



337 Main STREET
DOWNTOWN PLEASANTON

±9,720 SF

6,587 SF Ground Floor +
3,133 SF 2nd Floor

Next to Zachary's Pizza
Former Bank Branch

retailwest

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Pleasanton's historic downtown is the heart of the community - the setting for eclectic dining, shopping, festivals, street parties, weekly summer concerts, Saturday farmer's market and other special events. The pedestrian friendly, tree-lined streets are home to over 550 diverse businesses.

HIGHLIGHTS

- Rare opportunity in historic Downtown Pleasanton
- Excellent Street Frontage along heavily trafficked "Main Street"
- Dedicated Parking Lot with **73 Parking Stalls**
- Adjacent to an assorted mix of Restaurants and Specialty Retail
- Within close proximity to Koll Center Business Park and Hacienda
- Potential to demise down to 2,000 SF



337 Main STREET
DOWNTOWN PLEASANTON

Victoria's Salan
Lokanta
mediterranean grill & bar
Alberto's Cantina

Nonni's Bistro
Frontier Spice
Pasta's Trattoria

PRIME POKÉ ALMARE GELATO
Peet's COFFEE WILD ONE Locanda Amalfi

Baci
BISTRO & BAR

TUTU School
PLEASANTON

MEADOWLARK DAIRY

Ramen 101

HAPS
ORIGINAL

Downtown Cafe SE NEN
Gourmet Works Chocolates MURPHY'S PAW

Color Me Mine Primrose Bakery

Pairings Wine Bar
MIDDLE 8 BAR

SIDETRACK
BREWERY

ZACHARY'S
Chicago PIZZA

HERITAGE
BANK OF COMMERCE

VETERAN'S MEMORIAL HALL

ANT HENRY'S
PIZZA CO.

The Everest Momo MARTIAL ARTS Vics ALL DAY RESTAURANT
Noland's Cake Shop SchwAn Violins

