



Rose Pavilion

San Francisco-Oakland-Berkeley, CA

37.6985, -121.8755
4225 Rosewood Drive | Pleasanton, CA 94588

Center Size: 328,958 SF



Demographics	1 Mile	3 Mile	5 Mile
	25,102	114,000	198,81
	9,769	39,967	68,935
	\$155,953	\$163,044	\$166,9

Major anchor renovation with new tower elements, visibility from Santa Rita Road & Rosewood Drive with signage opportunities

Surrounded by a dense population of 114,000+ with an average household income of \$163,000+ within 3 miles

Benefits from high traffic counts and immediate access to I-580 with visibility from 241,000+ VPD

Ideally situated in the Tri-Valley retail hub with a daytime population of 141,000+ within a 3-mile radius

Featuring Starbucks, Blaze Fast Fire'd Pizza, The Kebab Shop and Panda Express. Anchored by Trader Joe's, 99 Ranch Market, Macy's Home Furniture & Restoration Hardware Outlet, drawing an estimated 9,700 visits/day and over 3.5M visits/year

Rose Pavilion

San Francisco-Oakland-Berkeley, CA

37.6985, -121.8755

4225 Rosewood Drive | Pleasanton, CA 94588



Available Space

02	1,688 SF
20	2,983 SF

Current Retailers

FS1	CVS/Pharmacy	14,500 SF		Design	
FS2	Oil Changers	1,737 SF	29	Xushi Bento	992 SF
FS3	Certified Tire	5,612 SF		House	
FS4	Restoration Hardware	28,550 SF	29A	GolfTec	2,113 SF
01	99 Ranch Market	44,939 SF	30	Miyuko Nail Salon	975 SF
01A	Furniture Outlet	6,000 SF	31	Sharkey's Cuts	1,005 SF
01B	Starbucks	614 SF	32	For Kids	
03	Pho Saigon	3,352 SF	33	The Kebab Shop	2,198 SF
	Restaurant		34	Panda Express	2,285 SF
04	9Round	1,198 SF	35	Taco Bell Express	1,462 SF
05	Zen Wellness	1,094 SF	36	NY Pizza & Pasta	941 SF
06	Soho Hair Salon	1,115 SF	37	The Cigar Parlor	1,178 SF
07	Enterprise-Rent-A-Car	1,013 SF	38	Sport Clips	1,223 SF
			39	Baskin-Robbins	1,173 SF
08	Kasper's	1,080 SF		Leslie's Swimming	4,115 SF
09	Mach Martial Arts	2,400 SF	39A	Pool Supplies	
10	Sun Healing Center	540 SF	40	Golden State	2,366 SF
			41	Taqueria	
11	Macy's Furniture Gallery	48,000 SF	42	China Lounge	4,490 SF
12	Super Burgers & Breakfast	1,943 SF	45	Simply Greek	970 SF
13	The Joint	1,395 SF		Satellite	9,694 SF
14	Rosewood Cleaners	1,500 SF	46	Healthcare	
15	Gel Nails	818 SF	49A	King Kong Comics	2,847 SF
16	Tri Valley Cash For Gold	924 SF	49B	And Games	
			50	Fitness 19	22,994 SF
21	JJ's Threading Salon	1,260 SF	51	Phenix Salon Suites	7,508 SF
22	Total Wine & More	28,530 SF	51A	Pet Supplies Plus	7,508 SF
23	Westea Cafe	1,200 SF	52	Dollar Tree	8,000 SF
24	Jenny Craig	1,400 SF	53	Trader Joe's	13,091 SF
25	IniBurger	1,400 SF		Row House	2,402 SF
26	Academic Plus	4,100 SF		AutoZone	7,655 SF
27	Blaze Pizza	2,265 SF	1719	Animal Medical	2,300 SF
28	Cookies By	1,285 SF		Center Of Pleasanton	
				HSBC Bank	3,000 SF

1291