

5860 Owens Drive

➤ MEDICAL OFFICE FOR LEASE



Bryan McKenney

LIC#01505792

(888) 585 - 6880

Bryan@MedWestRealty.com

Lease with Confidence, Choose MedWest

5860 Owens Drive
Pleasanton, CA



5860 OWENS DRIVE

5860 Owens Drive is a well-positioned, 69,900-square-foot medical office building situated in the thriving Pleasanton healthcare corridor.

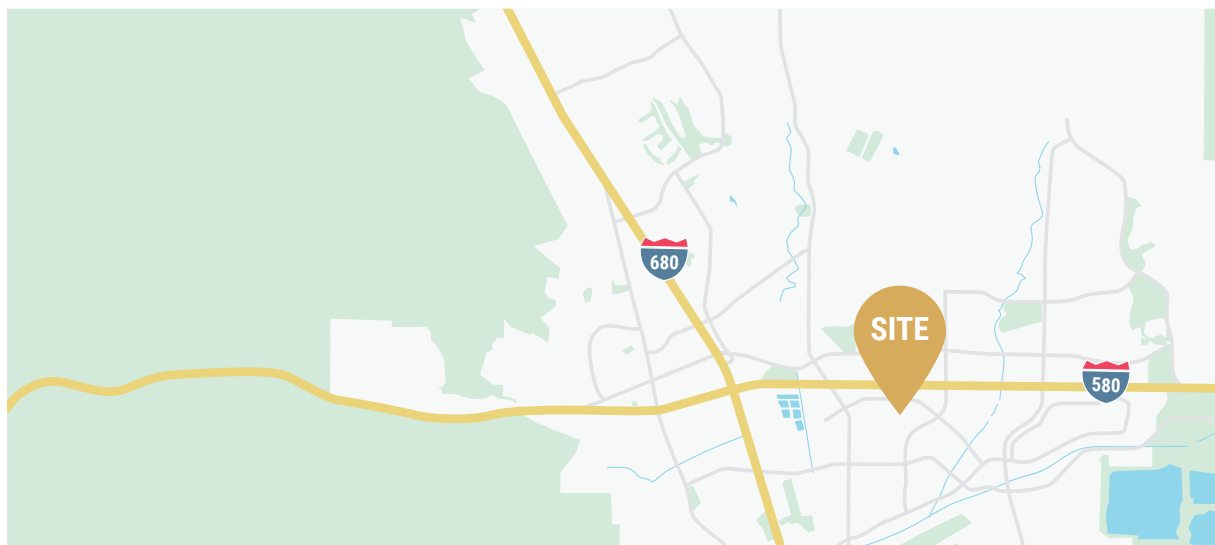
This prime location offers direct access to prominent medical facilities, including the nearby Tri Valley Medical Center, Stanford Health Care, and Hacienda Medical Center, providing an established network of healthcare services and referral opportunities.

The building is easily accessible from major transportation routes and the Dublin/Pleasanton BART station, including the Arthur H. Breed, Jr. Freeway (I-580), Hacienda Drive, and Dougherty Road, ensuring convenient access for both patients and healthcare professionals. Positioned within a vibrant medical and commercial hub, 5860 Owens Drive is ideal for healthcare providers seeking proximity to leading institutions in the Tri-Valley area.





