

Retail Space Available

6700 Santa Rita Road | Pleasanton, CA



SRS Real Estate Partners

1871 The Alameda, Suite 250
San Jose, CA 95126
408.553.6135

www.srsre.com

Exclusive Leasing Agents

Randol Mackley
Senior Vice President
408.216.2316
randol.mackley@srsre.com
CA Lic. #: 00599820

Bruce Frazer
Senior Vice President
408.216.2315
bruce.frazer@srsre.com
CA Lic. #: 00576968



Retail Spaces Available

6700 Santa Rita Road | Pleasanton, CA



Project Location & Summary

The subject property is located adjacent to Trader Joe's and across the street from Rose Pavilion. Some of the tenants in Rose Pavilion include 99 Ranch Market, CVS, Ethan Allen Gallery, Fresh and Easy, Golfsmith, Macy's Home Furniture, Taco Bell, Panda Express, Erik's Deli, The Right Stuff Fitness, Auto Zone and Goodyear Tire Company. Also located across Santa Rita Road are Walgreens, and Tuesday Morning.

Access to the shopping center is excellent from Highway 680 and Santa Rita Road.

Tenants in the center include Fantastic Sams, Subway, Energy Solutions, Chiropractic Clinic, Indian Grocery store, Taqueria, Japanese restaurant, and Mama Rosa Italian Restaurant.

This property is professionally managed by GS Management.



Traffic Counts

	ADT
Santa Rita Rd north of Rosewood Drive	42,500
Hwy 580 eastbound off ramp to Santa Rita Road	14,900

Year: 2011 | Source: City of Pleasanton

Demographics

	1 mile	2 miles	3 miles
Population	20,680	47,463	82,763
Avg. HH Income	\$123,245	\$129,672	\$128,050
Daytime Population	7,995	27,865	51,150

Year: 2011 | Source: Synergos Technologies, Inc.

