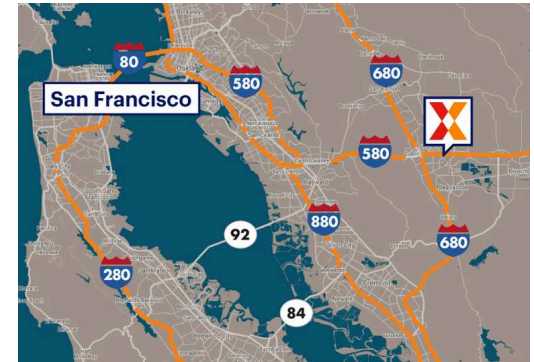




San Francisco-Oakland-Berkeley, CA
ROSE PAVILION

37.698542, -121.875453
 4225 Rosewood Drive | Pleasanton, CA 94588

CENTER SIZE: 328,958 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	25,102	114,000	198,811
🏠	9,769	39,967	68,935
💰	\$155,953	\$163,044	\$166,945

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

San Francisco-Oakland-Berkeley, CA
ROSE PAVILION

37.698542, -121.875453
 4225 Rosewood Drive | Pleasanton, CA 94588



AVAILABLE SPACE

02	1,688 SF
20	2,983 SF

CURRENT RETAILERS

FS1	CVS/pharmacy	14,500 SF
FS2	Oil Changers	1,737 SF
FS3	Certified Tire	5,612 SF
FS4	Restoration Hardware	28,550 SF
01	99 Ranch Market	44,939 SF
01A	Furniture Outlet	6,000 SF
01B	Starbucks	614 SF
03	Pho Saigon Restaurant	3,352 SF
04	9Round	1,198 SF
05	Zen Wellness	1,094 SF
06	Soho Hair Salon	1,115 SF
07	Enterprise-Rent-A-Car	1,013 SF
08	Kasper's	1,080 SF
09	Mach Martial Arts	2,400 SF
10	Sun Healing Center	540 SF
11	Macy's Furniture Gallery	48,000 SF
12	Super Burgers & Breakfast	1,943 SF
13	The Joint	1,395 SF
14	Rosewood Cleaners	1,500 SF
15	Gel Nails	818 SF
16	Tri Valley Cash for Gold	924 SF
21	JJ's Threading Salon	1,260 SF
22	Total Wine & More	28,530 SF
23	Westea Cafe	1,200 SF
24	Jenny Craig	1,400 SF
25	iniBurger	1,400 SF
26	Academic Plus	4,100 SF
27	Blaze Pizza	2,265 SF
28	Cookies By Design	1,285 SF
29	Xushi Bento House	992 SF
29A	GolfTec	2,113 SF
30	Miyuko Nail Salon	975 SF
31	Sharkey's Cuts for Kids	1,005 SF
32	The Kebab Shop	2,198 SF
33	Panda Express	2,285 SF
34	Taco Bell Express	1,462 SF
35	NY Pizza & Pasta	941 SF
36	The Cigar Parlor	1,178 SF
37	Sport Clips	1,223 SF
38	Baskin-Robbins	1,173 SF
39	Leslie's Swimming Pool Supplies	4,115 SF

1291 - 09.18.24