- CLASS A BUILDING - LOCATED ADJACENT TO DUBLIN/PLEASANTON BART STATION



- SUPERB PARKING AVAILABILITY ON-SITE OFFERS PARKING RATIO OF 4.8/1,000 SF LEASED ON SURFACE LOT AND IN GARAGE



- GREAT VIEWS, DRAMATIC GLASS LINE, MODERN FINISHES, HIGH-END COMMON AREAS

Estimate 15 Min Drive

POPULATION ESTIMATES

446,160

>17 105,701

18-44 151,648

45-64 125,674

65+ 63,137

AVERAGE HOUSEHOLD INCOME

\$194,320.72

Data Source:  Placer.ai

PAYOR MIX Within 5 Mile Radius

COMMERCIAL 9.0%

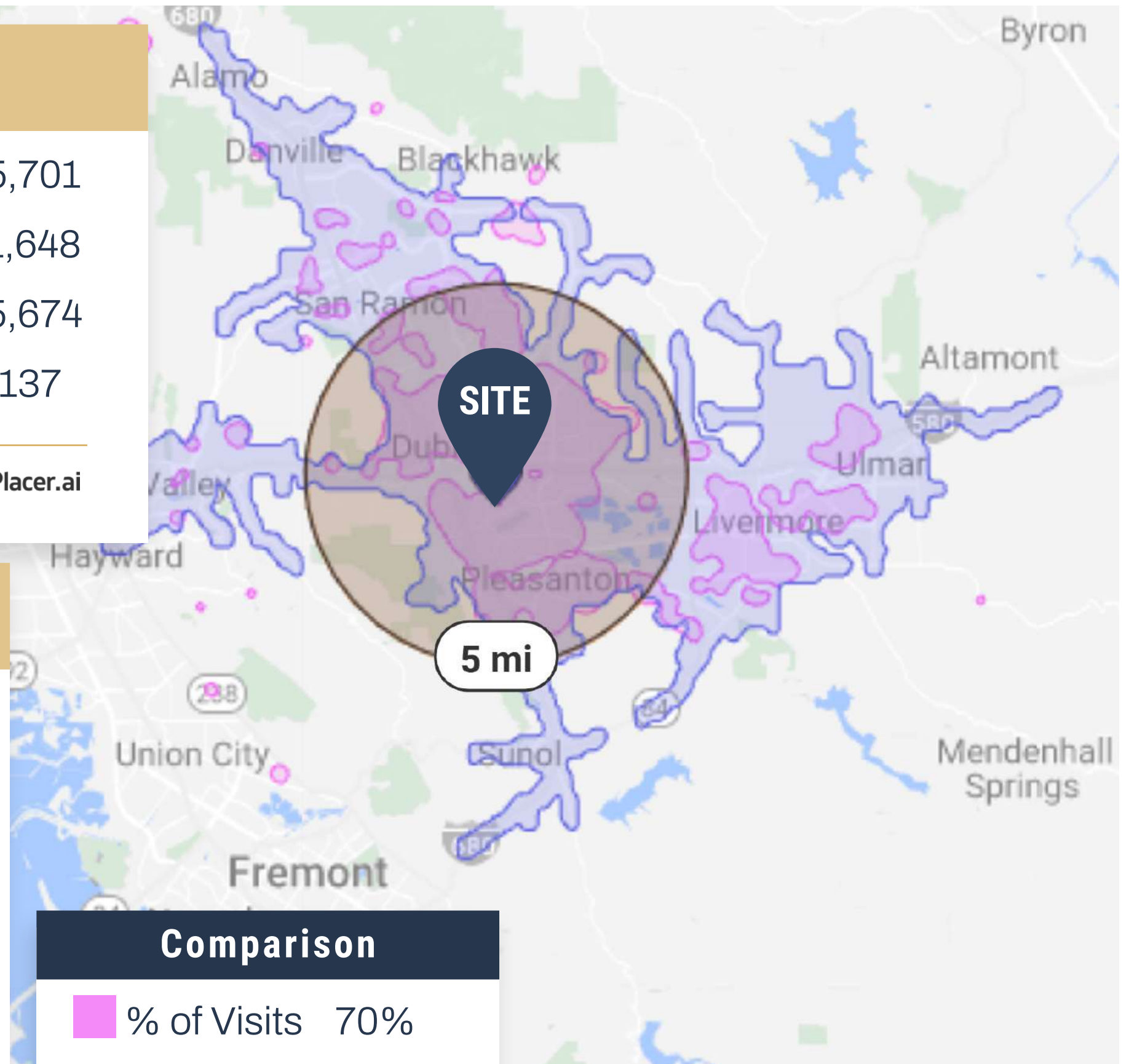
EMPLOYER BASED 69.5%

