

**3574 VINEYARD AVENUE**  
**±4.4 INFILL ACRES**  
**PLEASANTON, CALIFORNIA**

**PRIME REDEVELOPMENT  
LAND OPPORTUNITY**



**FOR SALE**



**BERNAL  
COMMUNITY  
PARK**

**KOLL  
CENTER**

**ALAMEDA  
COUNTY  
FAIRGROUNDS**

**AMADOR  
VALLEY  
HIGH  
SCHOOL**

**SUNOL BOULEVARD**

**PLEASANTON AVENUE**

**SANTA RITA ROAD**

**FIRST STREET**

**STANLEY BOULEVARD**

**BERNAL AVENUE**

**VALLEY  
VIEW  
ELEMENTARY  
SCHOOL**

**VINEYARD AVENUE**

**NEVADA STREET**

**ST. AUGUSTINE  
CATHOLIC  
CHURCH**

**3574 VINEYARD AVENUE  
PLEASANTON, CA**



**KOTTINGER DRIVE**

**BERNAL AVENUE**

**TAWNY  
PARK**

**VINTAGE HILLS  
SHOPPING CENTER**

**PALOMINO  
DRIVE**

**TAWNY DRIVE**



# CHURCH FOR SALE

**3574 VINEYARD AVENUE  
PLEASANTON, CALIFORNIA**

- **ABUNDANT PARKING**
- **BEAUTIFUL FACILITY**
- **GREAT LOCATION**
- **MATURE NEIGHBORHOOD**

**±16,854 SQUARE FOOT FACILITY  
±4.4 INFILL ACRES**



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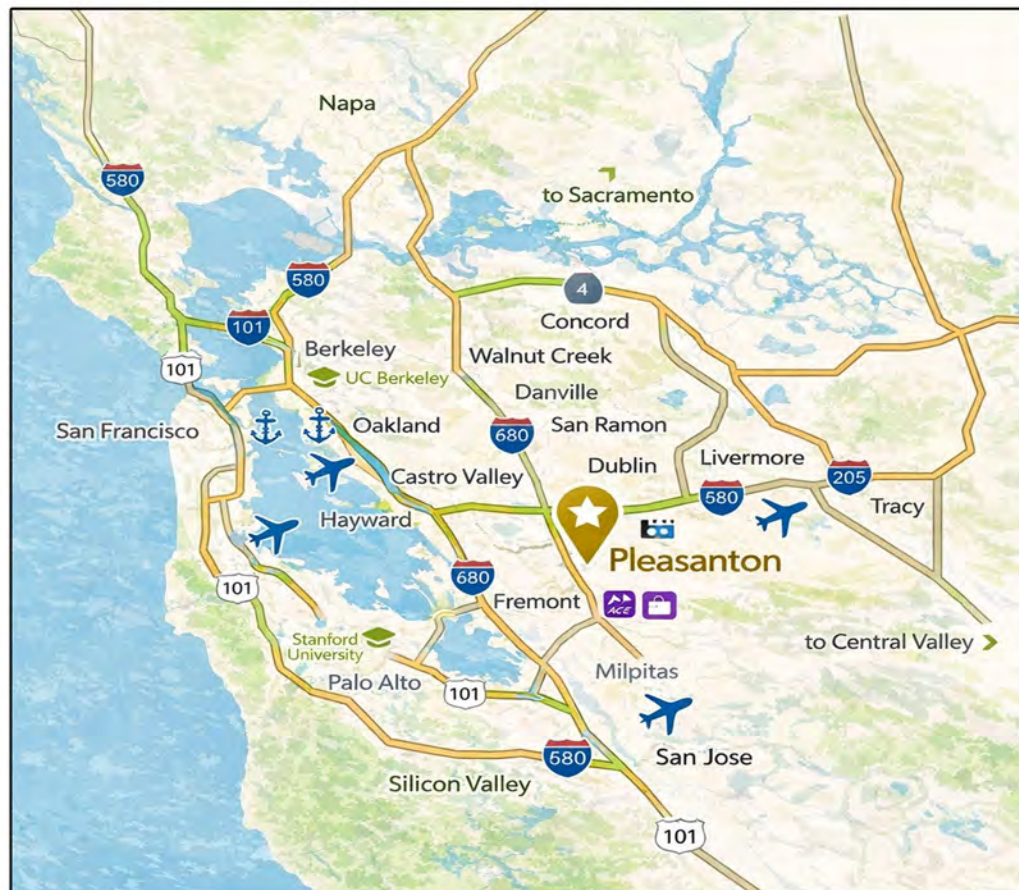


# 3574 VINEYARD AVENUE

±4.4 INFILL ACRES  
PLEASANTON, CALIFORNIA

# PRIME REDEVELOPMENT LAND OPPORTUNITY

ASKING PRICE: \$6,900,000



## THE OPPORTUNITY

This property represents a rare opportunity to obtain a well located, and well maintained, facility in the highly desirable community of Pleasanton, California. The site is positioned for continued use as a church facility or alternative re-use possibilities given the strong area demographics, excellent schools and its sizeable in-fill location.

