

SETA PLACE

Class A Medical & Office Space

4733 CHABOT DRIVE / PLEASANTON, CA



FOR LEASE

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



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Class A building in Prime Tri-Valley Office Location:

Well-located in Pleasanton with convenient access to I-580, I-680, the Dublin BART station, nearby retail, and other amenities.



Zoned for Medical Office & General Office Uses:

Property is located in a zoning district that permits medical and dental office uses as well as other office uses.



Sustainability & Energy Features:

175 On-site solar panels and advanced energy storage systems supporting reduced operating costs.



EV Infrastructure:

Multiple electric vehicle charging stations, including Tesla chargers and non Tesla charging stations.



Professional Users:

Well-suited for life science, tech, and professional service users.



Modern Building Systems with keyless, badge-less secure access.



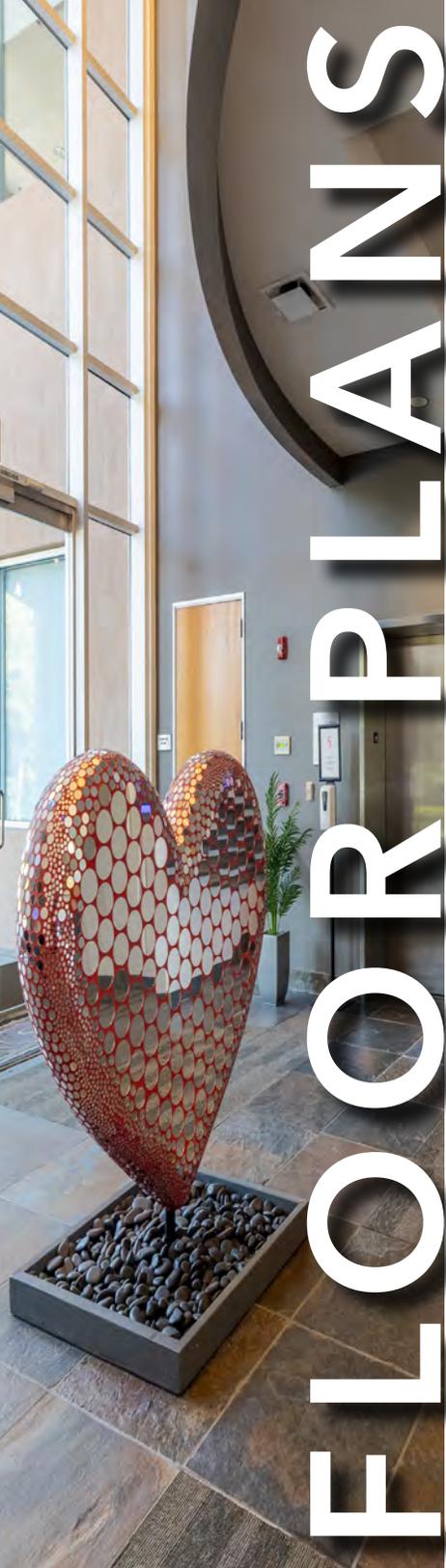
Upgraded common areas and restrooms, LED illuminated hallways and interior design that exceeds standard office buildings.



Cloud video security systems.