GOVERNMENT 14.1%

MULTIPLE 4.5%

SELF PAY 2.9%

Data Source:  Placer.ai

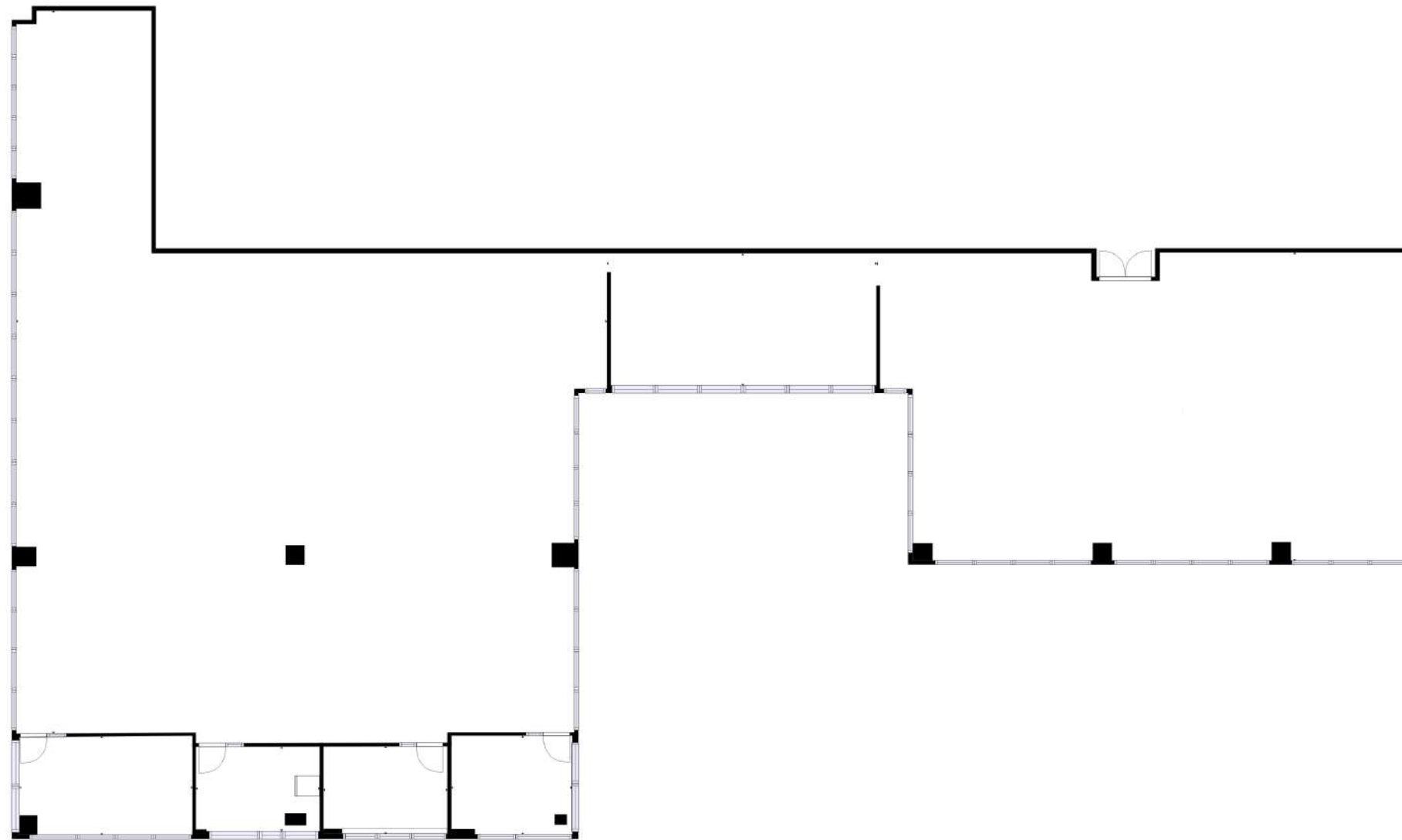


Comparison

 % of Visits 70%

 Drive Time 15 min





AVAILABLE SUITE

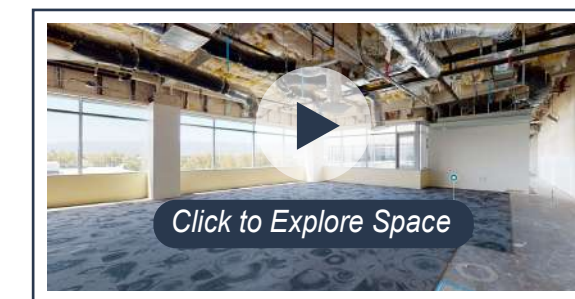
Suite 450 - 7,861 SF

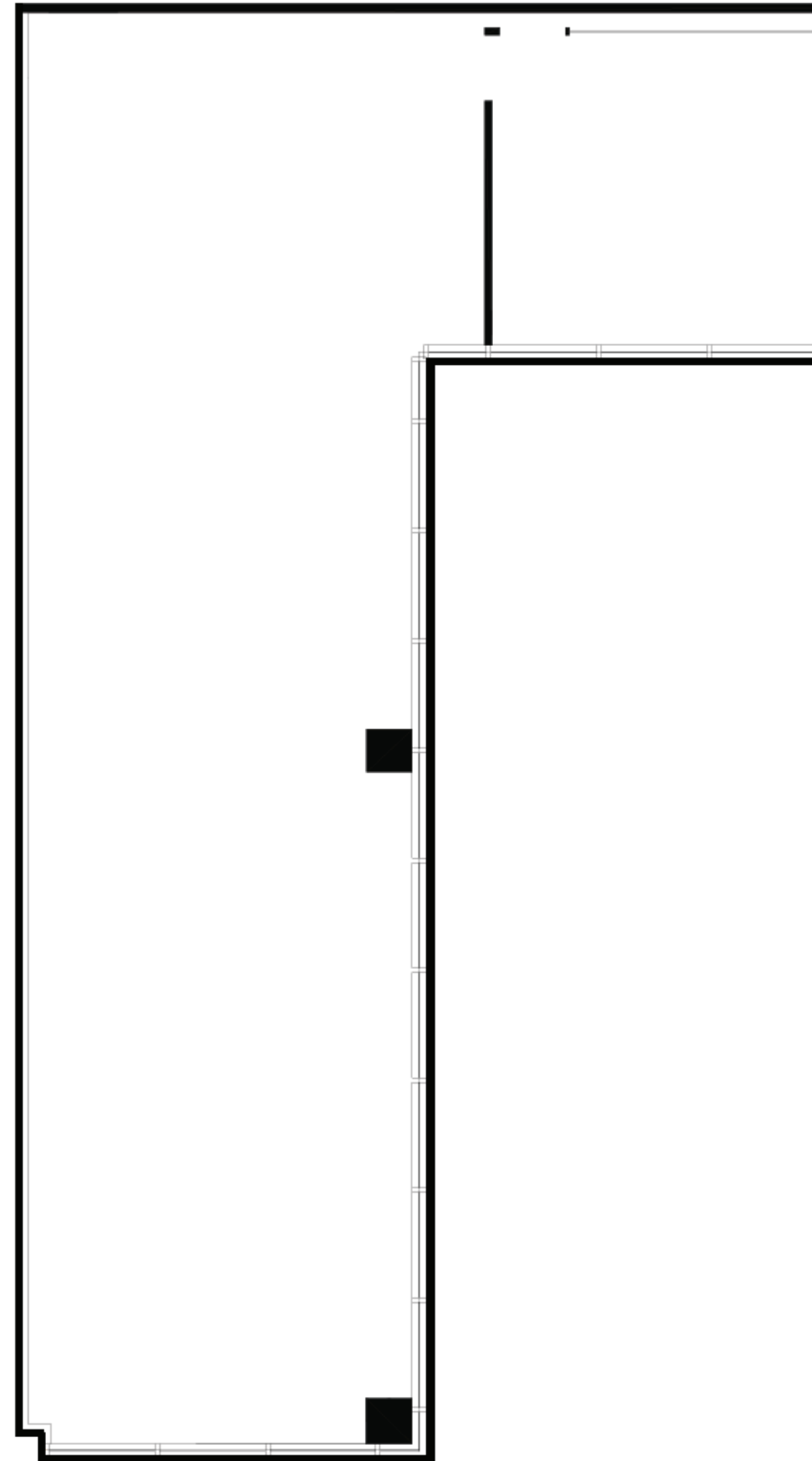