Bollinger
Nail Salon

LAVENDER ART STUDIO Restore Harmony
Lash Tycoon Sun Massage

McKay's
TAPHOUSE & BEER GARDEN

neighborhood
SPORTSBAR · KITCHEN

Solace Beauty & Therapies
Barely Nude Beauty OLYMPUS ELECTROLOGY

DOWNTOWN PLEASANTON
THE NAME FITS

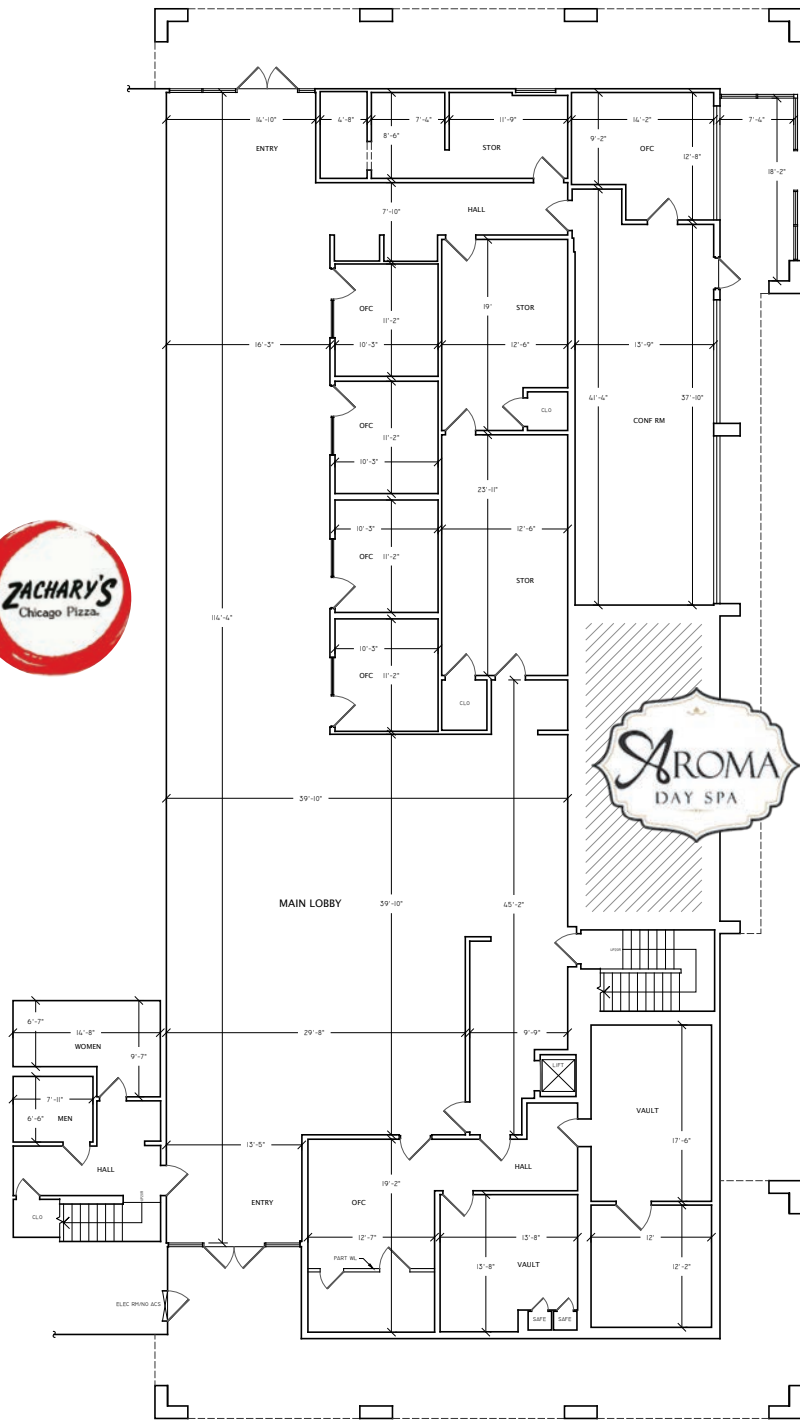
Downtown Map

Norm's Barbershop

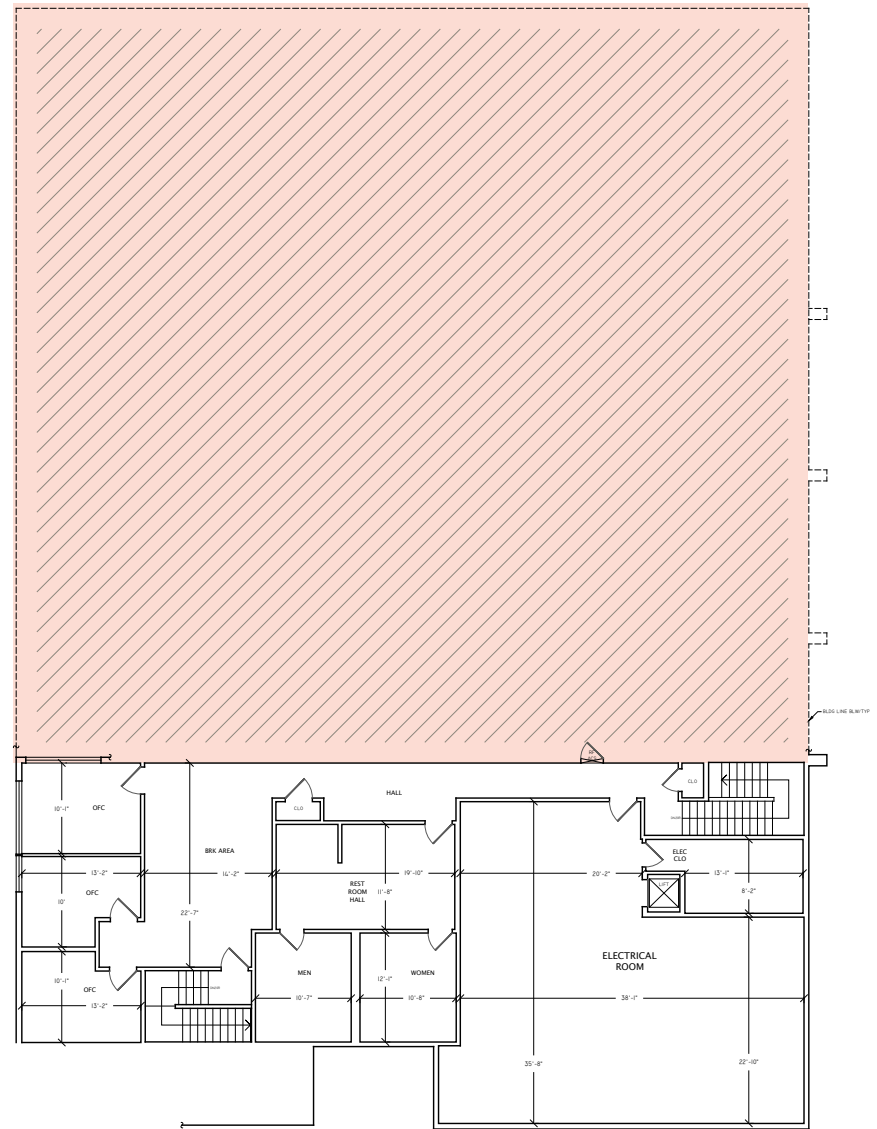
CITY HALL

Bloom Skincare Studio
Nina Pomeroy Agency Inc
photography + branding

Pleasanton Adult Education

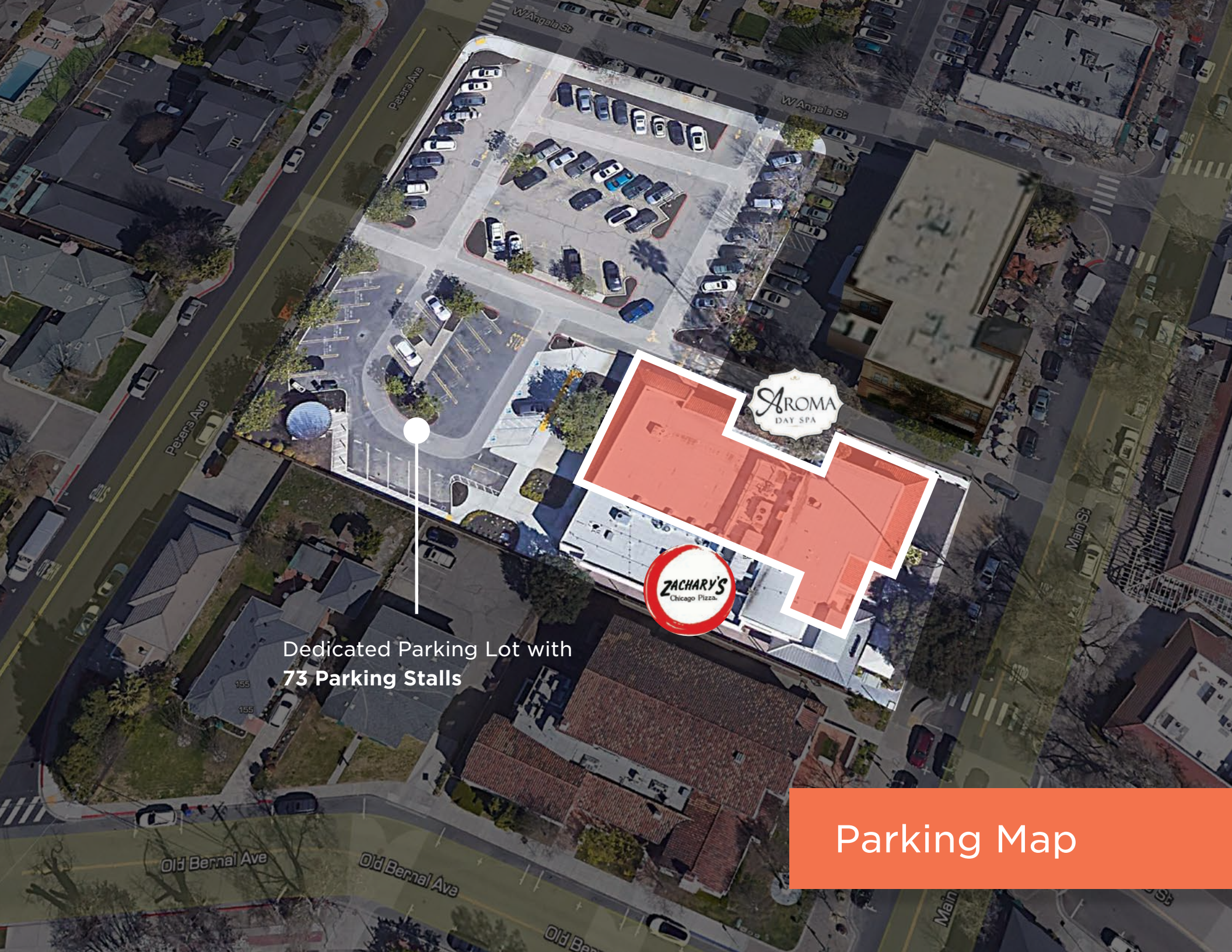


±6,587 SF Ground Floor



±3,133 SF 2nd Floor

Floorplan - ±9,720 SF Total



Dedicated Parking Lot with
73 Parking Stalls

Parking Map

Tri Valley Map

Dublin High
2,273 students

DUBLIN PLACE



Wells Middle
996 students

HACIENDA CROSSINGS



Eleanor Murray
Fallon Middle
1,388 students

SHOPS AT WATERFORD



Emerald High
