



Metro 580

San Francisco-Oakland-Berkeley, CA

37.6998, -121.8864
4500 Rosewood Drive | Pleasanton, CA 94588

Center Size: 177,573 SF



Demographics	5 Mile	10 Mile	20 Mil
	195,608	442,231	1,878,1
	67,902	155,632	647,60
	\$167,990	\$162,156	\$131,6

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	0 SF
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

1282