## TOP NOTCH SCHOOLS

The designated high school is Amador Valley High

- Great Schools rating of 10/10
- "Niche" school rating of A+

## THE PROPERTY

- ±16,854 Square Foot Facility
- ±120 Parking Stalls
- ±4.4 Acres of Land Area (internal drive aisle is not owned in fee)
- General Plan Land Use: Medium Density Residential (2-8 Units Per Gross Acre) (City of Pleasanton)
- Zoning: PUD 0.1344 & 0.1849 (Public & Institutional) (City of Pleasanton)

## THE POSSIBILITIES

- Affordable Housing Redevelopment
- Childcare Center
- Charter School / Private School
- Community Center
- Multifamily Redevelopment
- Nonprofit Headquarters
- Professional Offices
- Public/Quasi-Public Uses
- Religious Assembly
- Residential Care Facility
- Senior Housing Redevelopment
- Single Family Detached Residential

**Note:** All uses are subject to discretionary governmental approval, which cannot be guaranteed. Some listed uses would require rezones, use permits and/or other entitlements, which may not get approval.

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information.





**SUBJECT**

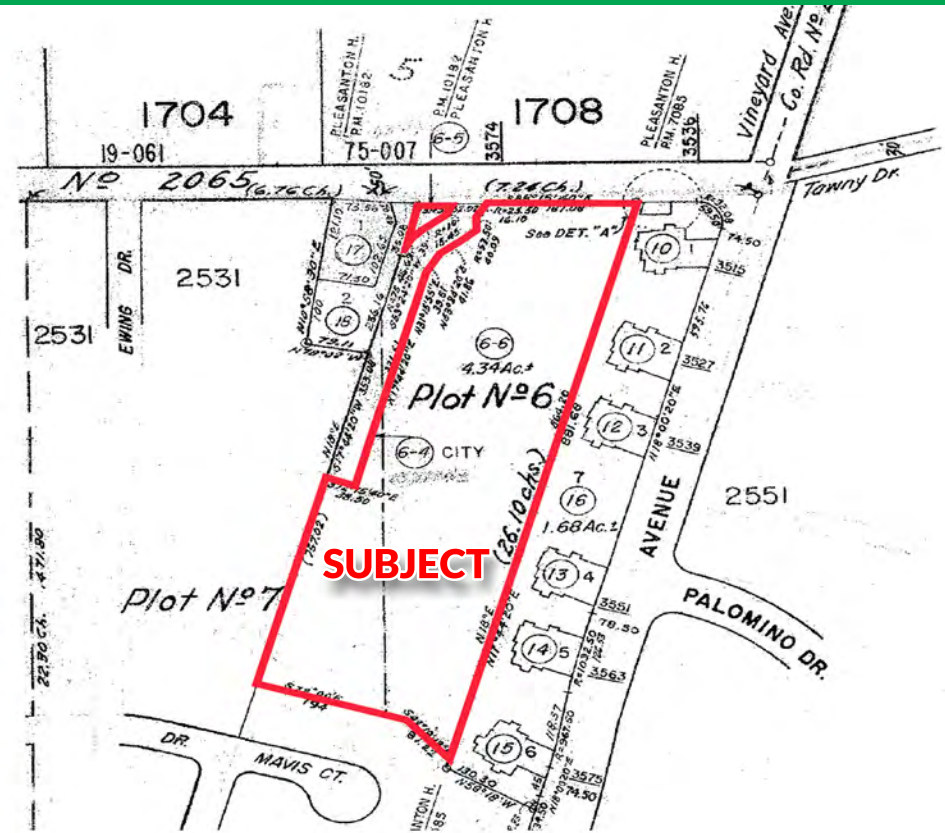
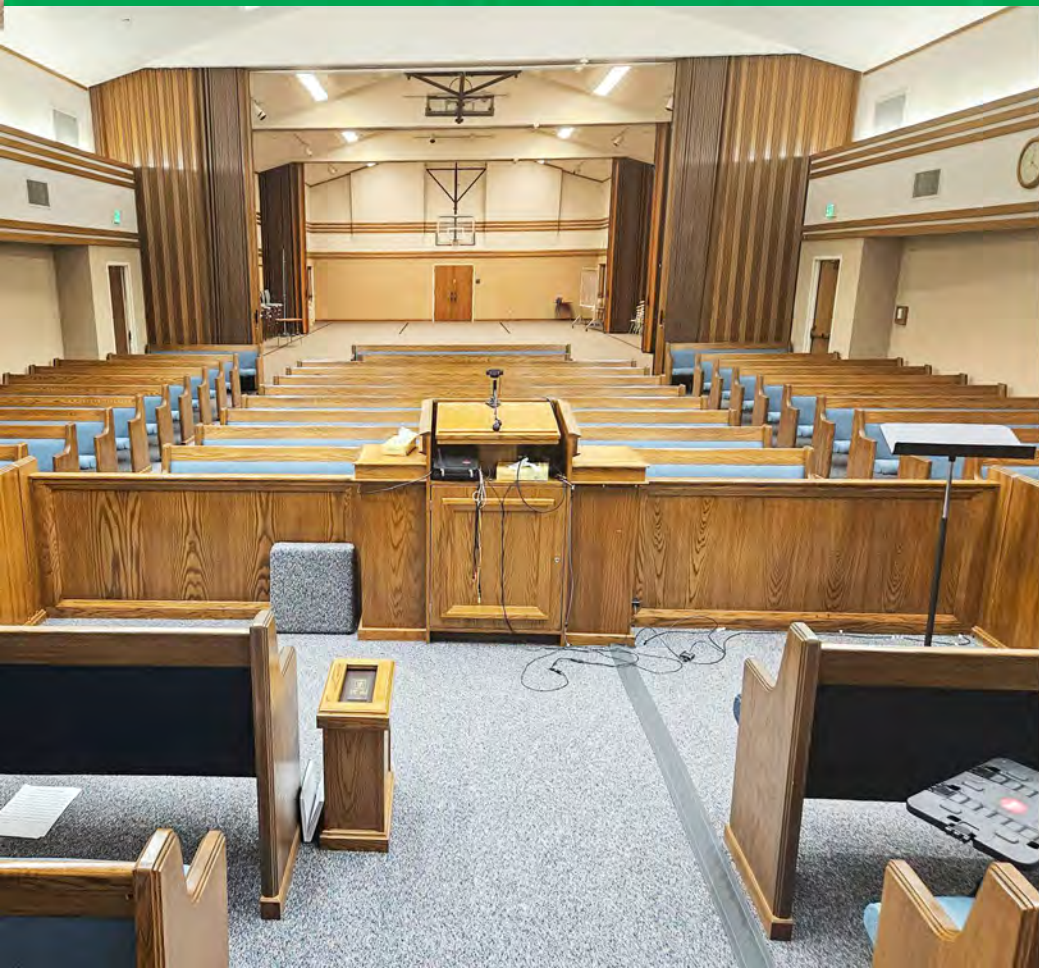
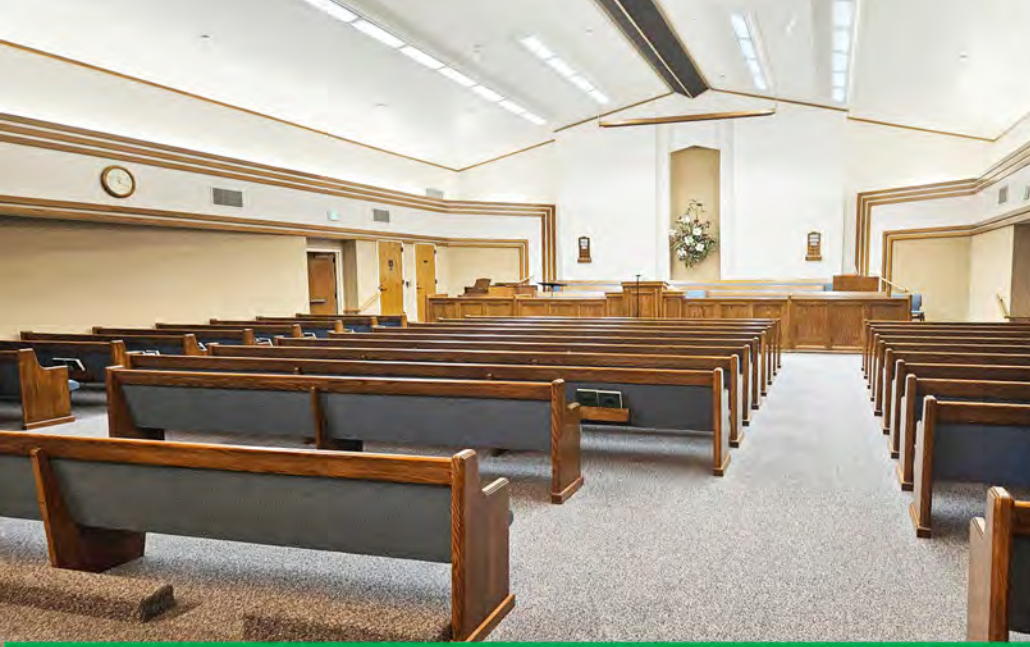
**VINTAGE  
HILLS  
SHOPPING  
CENTER**



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±4.4 INFILL ACRES  
PLEASANTON, CALIFORNIA**



**ALAMEDA COUNTY ASSESSOR'S  
PARCEL NUMBERS 946-2528-006-05 AND  
946-2528-006-06**

**SIZE DISCLAIMER:**

The Assessor acreage measurements are approximate only.  
The use of approximate acreage figures does not mean  
that more accurate measurements, or a survey, do not exist.