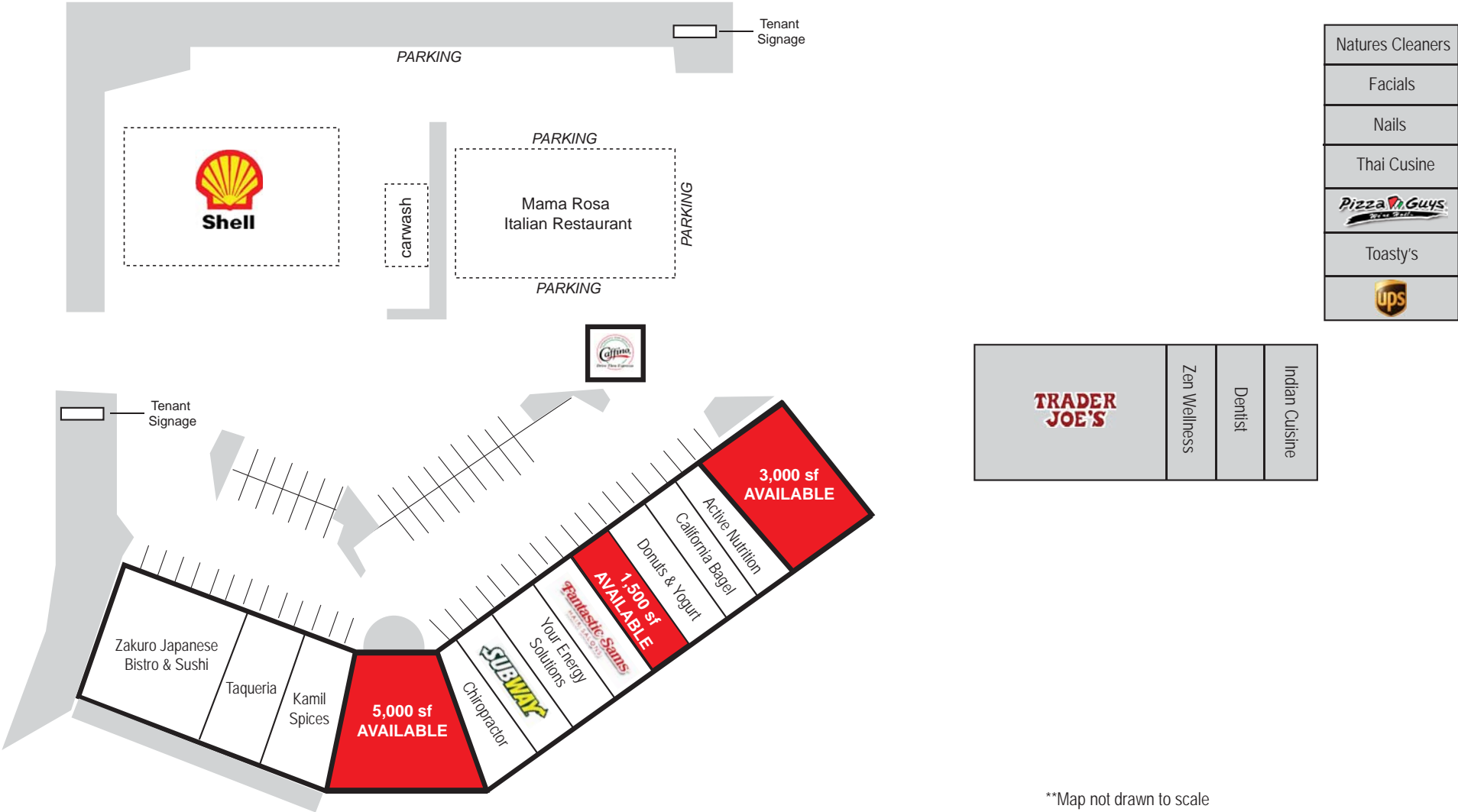


Retail Spaces Available

6700 Santa Rita Road | Pleasanton, CA



Site Plan

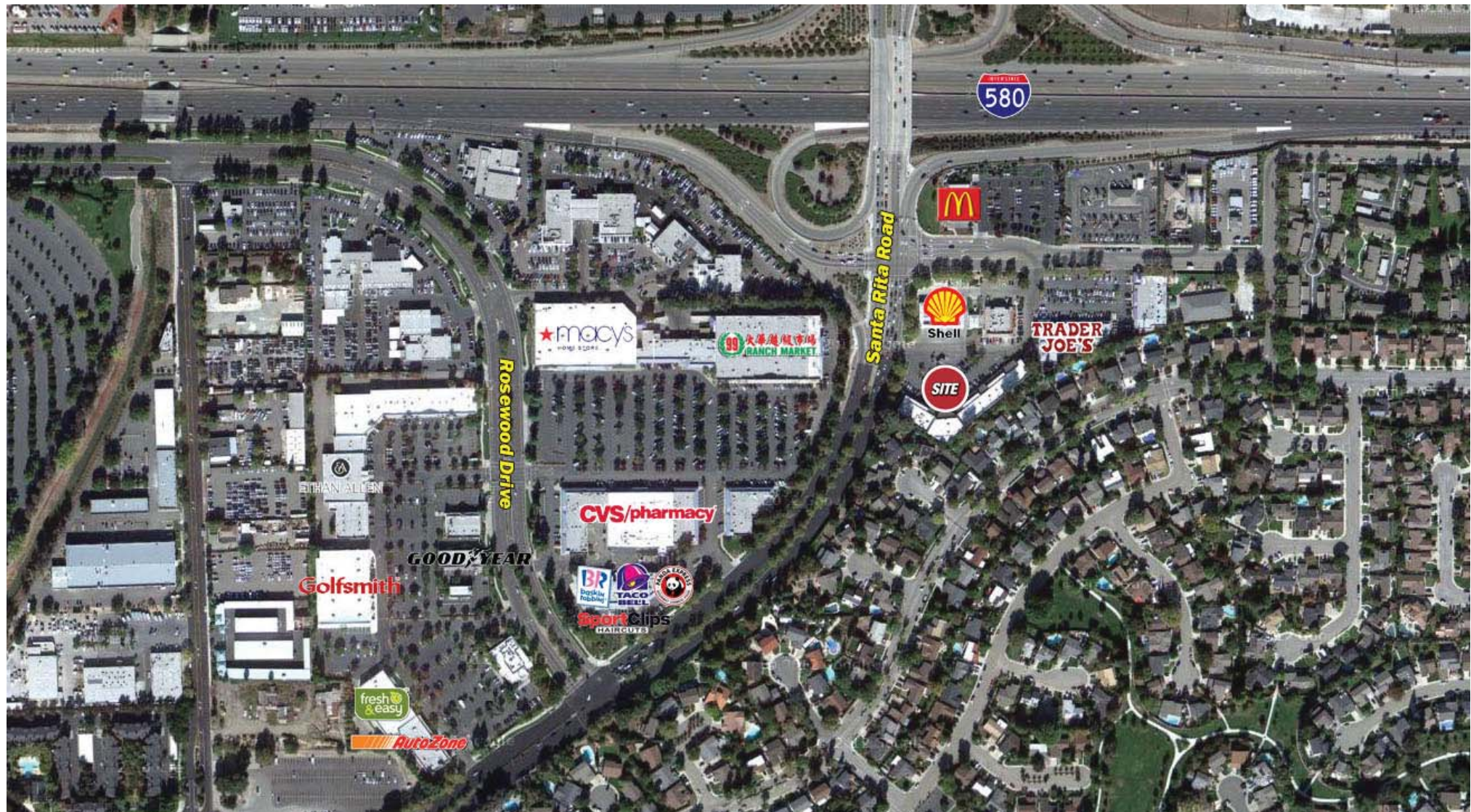


**Map not drawn to scale

Retail Spaces Available

6700 Santa Rita Road | Pleasanton, CA

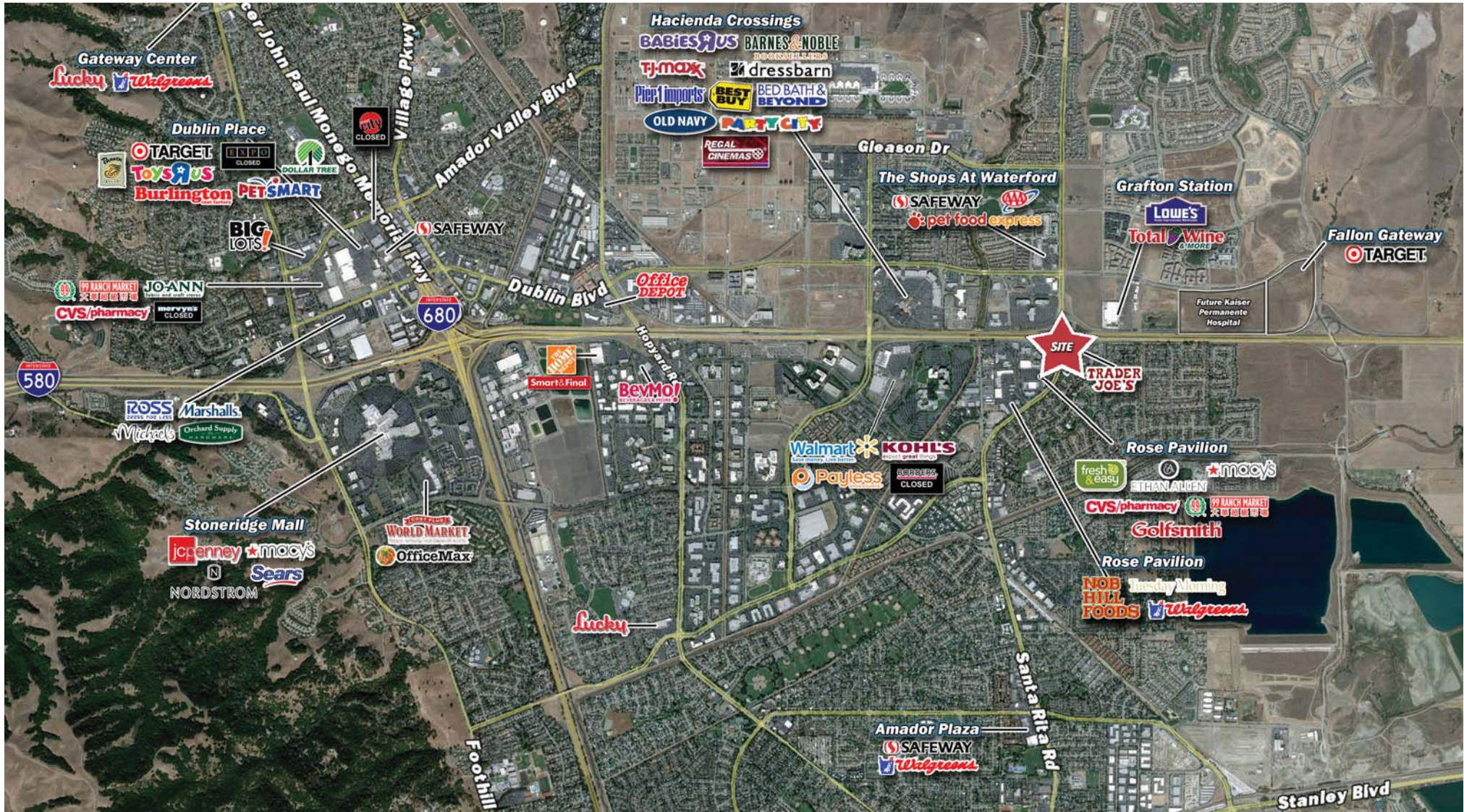
Aerial



Retail Spaces Available

6700 Santa Rita Road | Pleasanton, CA

Market Aerial



Retail Spaces Available

6700 Santa Rita Road | Pleasanton, CA



Demographics

Full Demographic Report

Demographic Data 2011 by Synergos Technologies
Calculated using TAS Retrieval



Aug 21, 2012

Latitude: 37.699188 Longitude: -121.871445

6700 Santa Rita Rd, Pleasanton, CA 94588		1 Mile Radius	2 Mile Radius	3 Mile Radius
Population	Current Estimated Population	20,680	47,463	82,763
