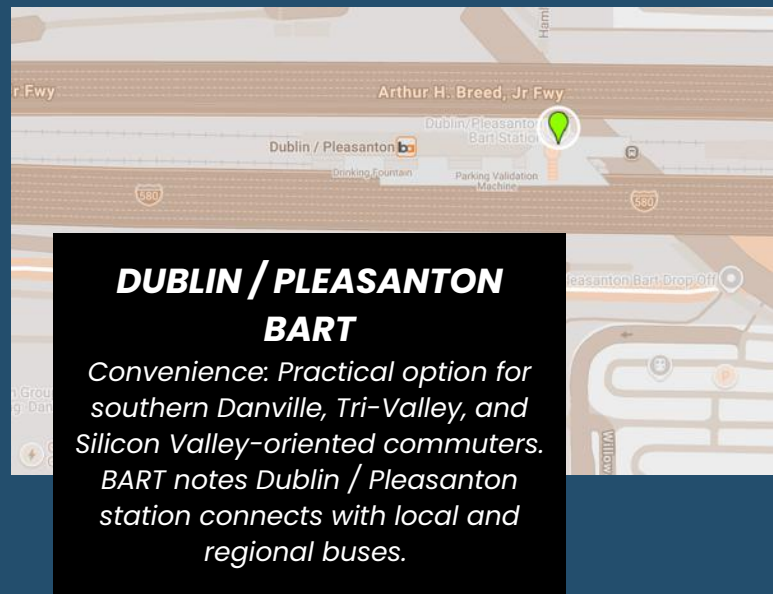
BLACKHAWK AREA

- **Description:** Residential setting east of Danville with a more private, planned-community feel.
- **Property Types:** Single-family homes, larger residences, gated-community settings.
- **Housing Profile:** Suited for buyers who want space, privacy, and a more tucked-away lifestyle.
- **Nearest BART:** Dublin / Pleasanton BART or Walnut Creek BART.

CLOSEST BART STATION



WALNUT CREEK BART
Convenience: Common option for northern Danville commutes.



DUBLIN / PLEASANTON BART
Convenience: Practical option for southern Danville, Tri-Valley, and Silicon Valley-oriented commuters. BART notes Dublin / Pleasanton station connects with local and regional buses.

TRAFFIC & COMMUTING

Main Routes: I-680, Camino Tassajara, Sycamore Valley Road, Diablo Road.

Rush Hour Expectations: I-680 is the main commuter factor, especially toward job centers and BART access.

Employment Access: Strong for Bishop Ranch, Walnut Creek, Pleasanton, Tri-Valley, and regional Bay Area commutes.



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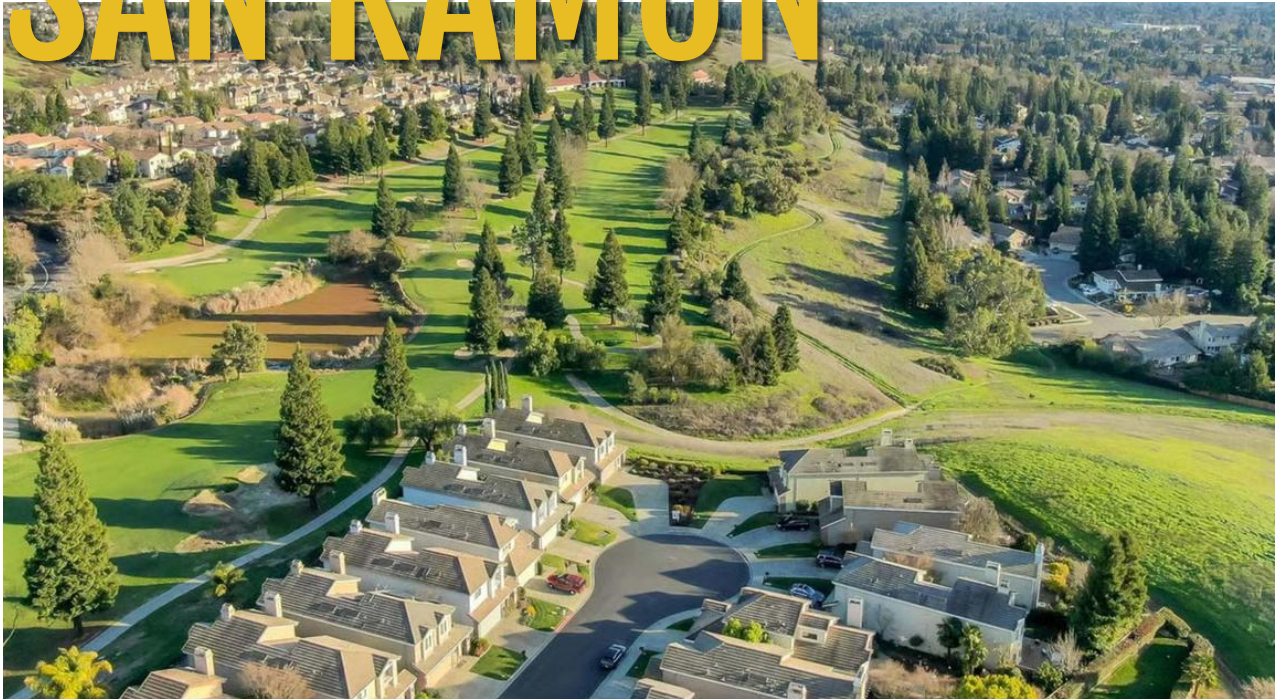
SCHOOLS TO RESEARCH