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**PLEASANTON, CALIFORNIA**

# FLOOR PLAN MAP



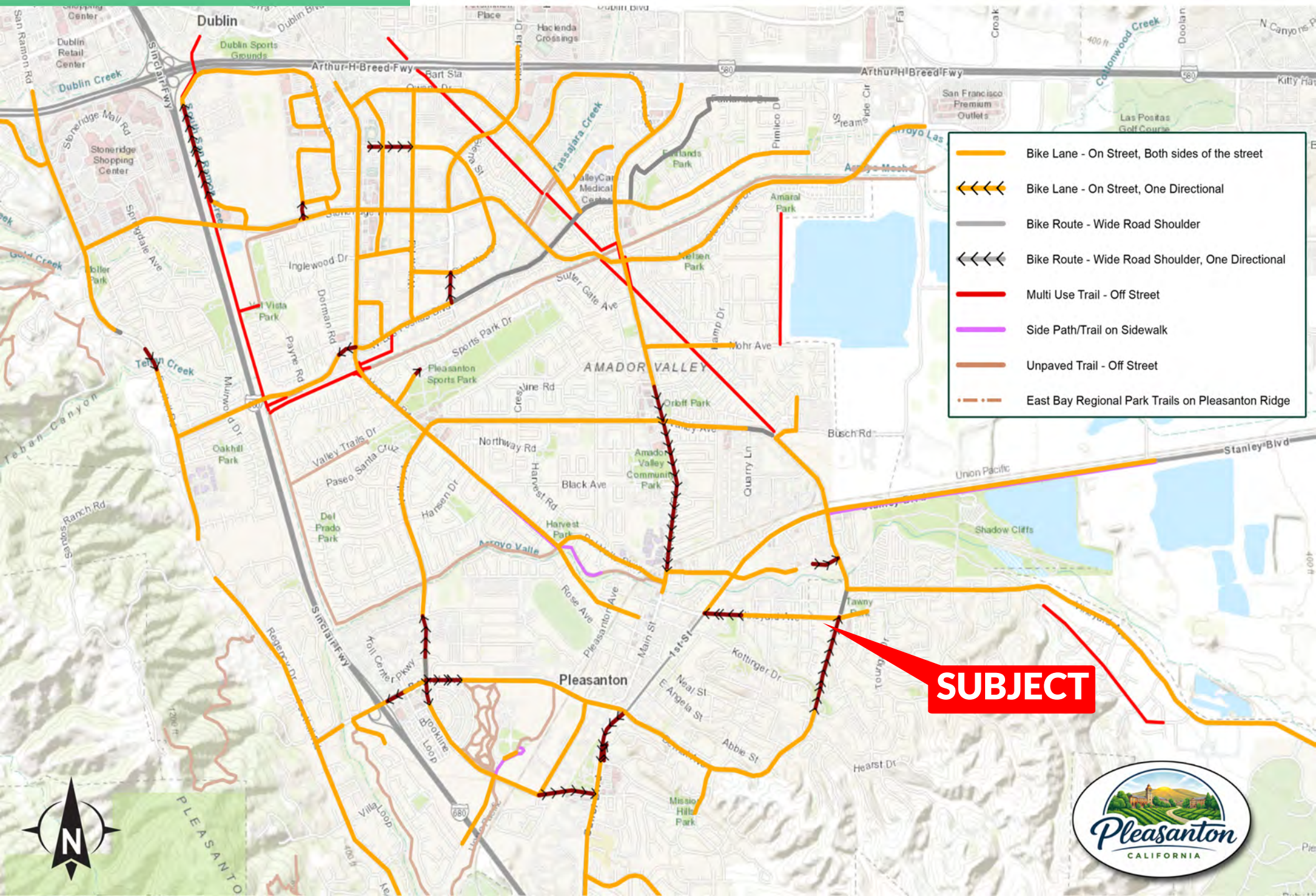
**NOTE: THIS FLOORPLAN IS BELIEVED TO BE THE MOST CURRENT VERSION. SELLER, AND BROKER, MAKE NO REPRESENTATIONS OF ITS ACCURACY. BUYER SHALL INDEPENDENTLY VERIFY THE EXACT SPACE LAYOUTS AND LOCATIONS WITHIN THE CURRENT FACILITY.**

**THE PREMISES ARE CURRENTLY OCCUPIED. PLEASE DO NOT DISTURB THE OCCUPANTS. TOURS WILL BE ACCOMMODATED BY APPOINTMENT ONLY.**



# 3574 VINEYARD AVENUE ±4.4 INFILL ACRES PLEASANTON, CALIFORNIA

# CITY OF PLEASANTON BIKE MAP



- Bike Lane - On Street, Both sides of the street
- Bike Lane - On Street, One Directional
- Bike Route - Wide Road Shoulder
- Bike Route - Wide Road Shoulder, One Directional
- Multi Use Trail - Off Street
- Side Path/Trail on Sidewalk
- Unpaved Trail - Off Street
- East Bay Regional Park Trails on Pleasanton Ridge