	2016 Projected Population	24,049	53,284	91,710
	2010 Census Population	19,487	45,514	80,394
	2000 Census Population	14,834	30,943	63,330
	Historical Annual Growth 2000 to 2010	2.77 %	3.93 %	2.41 %
	Estimated Annual Growth 2010 to 2011	3.45 %	2.42 %	1.67 %
Households	Projected Annual Growth 2011 to 2016	3.06 %	2.34 %	2.07 %
	Current Estimated Households	7,928	15,657	28,509
	2016 Projected Households	9,327	17,963	31,947
	2010 Census Households	7,391	14,814	27,567
	2000 Census Households	4,441	9,561	21,725
	Historical Annual Growth 2000 to 2010	5.23 %	4.48 %	2.41 %
Population by Age	Estimated Annual Growth 2010 to 2011	4.09 %	3.21 %	1.94 %
	Projected Annual Growth 2011 to 2016	3.30 %	2.79 %	2.30 %
	Persons per Household	2.61	2.71	2.69
	Population 0 to 4 Years	8.26 %	7.08 %	6.70 %
	Population 5 to 13 Years	13.52 %	12.65 %	12.39 %
	Population 14 to 21 Years	9.13 %	9.48 %	10.10 %
Income	Population 22 to 29 Years	10.05 %	10.57 %	9.54 %
	Population 30 to 44 Years	28.03 %	26.96 %	24.52 %
	Population 45 to 59 Years	20.15 %	21.17 %	22.57 %
	Population 60 to 74 Years	8.33 %	9.12 %	10.48 %
	Population 74 Years Plus	2.53 %	2.96 %	3.69 %
	Median Age	35.0	36.0	37.3
Work place	Male Population	10,182	25,040	42,012
	Female Population	10,498	22,423	40,751
	HH Income \$500,000 or more	0.58 %	0.55 %	0.58 %
	HH Income \$250,000 to \$499,999	6.84 %	6.61 %	6.76 %
	HH Income \$200,000 to \$249,999	5.00 %	4.84 %	4.95 %
	HH Income \$175,000 to \$199,999	7.85 %	9.75 %	8.89 %
Race	HH Income \$150,000 to \$174,999	9.04 %	10.04 %	9.63 %
	HH Income \$100,000 to \$149,999	23.78 %	25.51 %	25.62 %
	HH Income \$75,000 to \$99,999	15.42 %	13.92 %	14.06 %
	HH Income \$50,000 to \$74,999	13.80 %	12.73 %	12.48 %
	HH Income \$35,000 to \$49,999	6.78 %	6.63 %	6.65 %
	HH Income \$25,000 to \$34,999	3.55 %	3.19 %	3.51 %
Occupation	HH Income \$15,000 to \$24,999	3.85 %	3.38 %	3.55 %
	HH Income \$0 to \$14,999	3.51 %	2.86 %	3.33 %
	Average Household Income	\$123,245	\$129,672	\$128,050
	Median Household Income	\$105,452	\$112,763	\$111,527
	Per Capita Income	\$47,272	\$45,440	\$45,988
	Workplace Establishments	428	1,572	3,109
Other	Workplace Employees (FTE)	7,995	27,865	51,150
	Current Estimated Population	20,680	47,463	82,763
	White	48.78 %	51.09 %	58.64 %
	Black or African American	4.35 %	8.41 %	5.85 %
	Asian or Pacific Islander	36.97 %	30.98 %	25.54 %
	Other Races	9.91 %	9.52 %	9.96 %