SUITE DESCRIPTION

Open floor plan ready for customization

LEASE RATE

\$3.75 MG





AVAILABLE SUITE

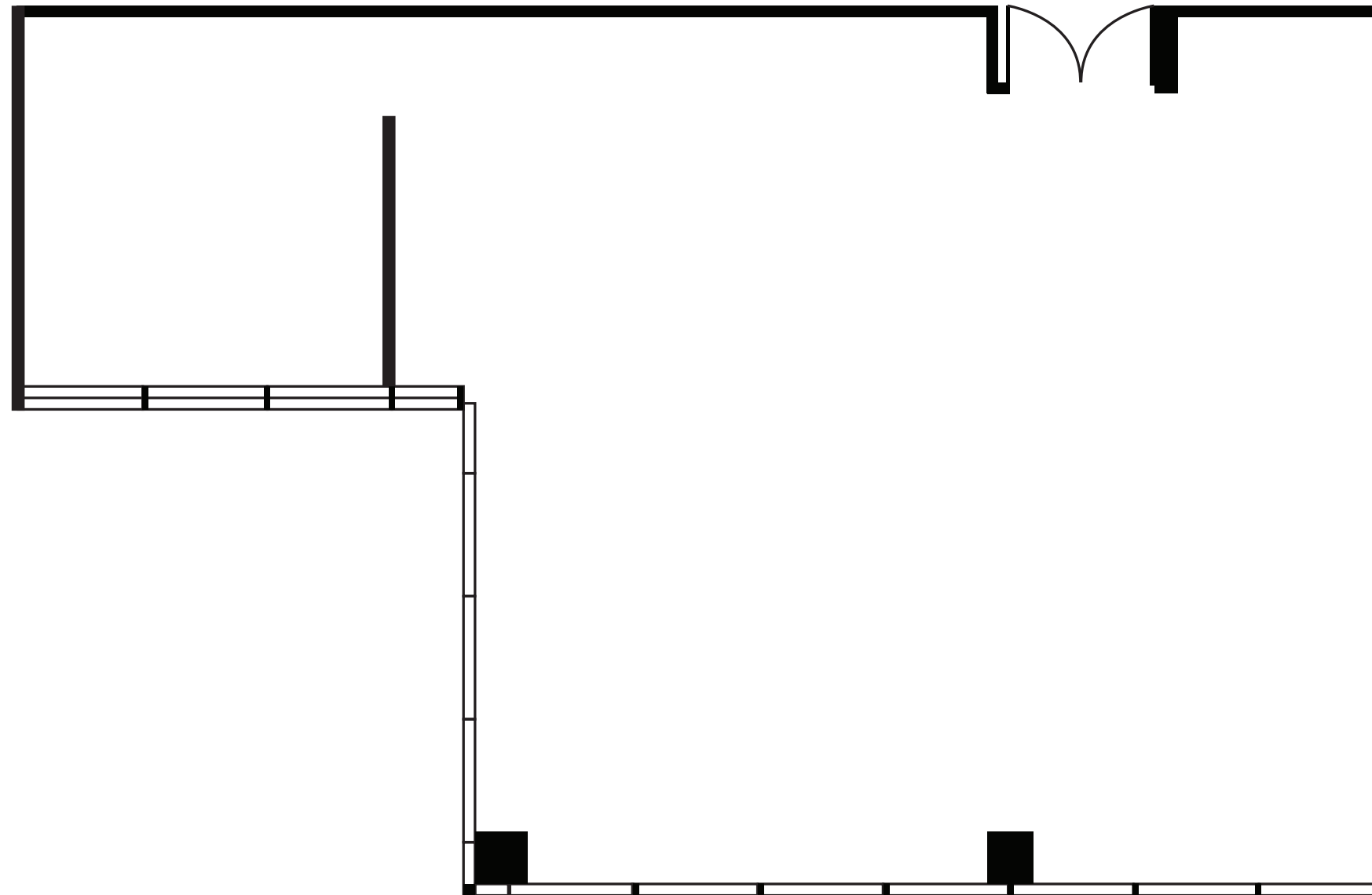
Suite 460 - 1,722 RSF

SUITE DESCRIPTION

Open floor plan ready for customization

LEASE RATE

\$3.75 MG



AVAILABLE SUITE