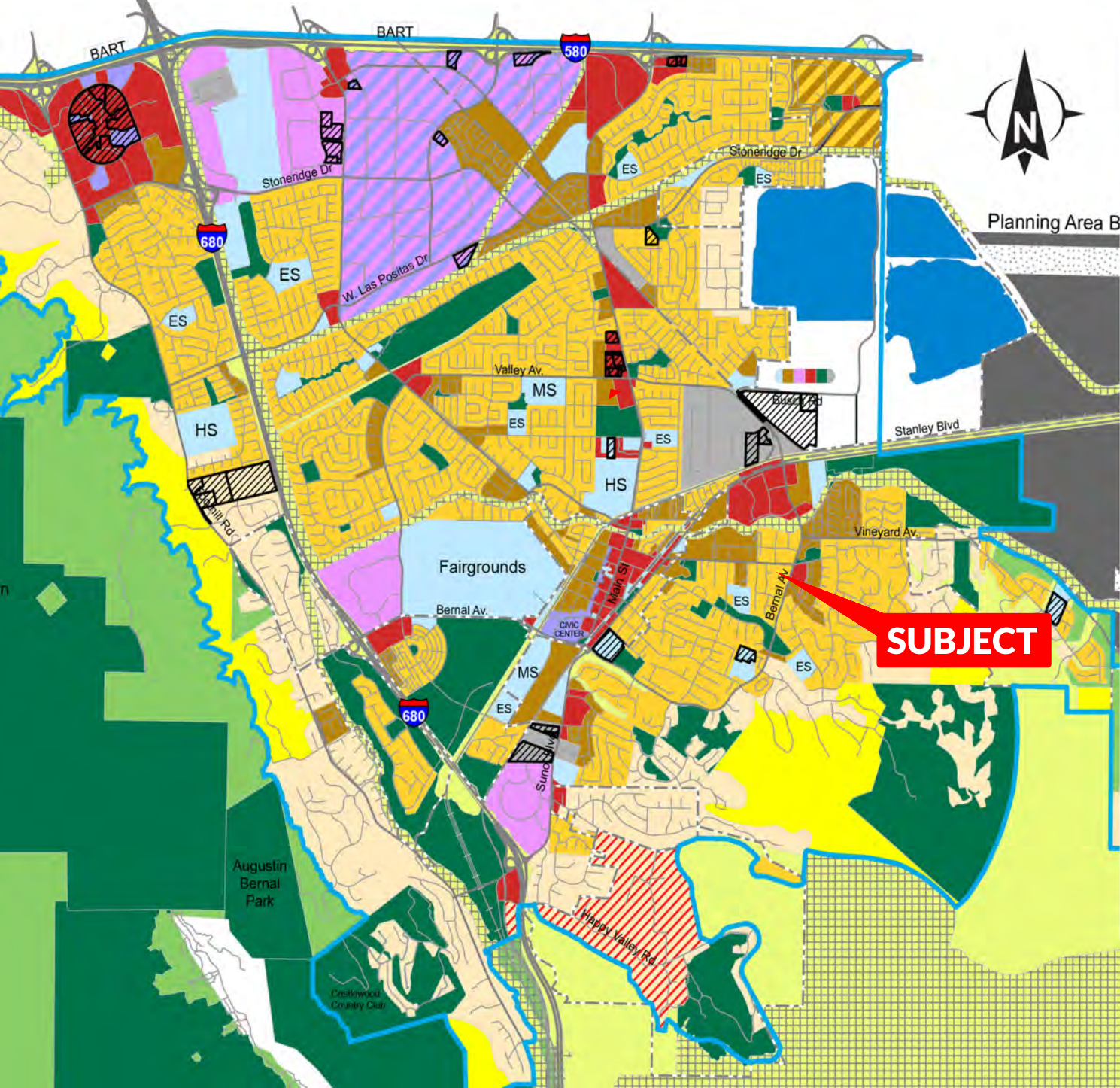
**SUBJECT**





**3574 VINEYARD AVENUE**  
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**PLEASANTON, CALIFORNIA**

**CITY OF PLEASANTON**  
**GENERAL PLAN**  
**LAND USE MAP**



Planning Area B

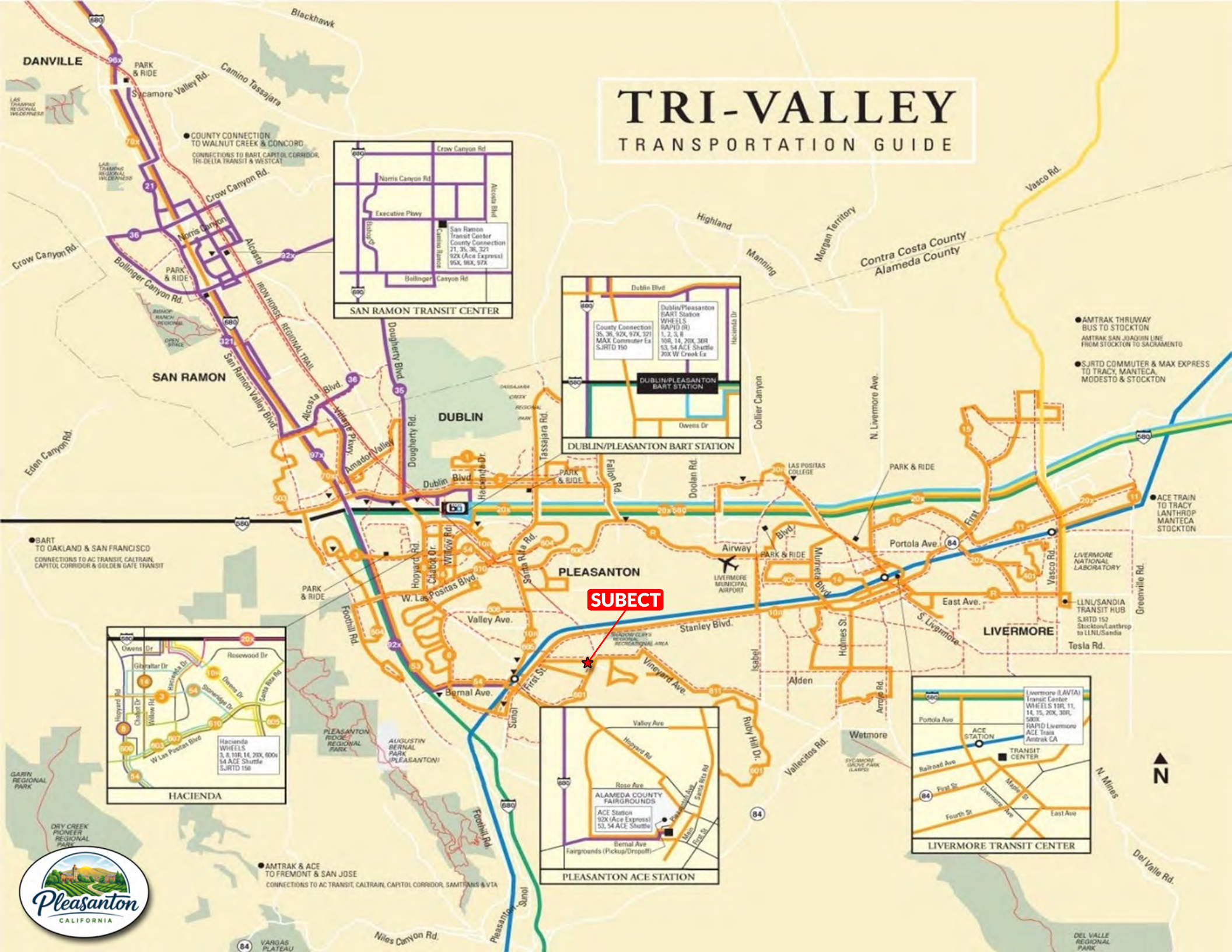
**SUBJECT**

Residential	
RURAL DENSITY	1 dwelling unit per 5 gross acres **Oak Grove max 51 units
LOW DENSITY	Less than 2 dwelling units per gross acres *Austin Property 8 units max
LOW DENSITY	Happy Valley Specific Plan 1 dwelling unit per 2 gross acres, with 1 unit per 1.5 gross acres when developed in conjunction with major open space land or agriculture/open space easement dedication
MEDIUM DENSITY	2 to 8 dwelling units per gross acre
HIGH DENSITY	Greater than 8 dwelling units per gross acres
HOUSING ELEMENT SITES OVERLAY	Site-specific densities and areas as specified in the adopted 2023-2031 6th Cycle Housing Element
Industrial, Commercial & Offices	