HIGHLIGHTS





FLOOR PLANS

SECOND FLOOR

- Suite 218: 992 SF
- Suite 205: 1,077 SF
- Suite 201: 5,223 SF

 Suite 201-3D walkthrough



CONCEPTUAL MEDICAL SPACE SUITE 201

FLOOR PLANS





GALLERY





SUITE 201



NEARBY AMENITIES



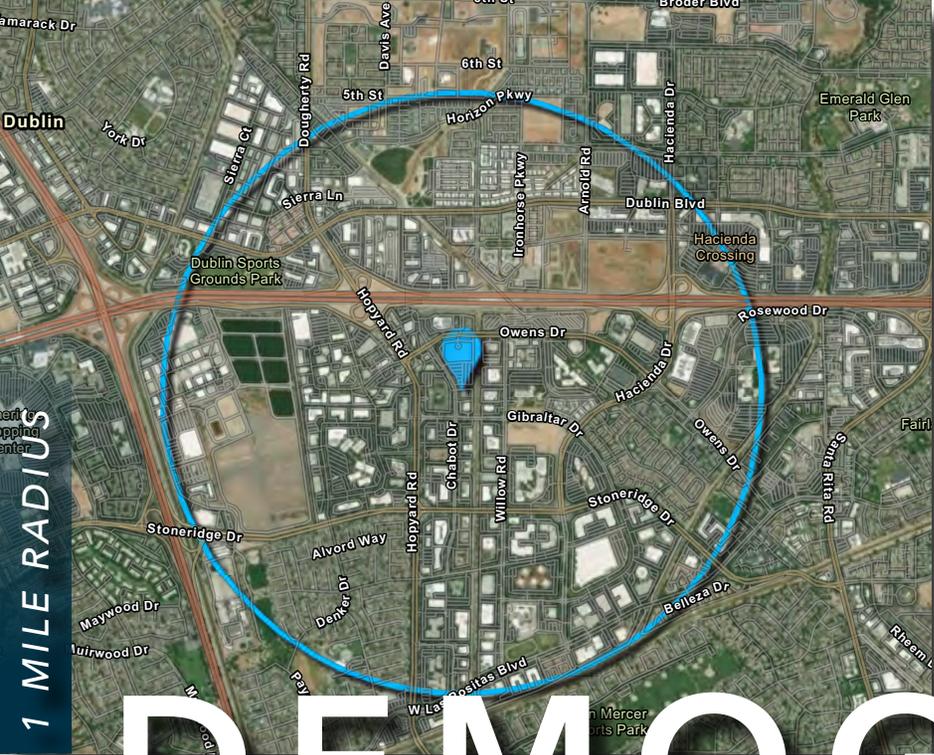
OWENS DRIVE

WILLOW ROAD

CHABOT DRIVE

GIBRALTER DRIVE

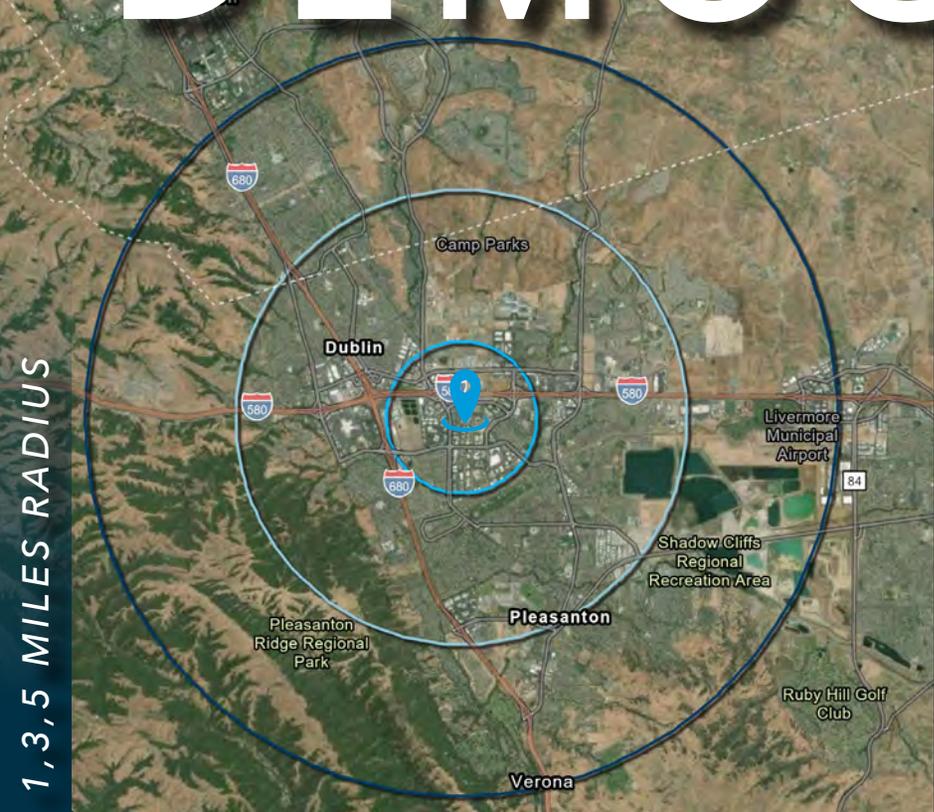




1 MILE RADIUS

Population	1 mile	3 miles	5 miles
2010 Population	6,755	96,149	152,819
2020 Population	13,106	121,098	197,890
2025 Population	15,399	123,875	201,400
2030 Population	16,315	125,521	203,395
2010-2020 Annual Rate	6.85%	2.33%	2.62%
2020-2025 Annual Rate	3.12%	0.43%	0.34%
2025-2030 Annual Rate	1.16%	0.26%	0.20%
Age			
2025 Median Age	35.4	39.5	40.1
Race and Ethnicity			
White Alone	27.2%	35.0%	33.0%
Black Alone	4.8%	2.9%	2.7%
American Indian Alone	1.2%	0.6%	0.5%
Asian Alone	53.3%	48.1%	51.0%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	4.4%	3.8%	3.5%
Two or More Races	8.8%	9.3%	9.1%
Hispanic Origin	14.6%	11.7%	10.4%
Diversity Index	72.2	71.0	69.1

DEMOGRAPHICS



1, 3, 5 MILES RADIUS

Households			
2010 Total Households	2,484	33,319	52,327
2020 Total Households	5,081	42,009	66,720
2025 Total Households	5,873	43,145	68,081
2030 Total Households	6,184	43,805	68,814
2010-2020 Annual Rate	7.42%	2.34%	2.46%
2020-2025 Annual Rate	2.80%	0.51%	0.39%
2025-2030 Annual Rate	1.04%	0.30%	0.21%
2025 Average Household Size	2.50	2.81	2.91
Wealth Index	142	207	223
Median Household Income			
2025 Median Household Income	\$165,349	\$183,881	\$199,052
Average Household Income			
2025 Average Household Income	\$205,652	\$227,326	\$241,725
Per Capita Income			
2025 Per Capita Income	\$72,712	\$79,317	\$81,986
Housing Unit Summary			
Housing Affordability Index	51	53	54
2025 Housing Units	6,413	45,571	71,401
Owner Occupied Housing Units	33.8%	61.0%	65.3%
Renter Occupied Housing Units	66.2%	39.0%	34.7%
Vacant Housing Units	8.4%	5.3%	4.7%