- San Ramon Valley High School
- Monte Vista High School
- Los Cerros Middle School
- Charlotte Wood Middle School
- John Baldwin Elementary
- Green Valley Elementary
- Sycamore Valley Elementary

GREATSCHOOLS

CITY SECTION

SAN RAMON



WHAT IT'S LIKE TO LIVE IN SAN RAMON

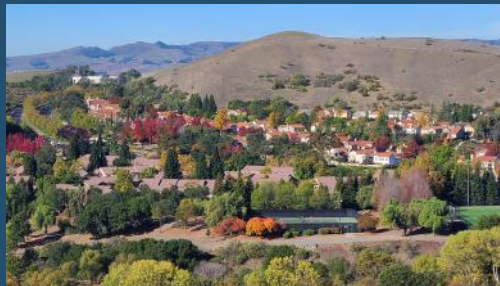
San Ramon is a polished, planned, and highly convenient community with strong employment access, shopping, parks, trails, and newer residential neighborhoods in select areas.

It is a strong fit for buyers who want a structured suburban lifestyle, access to Bishop Ranch, community parks, recreation, and modern retail at City Center.



THINGS TO DO AND CHILDREN ACTIVITIES

THINGS TO DO



Shopping: City Center Bishop Ranch, local retail centers, nearby Danville and Dublin access

Dining: City Center dining, family restaurants, cafés, casual and elevated dining options

Outdoors: Iron Horse Trail, Central Park, Forest Home Farms, Bishop Ranch open space, local trail systems

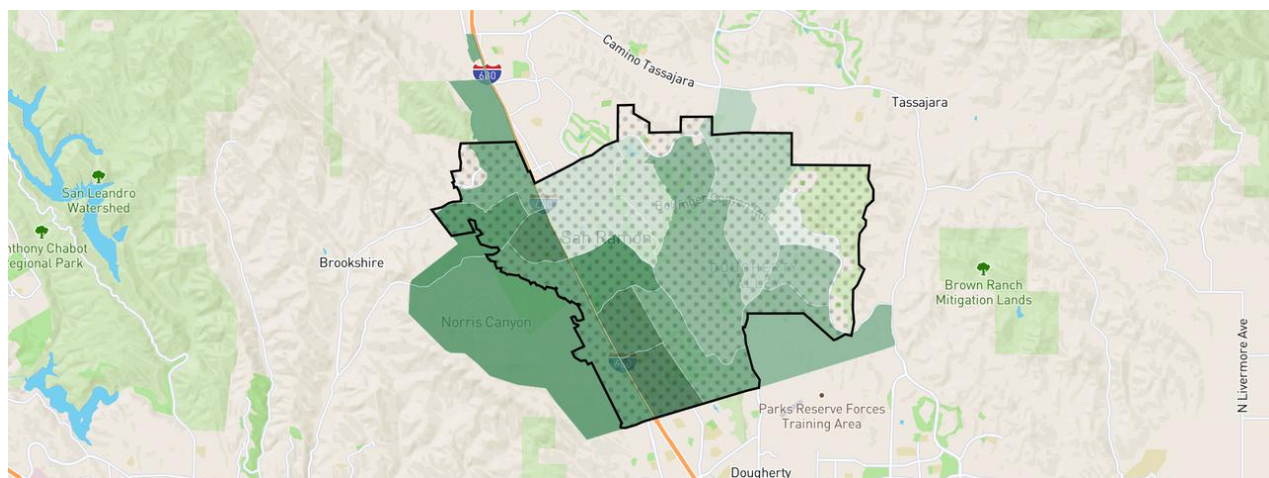
Annual Events: Art and Wind Festival, farmers markets, summer concerts, recreation programming Discover San Ramon highlights parks, public art, hiking and biking trails, multicultural events, farmers market activity, and the Art & Wind Festival.