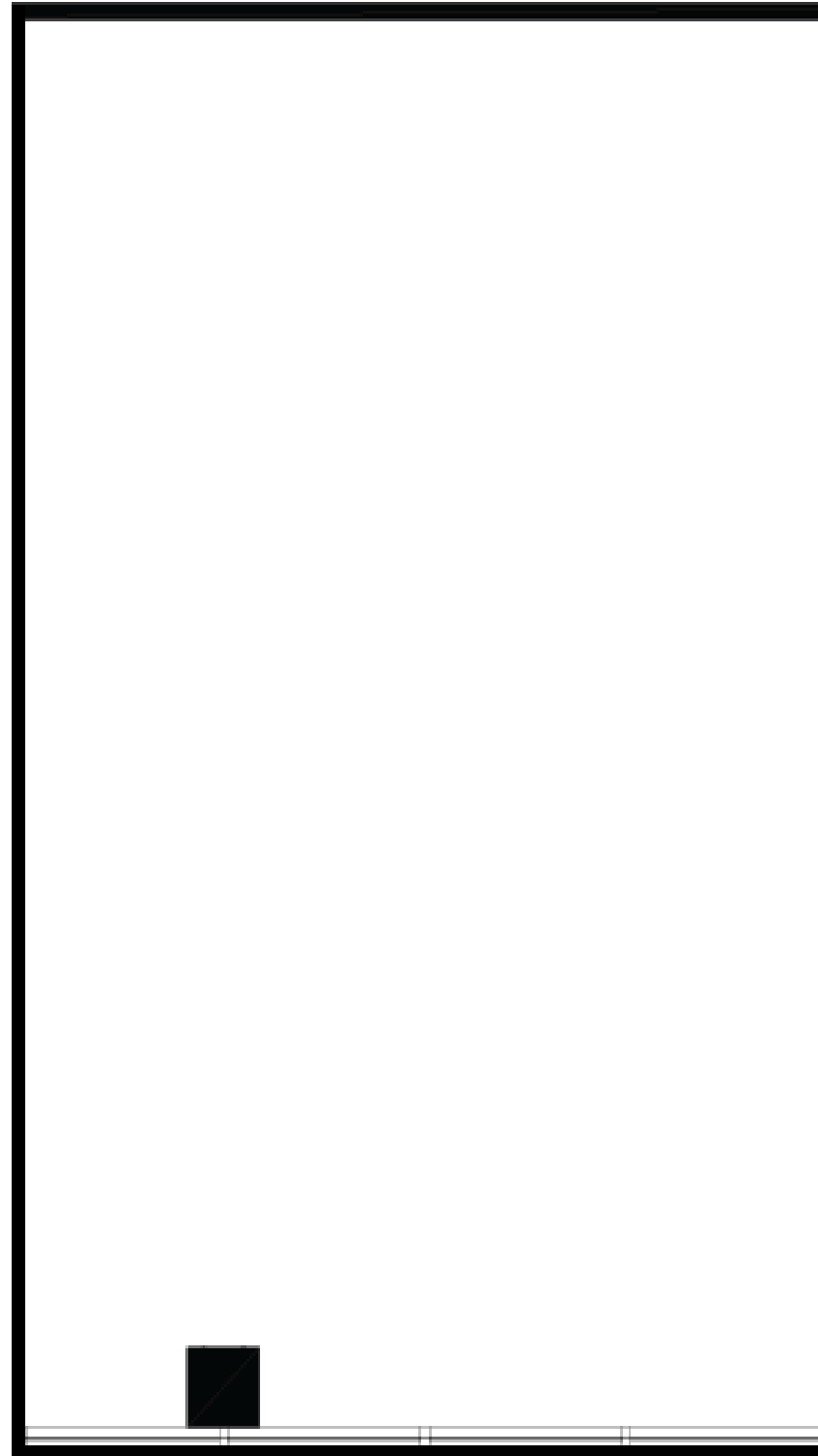
Suite 480 - 1,884 RSF

SUITE DESCRIPTION

Open floor plan ready for customization

LEASE RATE

\$3.75 MG



AVAILABLE SUITE

Suite 485 - 842 RSF

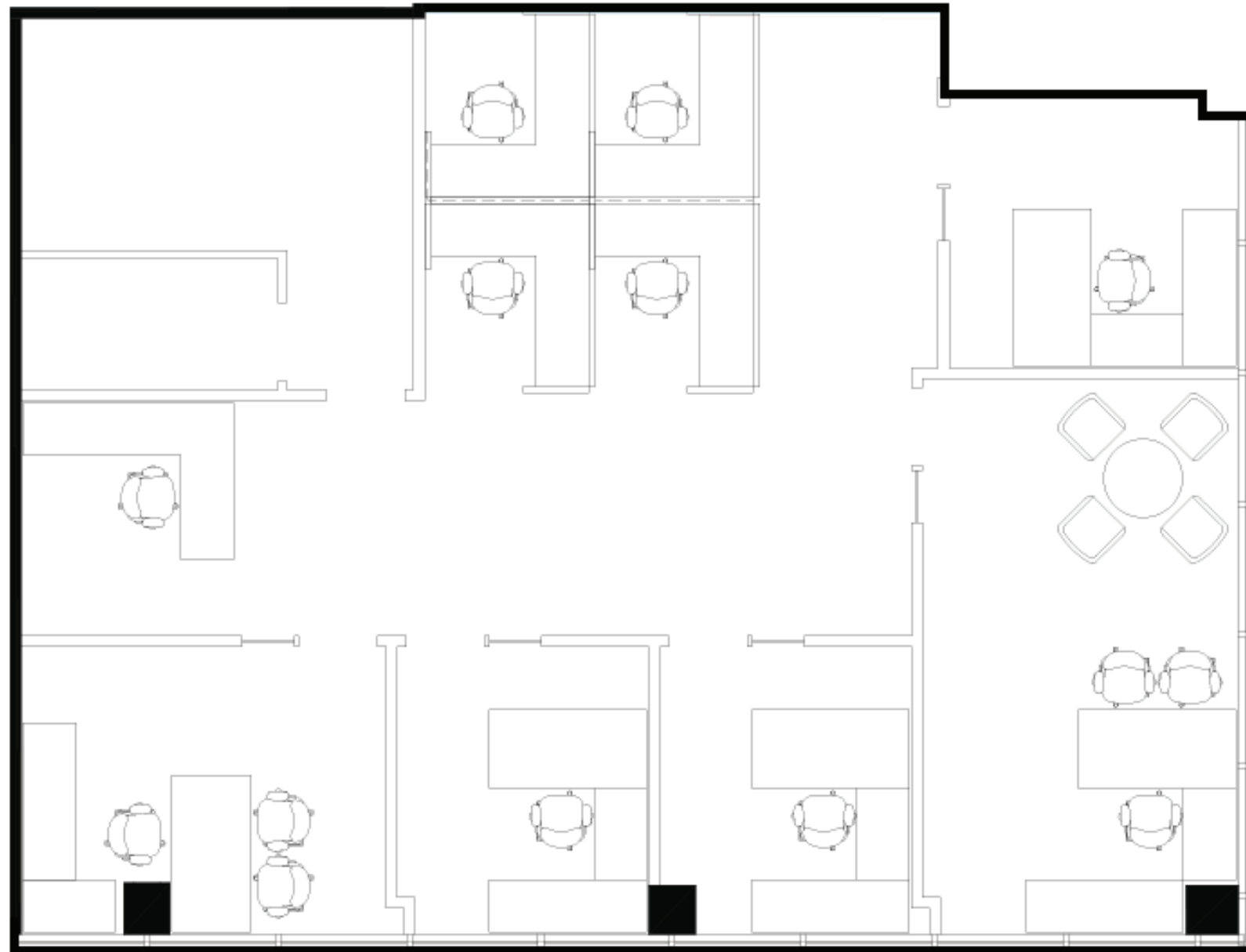
(Contiguous with Suite 490 - 2,799 RSF)