Located within the heart of Hacienda Business Park, this office/medical building benefits from one of the Bay Area's most well-planned and amenity-rich business environments. Hacienda spans approximately 875 acres and is strategically positioned at the crossroads of I-580 and I-680, offering exceptional regional access for patients, staff, and visitors throughout the Tri-Valley and greater Bay Area. Proximity to BART, regional transit, and major arterials supports convenient commuting and patient accessibility, while abundant surface parking and a campus-style layout create a calm, professional setting ideal for healthcare and office users alike.

Hacienda is designed to support health, wellness, and productivity, making it particularly attractive for medical, dental, and outpatient practices. The park features extensive landscaped open spaces, walking paths, and over a dozen acres of dedicated parks, providing a tranquil environment for employees and visitors. Nearby amenities include restaurants, cafés, fitness centers, hotels, retail services, and complementary healthcare providers, allowing tenants and patients to meet daily needs without leaving the area. On-site security patrols, a Commute Resource Center, and professionally maintained infrastructure further enhance the sense of safety, reliability, and operational ease.

With its combination of excellent accessibility, patient-friendly amenities, and a high-quality campus environment, Hacienda Business Park offers a compelling setting for medical and professional office tenants seeking a premier Pleasanton location. The business park's reputation, long-term planning, and competitive cost structure relative to other Bay Area markets make it an ideal choice for practices looking to elevate their presence while providing a comfortable and convenient experience for patients and staff.



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