Full Demographic Report

Demographic Data 2011 by Synergos Technologies
Calculated using TAS Retrieval



Aug 21, 2012

Latitude: 37.699188 Longitude: -121.871445

6700 Santa Rita Rd, Pleasanton, CA 94588		1 Mile Radius	2 Mile Radius	3 Mile Radius
Hispanic	2011 Hispanic Population	2,234	5,534	10,274
	2011 Hispanic Population Percent	10.80 %	11.66 %	12.41 %
	2000 Hispanic Population Percent	12.17 %	11.59 %	10.58 %
	1990 Hispanic Population Percent	8.66 %	8.15 %	7.68 %
Education (Age 25+)	Adult Population (25 Years or Older)	13,689	31,927	55,964
	Elementary	2.57 %	2.54 %	2.78 %
	Some High School	3.41 %	6.70 %	5.18 %
	High School Graduate	12.75 %	16.15 %	16.97 %
	Some College	15.45 %	16.05 %	17.17 %
	Associates Degree	8.26 %	8.06 %	8.48 %
Housing	Bachelors Degree	36.22 %	31.29 %	30.71 %
	Graduate Degree	21.34 %	19.21 %	18.71 %
	Total Housing Units	8,329	16,349	29,641
	Owner Occupied Percent	52.06 %	59.28 %	60.97 %
Homes Built By Year	Renter Occupied Percent	43.13 %	36.49 %	35.21 %
	Vacant Housing Percent	4.81 %	4.23 %	3.82 %
	Homes Built 1990 to 2000	49.53 %	38.91 %	26.86 %
	Homes Built 1980 to 1989	30.02 %	26.77 %	26.33 %
Home Value (Owner Occupied)	Homes Built 1970 to 1979	13.69 %	19.36 %	23.54 %
	Homes Built 1960 to 1969	4.97 %	11.84 %	16.92 %
	Homes Built 1950 to 1959	0.87 %	1.79 %	3.14 %
	Homes Built 1940 to 1949	0.28 %	0.35 %	1.05 %
	Homes Built Before 1940	0.63 %	0.97 %	2.16 %
	Property Value \$1,000,000 or more	0.01 %	0.02 %	0.03 %
Occupation (Employed Civilian Age 16+)	Property Value \$750,000 to \$999,999	8.65 %	13.13 %	14.33 %
	Property Value \$500,000 to \$749,999	39.62 %	45.58 %	45.01 %
	Property Value \$400,000 to \$499,999	20.91 %	19.85 %	20.15 %
	Property Value \$300,000 to \$399,999	16.71 %	12.41 %	11.57 %
	Property Value \$200,000 to \$299,999	10.47 %	6.49 %	5.83 %
	Property Value \$150,000 to \$199,999	2.34 %	1.44 %	1.29 %
Other	Property Value \$100,000 to \$149,999	0.56 %	0.39 %	0.36 %
	Property Value \$60,000 to \$99,999	0.37 %	0.22 %	0.59 %
	Property Value \$40,000 to \$59,999	0.09 %	0.22 %	0.50 %
	Property Value \$0 to \$39,999	0.28 %	0.25 %	0.33 %
	Median Home Value	491,730	547,875	552,004
	Median Rent (Census 2000)	1,685	1,643	1,545
Occupation (Employed Civilian Age 16+)	Employed Civilian Population 16+ by Occupation	10,744	21,693	38,596
	Managerial/Executive	24.41 %	27.03 %	26.22 %
	Professional Specialty	28.14 %	29.00 %	28.30 %
	Healthcare Support	1.19 %	0.76 %	0.78 %
	Sales	12.51 %	12.19 %	12.72 %
	Office & Administrative Support	11.69 %	11.10 %	11.07 %
Other	Protective Service	1.27 %	1.33 %	1.84 %
	Food Preparation	5.71 %	4.24 %	3.66 %
	Building Maintenance & Cleaning	1.85 %	1.84 %	1.65 %
	Personal Care	2.76 %	3.32 %	3.61 %
	Farming, Fishing, & Forestry	0.27 %	0.17 %	0.15 %
	Construction	4.31 %	4.07 %	4.91 %
Other	Production & Transportation	5.89 %	4.96 %	5.08 %
	Percent White Collar	77.94 %	80.08 %	79.09 %

Retail Spaces Available

6700 Santa Rita Road | Pleasanton, CA



Demographics (cont.)

Full Demographic Report

Demographic Data 2011 by Synergos Technologies
Calculated using TAS Retrieval



Aug 21, 2012

Latitude: 37.699188 Longitude: -121.871445

6700 Santa Rita Rd, Pleasanton, CA 94588		1 Mile Radius	2 Mile Radius	3 Mile Radius
Transportation To Work	Percent Blue Collar	22.06 %	19.92 %	20.91 %
	Drive to Work Alone	74.39 %	75.11 %	76.22 %
	Drive to Work Carpool	7.84 %	7.55 %	7.93 %
	Travel to Work by Public Transportation	6.19 %	5.88 %	5.23 %
	Drive to Work on Motorcycle	0.25 %	0.25 %	0.25 %
	Drive to Work on Bicycle	0.34 %	0.35 %	0.42 %
	Walked to Work	1.44 %	1.71 %	1.36 %
	Other Means	0.66 %	0.64 %	0.53 %
	Work at Home	4.31 %	4.15 %	3.94 %
Travel Time To Work	Travel Time in Less than 5 minutes	2.17 %	2.34 %	2.17 %
	Travel to Work in 5 to 9 minutes	11.86 %	13.41 %	12.33 %
	Travel to Work in 10 to 14 minutes	15.78 %	15.34 %	15.21 %
	Travel to Work in 15 to 19 minutes	9.28 %	9.58 %	10.27 %
	Travel to Work in 20 to 29 minutes	11.46 %	11.97 %	13.00 %
	Travel to Work in 30 to 44 minutes	14.51 %	15.04 %	16.28 %
	Travel to Work in 45 to 59 minutes	11.31 %	9.97 %	9.90 %
	Travel to Work in 60 minutes or more	23.62 %	22.34 %	20.84 %
	Average Travel Time to Work	33.2	32.0	31.4