2,500 students

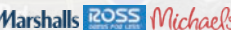
PERSIMMON PLACE



FALLON GATEWAY



DUBLIN RETAIL CENTER



HACIENDA
BUSINESS PARK
35,000 EMPLOYEES



SAN FRANCISCO PREMIUM OUTLETS



STONERIDGE MALL



METRO 580



ROSE PAVILION



Thomas Hart
Middle
1,167 students

HOPYARD
VILLAGE



AMADOR CENTER



Foothill High
2,085 students

337 Main STREET
DOWNTOWN PLEASANTON

Amador Valley High
2,628 students

VINTAGE



PLEASANTON
GATEWAY



PLEASANTON

Downtown Pleasanton *vibe*



2024 DEMOGRAPHICS

	1 mile	3 miles	5 miles
Est. Population	15,192	68,029	143,181
Est. Households	5,866	25,280	51,328
Est. Median Age	43.3	42.8	40.7
Est. Avg. HH Income	\$235,730	\$257,131	\$261,708
Est. Total Businesses	1,051	4,460	8,509
Est. Total Employees	7,087	53,017	100,059

1.3M annual visitors*

Alameda County Fairgrounds

Home to more than 300 events every year, including the award-winning annual Alameda County Fair.

Pleasanton Farmers' Market

Located on W. Angela Street every Saturday year-round, featuring produce and products from several local farmers, artists, and makers.

Boutique Shopping

Downtown Pleasanton's Main Street is lined with small, locally-owned specialty shops selling everything from books and pet supplies to fine art and chic clothing.

*Placer ai. from June 2023 - 2024

A photograph of a woman with long blonde hair and a young child with blonde hair tied in a bun, both smiling and holding a large bunch of fresh carrots. The woman is on the left, and the child is on the right. They are in a garden or field with green foliage in the background. The image has a warm, golden-brown color cast.

retailwest

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