



San Francisco-Oakland-Berkeley, CA

METRO 580

37.699786, -121.886367
4500 Rosewood Drive | Pleasanton, CA 94588

CENTER SIZE: 177,573 SF



DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
👤👤👤	195,608	442,231	1,878,744
🏠	67,902	155,632	647,609
💰	\$167,990	\$162,156	\$131,617

Surrounded by a dense population of 195,000+ with an average household income of \$167,000+ within 5 miles

Located within the Hacienda Business Park with more than 475 companies, plus a daytime population of 216,000+ within 5 miles

High visibility from I-580 with 241,000+ VPD and two major freeways connecting the Tri-Valley to the Silicon Valley

Anchored by Walmart and Kohl's

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AVAILABLE SPACE

03	41,552 SF
09	1,600 SF

CURRENT RETAILERS

FS1	Red Robin Gourmet Burgers	7,256 SF
GND	Kohl's	88,248 SF
N.A.P.	Walmart	
05	Party City	22,517 SF
06	Patelco	3,100 SF
07	Sri Ananda Bhavan	2,500 SF
08	L&L Hawaiian Barbeque	1,800 SF
10	T-Mobile	2,000 SF
11	Sally Beauty Supply	1,600 SF
12	Luxury Spa	2,400 SF
13	America's Best Contacts & Eyeglasses	3,000 SF

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