



# FOR LEASE CROSSROADS SHOPPING CENTER

**±2,427 SF RETAIL SPACE AVAILABLE**

**4747 HOPYARD ROAD, PLEASANTON, CA, 94588**

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

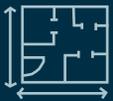


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PROPERTY HIGHLIGHTS



Building 4747, Suite E-2, 2,427SF

- Former Bank Branch
- Facing Hopyard Road



Located in the heart of Pleasanton, Crossroads Shopping Center anchors the busy intersection of Stoneridge Drive and Hopyard Road



Front and center, this retail pad offers hard corner identity at a signalized corner



Hacienda Business Park is home to Workday, Kaiser, Clorox, Oracle, Stanford Valleycare Hospital, John Muir Urgent Care, Roche, GAP and many more



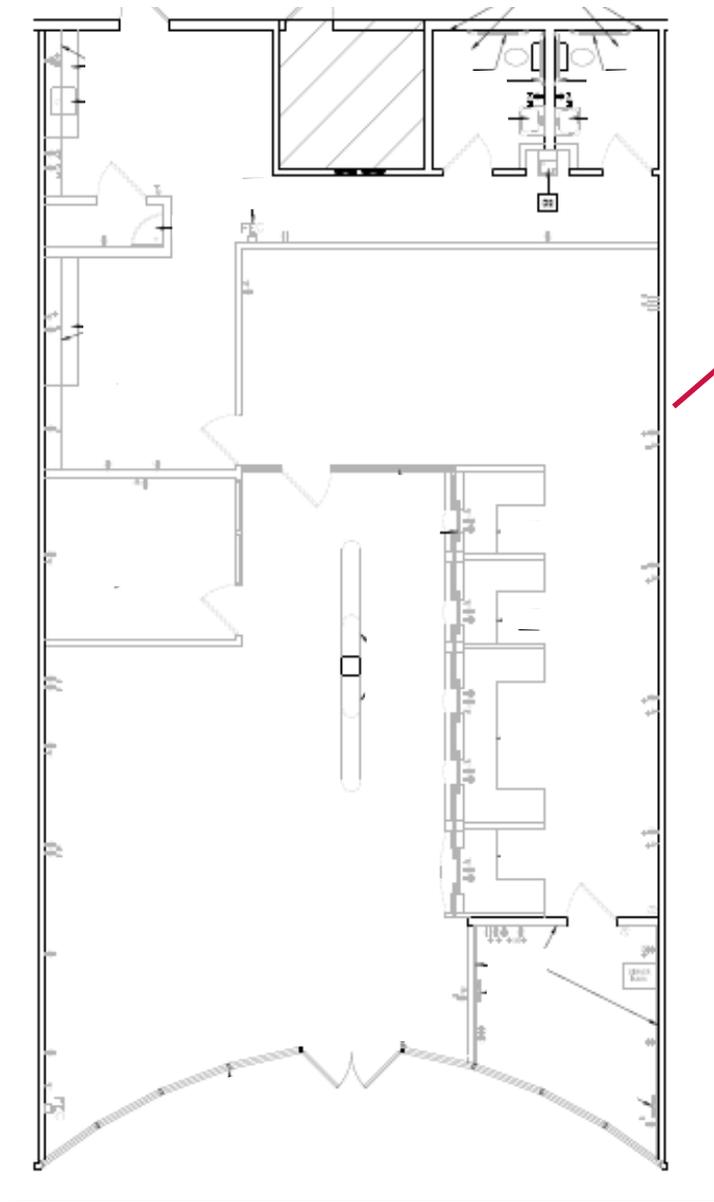
Strong national tenancy within the center and immediate surrounding area



Contact Broker for Pricing Details

4747  
HOPYARD ROAD

FLOOR PLAN



**Building B, 4747 Hopyard Road**

- 2,427 SF Former Bank
- Second Generation Retail
- Ample parking

4747  
HOPYARD ROAD

PHOTO GALLERY





PLEASANTON BY THE NUMBERS

Pleasanton, California, is a vibrant city located in the East Bay region of the San Francisco Bay Area. Known for its charming downtown, Pleasanton offers a blend of historic architecture, boutique shops, and diverse dining options. The city is home to top-rated schools, well-maintained parks, and family-friendly events like the weekly farmers' market.

Pleasanton is also a hub for businesses, with its proximity to major tech hubs and easy access to highways and public transportation. Its scenic surroundings, including nearby hiking trails and wine country, make it an attractive place to live, work, and visit. In addition to its residential appeal, Pleasanton serves as a key business hub. It is home to major employers, corporate headquarters, and thriving industries, benefiting from its strategic location near major highways (I-580 and I-680) and public transportation options like the BART (Bay Area Rapid Transit) system. The city's well-planned infrastructure supports both small businesses and large corporations, making it an attractive location for professionals and entrepreneurs.



ROBUST POPULATION

79,721



NUMBER OF HOUSEHOLDS

28,099



APPROX. AVERAGE HH INCOME

\$200,001



MEDIAN AGE

42.3



4 YEAR DEGREE OR HIGHER

71.1%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
MEDIAN HH INCOME	\$200,001	\$182,293	\$200,001
POPULATION	12,493	117,354	183,506
TOTAL HOUSEHOLDS	5,150	22,766	37,919
MEDIAN AGE	37.3	38.9	39.9

4747  
HOPYARD ROAD

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4747  
HOPYARD ROAD