

SHELBY SWANSON | (408) 400-3879
STEPHEN RUSHER | (408) 400-3555



Unit 135 **±540 SF** Unit 110 **±5,600 SF**

PASSION
PASTRY LAVENDER
OASIS
NAIL SALON

LEASED

AUJ SPA

Unit 145
±1,025 SF

GROCERYOUTLET
bargain market



**CURRY
PIZZA
HOUSE**

Wayne's
Sushi Bistro

Little Flowers
Montessori



BERNAL AVENUE 12,400 ADT

Retail Spaces Available
For Lease & Anchored by



VINTAGE HILLS
— SHOPPING CENTER —
3500 Bernal Avenue, Pleasanton, CA 94566

PROJECT HIGHLIGHTS



Grocery anchored shopping center located at the entrance to Pleasanton



Strong suburban demand within the immediate trade area



Ample parking



Seeking a wide variety of uses including: QSR, personal services, financial services & more

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,115	66,956	170,390
Avg. HH Income	\$213,108	\$226,744	\$215,355
Daytime Population	5,980	35,828	92,432

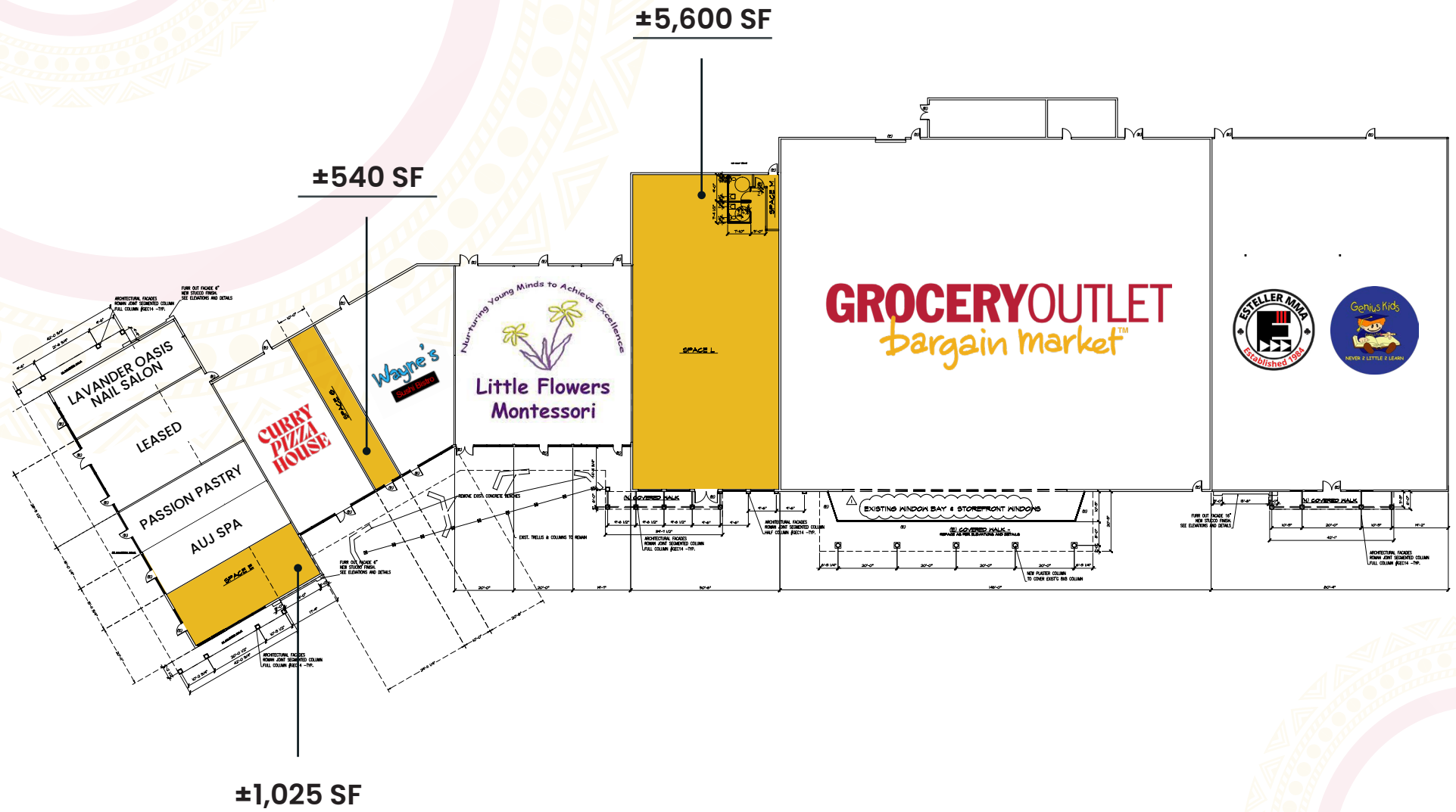
Source: 2023 Esri.

TRAFFIC COUNTS

Vinyard Ave	12,300 ADT
Bernal Ave	12,400 ADT



PROJECT SITE PLAN



PROPERTY GALLERY

UNIT 135 - ±540 SF



UNIT 145 - ±1,025 SF



UNIT 110 - ±5,600 SF



MARKET AERIAL

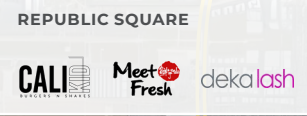
STONERIDGE SHOPPING CENTER



HACIENDA CROSSINGS SHOPPING CENTER



FALLON GATEWAY



DUBLIN PLACE



SAN FRANCISCO PREMIUM OUTLETS



PLEASANTON GATEWAY SHOPPING CENTER



VINTAGE HILLS SHOPPING CENTER



VINTAGE HILLS

— SHOPPING CENTER —

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