SUITE DESCRIPTION

Open floor plan ready for customization

LEASE RATE

\$3.75 MG



AVAILABLE SUITE

Suite 490 - 1,957 RSF

(Contiguous with Suite 485 - 2,799 RSF)

SUITE DESCRIPTION

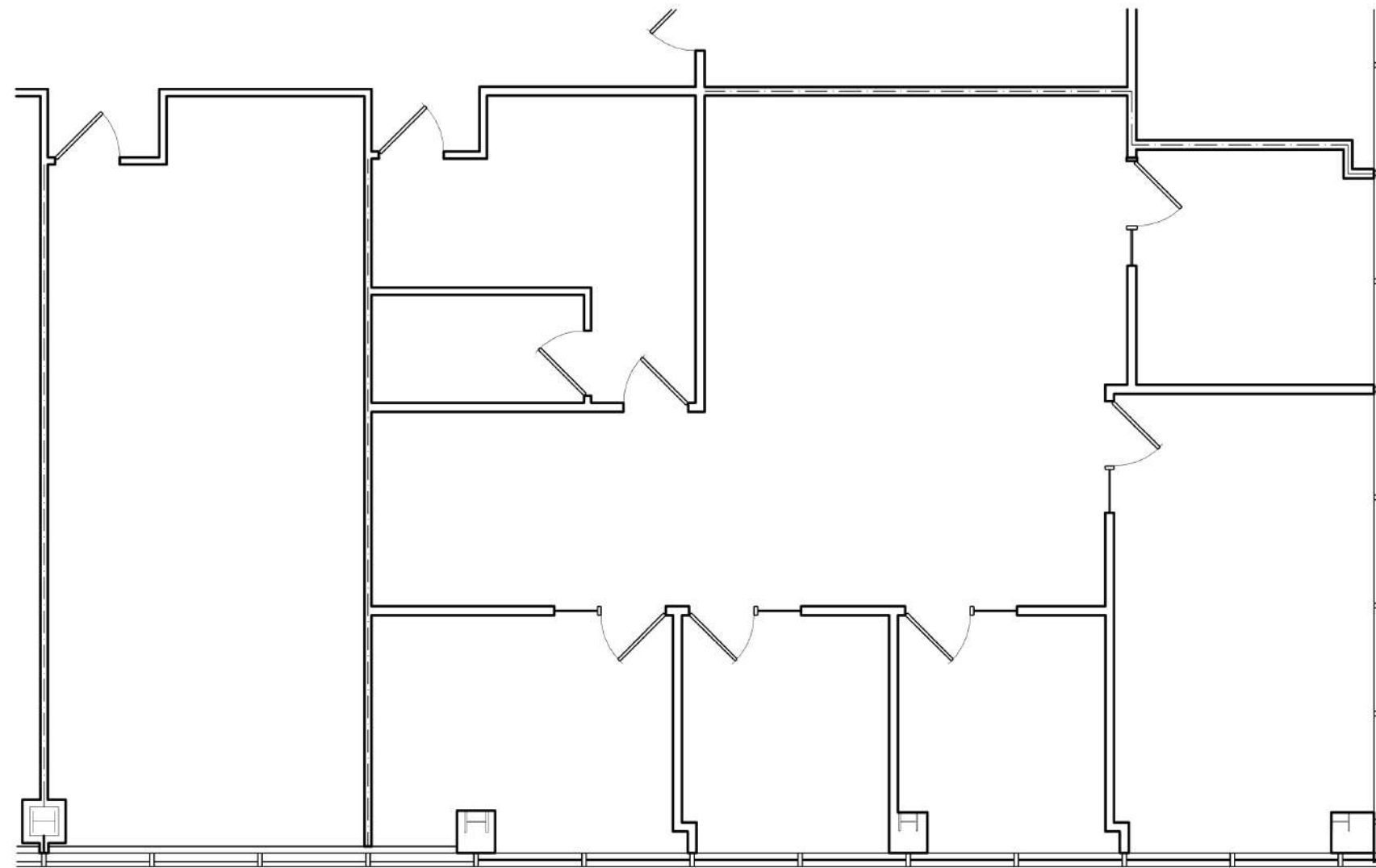
Conference Room

4 Offices

6 Cubicles

LEASE RATE

\$3.75 MG



AVAILABLE SUITE