CHILDREN'S ACTIVITIES

- San Ramon recreation programs
- Aquatics
- Sports leagues
- Camps
- Performing arts
- Park and trail activities
- Family-friendly City Center events

NEIGHBORHOOD MAP AND BREAKDOWN

NEIGHBORHOOD OVERVIEW



GALE RANCH

- **Description:** Planned residential area with schools, parks, and neighborhood amenities.
- **Property Types:** Single-family homes, townhomes, newer residential communities.
- **Housing Profile:** Appeals to buyers who want a structured community feel and newer housing options.
- **Nearest BART:** Dublin / Pleasanton BART.

DOUGHERTY VALLEY

- **Description:** Large planned area with schools, parks, and suburban convenience.
- **Property Types:** Single-family homes, townhomes, planned community housing.
- **Housing Profile:** Good for buyers looking for newer neighborhoods and family-oriented infrastructure.
- **Nearest BART:** Dublin / Pleasanton BART.

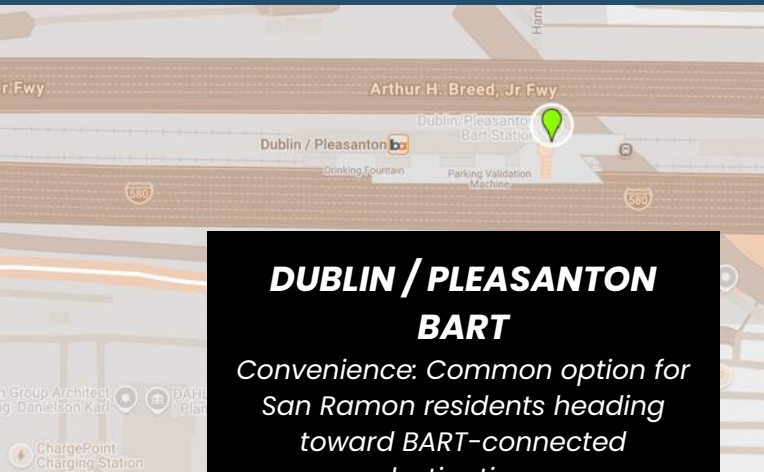
BOLLINGER HILLS

- **Description:** Residential hillside area with scenic surroundings and a quieter feel.
- **Property Types:** Single-family homes, hillside residences, established neighborhoods.
- **Housing Profile:** Suited for buyers who want a more residential and scenic setting.
- **Nearest BART:** Dublin / Pleasanton or Walnut Creek BART.

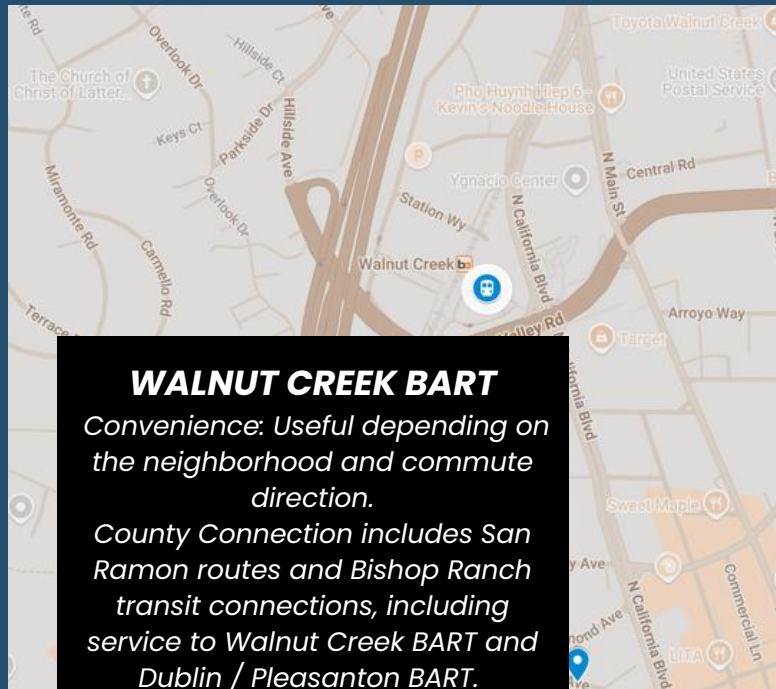
TWIN CREEKS / CENTRAL SAN RAMON

- **Description:** Convenient area near schools, parks, shopping, and commuter routes.
- **Property Types:** Single-family homes, townhomes, established residential streets.
- **Housing Profile:** Works well for buyers who want central access and daily convenience.
- **Nearest BART:** Dublin / Pleasanton BART.