RETAIL /HIGHWAY /SERVICE COMMERCIAL BUSINESS AND PROFESSIONAL OFFICES	
GENERAL AND LIMITED INDUSTRIAL	
LAKE-SAND AND GRAVEL HARVESTING	
BUSINESS PARK	(Industrial/Commercial and Office)
Community Facilities	
ELEMENTARY SCHOOL	
MIDDLE SCHOOL	
HIGH SCHOOL	
OTHER PUBLIC AND INSTITUTIONAL	
Mixed Use	
MIXED USE	
Open Space	
PARKS AND RECREATION	
AGRICULTURE AND GRAZING	
PUBLIC HEALTH AND SAFETY	
WILDLAND OVERLAY	
WATER MANAGEMENT & RECREATION	
Circulation	
BART BART STATION	
ARTERIAL	
LOCAL/COLLECTOR STREETS	
RAILROAD	
Special Planning Areas	
SPECIFIC PLAN AREA	
URBAN GROWTH BOUNDARY	



# TRI-VALLEY

## TRANSPORTATION GUIDE



**SAN RAMON TRANSIT CENTER**

San Ramon Transit Center  
County Connection  
21, 35, 36, 321  
92X (Ace Express)  
95X, 96X, 97X

**DUBLIN/PLEASANTON BART STATION**

Dublin/Pleasanton BART Station  
WHEELS  
RAPID (R)  
1, 2, 3, 9  
10R, 14, 20X, 30R  
53, 54 ACE Shuttle  
70X W. Creek Ex.