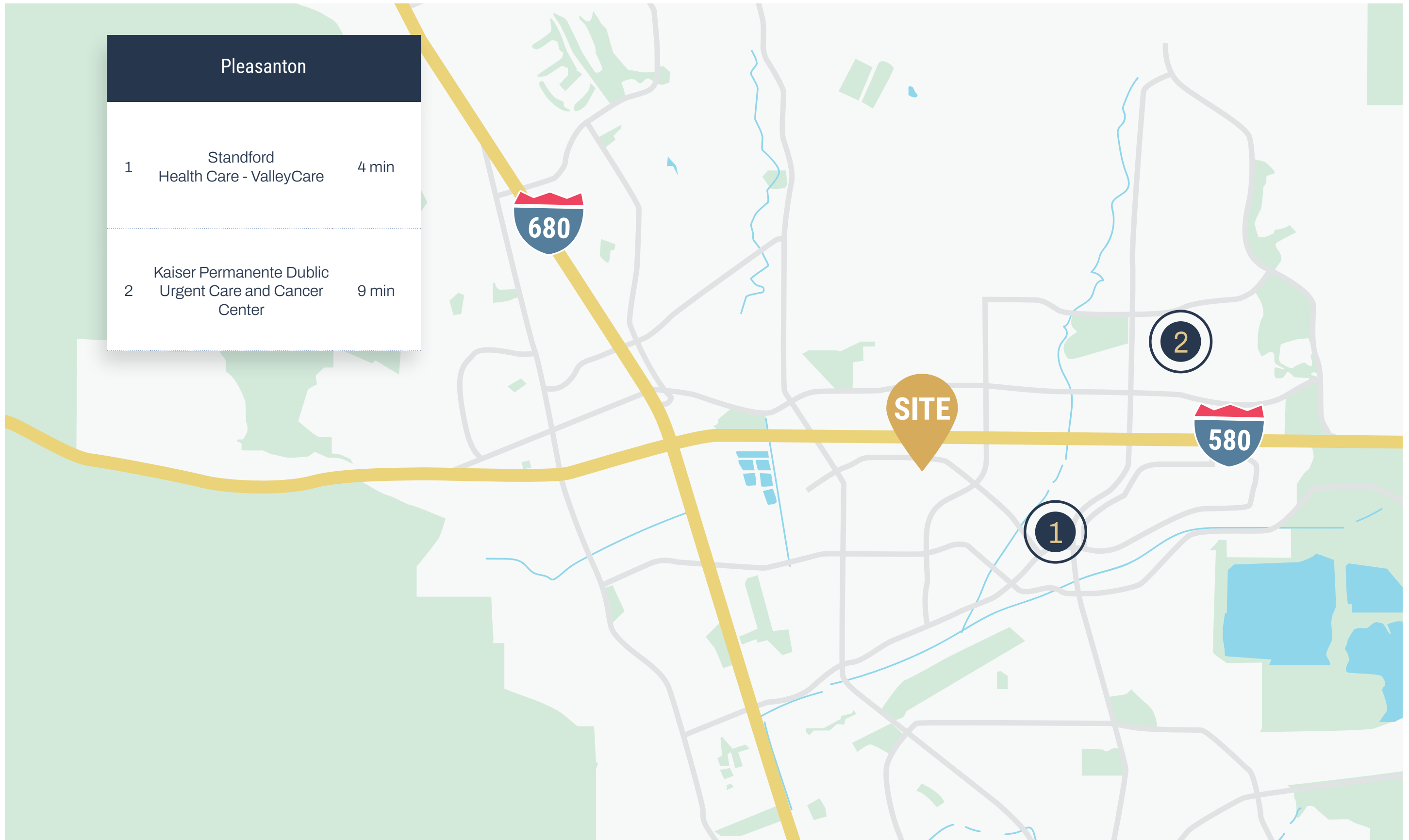
Suite 485 & 490 - 2,799 RSF

SUITE DESCRIPTION

Reception/Admin, 5 Exam Rooms, 2 Procedure Rooms, Doctor's Office, Nurses's Station, In-Suite Restroom and Storage

LEASE RATE

\$3.75 MG







**MED
WEST**
REALTY

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