CLOSEST BART STATION



DUBLIN / PLEASANTON BART
Convenience: Common option for San Ramon residents heading toward BART-connected destinations.



WALNUT CREEK BART
Convenience: Useful depending on the neighborhood and commute direction. County Connection includes San Ramon routes and Bishop Ranch transit connections, including service to Walnut Creek BART and Dublin / Pleasanton BART.

TRAFFIC & COMMUTING

Main Routes: I-680, Bollinger Canyon Road, Crow Canyon Road, Alcosta Boulevard.

Rush Hour Expectations: I-680 and Bishop Ranch commute patterns are key planning factors.

Employment Access: Strong for Bishop Ranch, Pleasanton, Walnut Creek, Tri-Valley, and regional Bay Area employment hubs.

SCHOOLS TO RESEARCH

- California High School
- Dougherty Valley High School
- Iron Horse Middle School
- Pine Valley Middle School
- Gale Ranch Middle School
- Coyote Creek Elementary
- Neil A. Armstrong Elementary
- Bollinger Canyon Elementary



WATCH NOW



Watch our full **VIDEO TOUR** before you schedule your community visit.

GREATSCHOOLS

RELOCATION RESOURCES

HELPFUL RESOURCES FOR YOUR MOVE

A smooth relocation takes more than finding the right home. It also means getting connected with reliable local services before and after you arrive.

Use this page as a checklist for the people and services you may want lined up during your move.

MOVERS

- Local moving companies
- Long-distance movers
- Packing and unpacking services
- Storage solutions
- Specialty item movers

Notes:

[Insert preferred vendor names]
[Insert contact details]

CONTRACTORS

- General contractors
- Painters
- Flooring installers
- Roofing contacts
- Electrical and plumbing resources

Notes:

[Insert preferred vendor names]
[Insert contact details]

HANDYMAN SERVICES

- Small repairs
- Furniture assembly
- Fixture installation
- Minor home updates
- Move-in punch list help

Notes:

[Insert preferred vendor names]
[Insert contact details]

CLEANING SERVICES

- Move-in cleaning
- Move-out cleaning
- Deep cleaning
- Window cleaning
- Carpet and upholstery cleaning

Notes:

[Insert preferred vendor names]
[Insert contact details]

LANDSCAPERS

- Yard cleanup
- Weekly maintenance
- Irrigation checks
- Tree trimming
- Garden refresh projects

Notes:

[Insert preferred vendor names]
[Insert contact details]

UTILITY SETUP RESOURCES

- Electricity and gas
- Water service
- Trash and recycling
- Sewer services
- Local city service pages

Tip: Always check internet availability by exact property address before removing contingencies or finalizing remote-work plans.

WORK WITH ME

MAKE YOUR EAST BAY MOVE WITH A LOCAL GUIDE

Relocating to the 680 / 24 Corridor is easier when you have someone who can help you compare more than homes. You need local insight into commute patterns, neighborhood feel, schools, lifestyle, and how each city actually lives day to day.

We help relocating buyers understand the East Bay before they make a move, so they can choose the right community with confidence.

WHY WORK WITH US?

- Local expertise across the 680 / 24 Corridor
- Neighborhood-by-neighborhood guidance
- Relocation-focused buyer consultations
- Video resources for out-of-area buyers
- Clear communication before, during, and after your move
- Practical insight into commute, lifestyle, schools, and community fit
- Support for comparing Walnut Creek, Lamorinda, Alamo, Danville, San Ramon, and nearby areas

READY TO COMPARE COMMUNITIES ALONG THE 680 / 24 CORRIDOR?

Schedule a relocation consultation with Adam Dobrinich and get a local perspective on where to live, what to expect, and how to plan your move with confidence.



Your next chapter in the East Bay starts with clarity, local insight, and the right guide by your side.



415-471-7274

adam@adamdobrinich.com

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