**HACIENDA**

Hacienda WHEELS  
7, 8, 10R, 14, 20X, 600X  
54 ACE Shuttle  
S.J.RTD 156

**PLEASANTON ACE STATION**

ALAMEDA COUNTY FAIRGROUNDS  
ACE Station  
92X (Ace Express)  
53, 54 ACE Shuttle

**LIVERMORE TRANSIT CENTER**

Livermore (LAVTA) Transit Center  
WHEELS 10R, 11, 14, 15, 20X, 30R, 500X  
RAPID Livermore ACE Train  
Amtrak CA

● BART TO OAKLAND & SAN FRANCISCO  
CONNECTIONS TO AC TRANSIT, CALTRAIN, CAPITOL CORRIDOR & GOLDEN GATE TRANSIT

● AMTRAK THRUWAY BUS TO STOCKTON  
AMTRAK SAN JOAQUIN LINE FROM STOCKTON TO SACRAMENTO

● S.J.RTD COMMUTER & MAX EXPRESS TO TRACY, MANTECA, MODESTO & STOCKTON

● ACE TRAIN TO TRACY, LANTHROP, MANTECA, STOCKTON

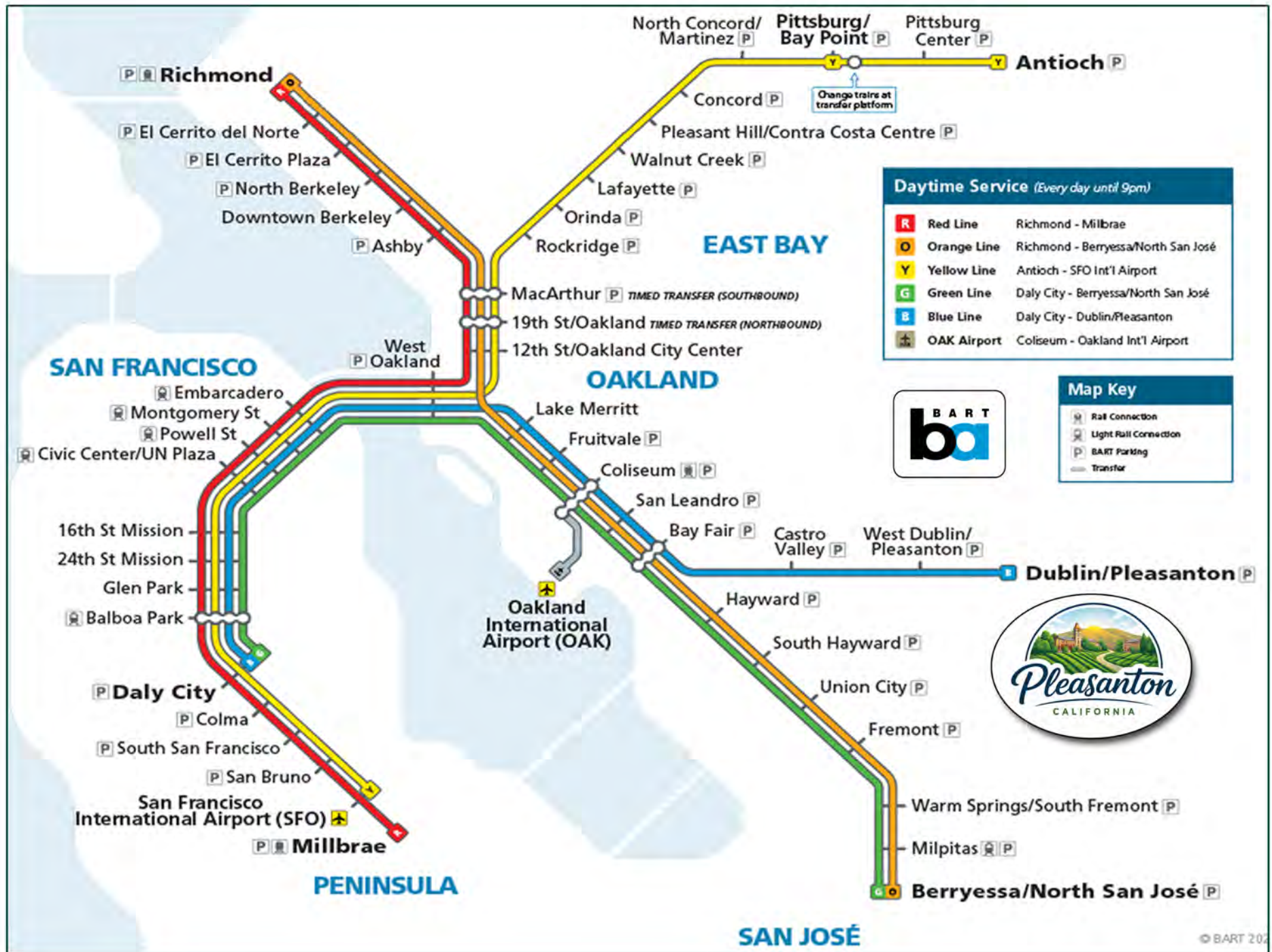
● AMTRAK & ACE TO FREMONT & SAN JOSE  
CONNECTIONS TO AC TRANSIT, CALTRAIN, CAPITOL CORRIDOR, SAMTRANS & VTA



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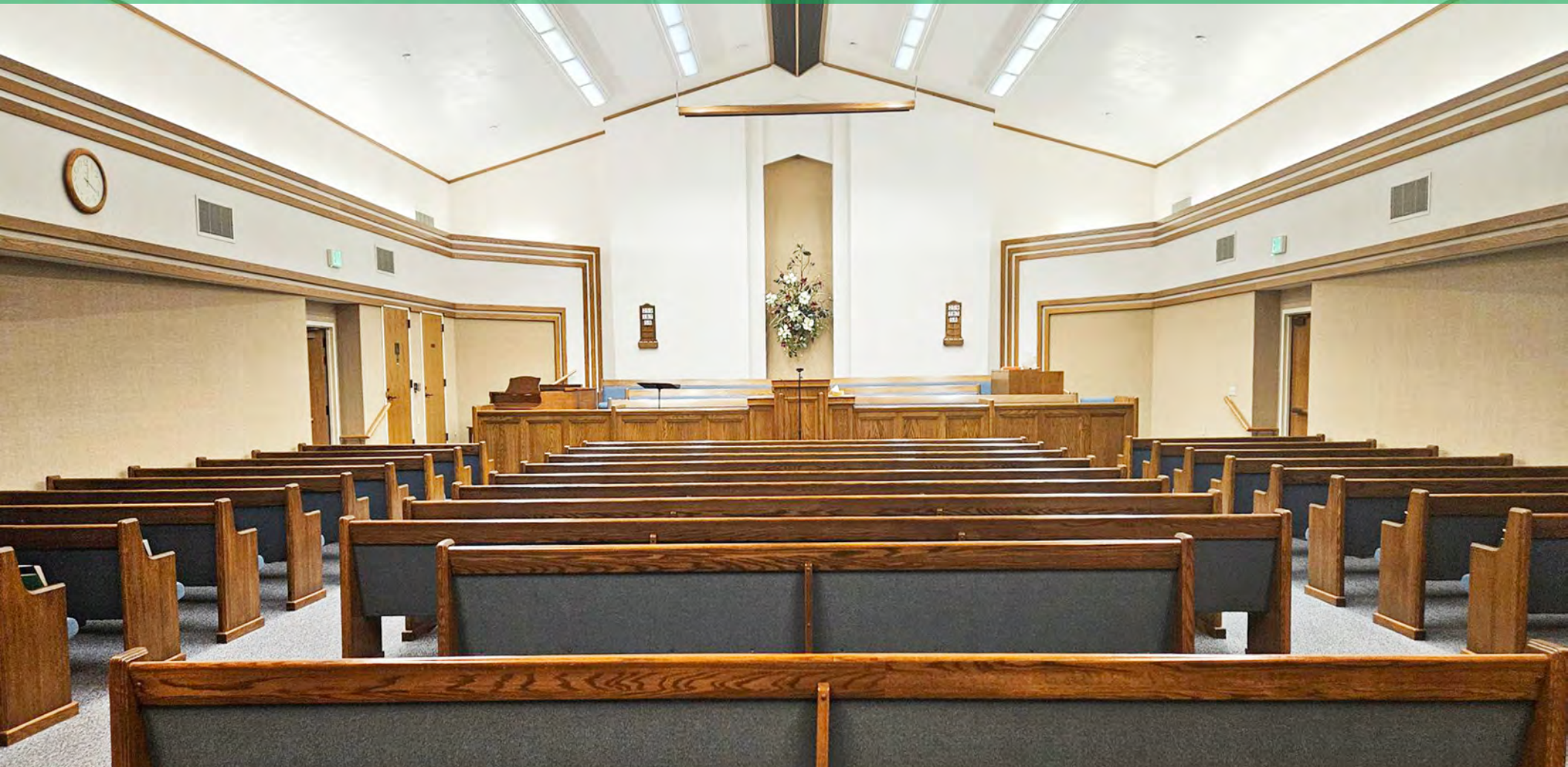
## PLEASANTON, CALIFORNIA



**3574 VINEYARD AVENUE**  
**±4.44 INFILL ACRES**  
**PLEASANTON, CALIFORNIA**

**±16,854 SF SQUARE FOOT FACILITY**  
**ON ±4.4 ACRES**

**FOR**  
**SALE**



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