

**5956**  
&  
**5964**

# W. LAS POSITAS BLVD

PLEASANTON, CA | HACIENDA BUSINESS PARK

**OWNER/USER OR  
REDEVELOPMENT  
OPPORTUNITY**



**±94,073 SF TWO-BUILDING OFFICE/FLEX PROJECT ON ±6.22 ACRES**

**NEWMARK**

OFFERING MEMORANDUM





## Disclaimer

---

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (November 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent. 5956 & 5964 W. Las Positas Blvd. 18153404927



# W. LAS POSITAS BLVD

PLEASANTON, CA

## Private Capital Investment Sales

### **RICH HOYT**

Senior Managing Director  
925.460.9292  
Rich.hoyt@nmrk.com  
CA RE Lic. #01470213

### **CHIP WISER**

Senior Managing Director  
925.330.5300  
Chip.wiser@nmrk.com  
CA RE Lic. #00644183

### **MIKE ZYLSTRA**

Senior Managing Director  
925.974.0106  
Mike.zylstra@nmrk.com  
CA RE Lic. #01310041

### **FORREST GHERLONE**

Senior Managing Director  
925.974.0237  
Forrest.gherlone@nmrk.com  
CA RE Lic. #0137672

### **MAX GUNARI**

Associate  
925.974.0116  
Max.gunari@nmrk.com  
CA RE Lic. #02052225

## Western Region Capital Markets

### **STEVEN GOLUBCHIK**

Executive Vice Chairman and President  
415.940.1990  
Steven.Golubchik@nmrk.com  
CA RE Lic. #01712816

### **DARREN HOLLAK**

Managing Director  
415.445.5140  
Darren.Hollak@nmrk.com  
CA RE Lic. #02039748

## Debt & Equity

### **MICHAEL GRAUSZ**

Senior Managing Director  
415.377.0107  
Michael.grausz@nmrk.com  
CA RE Lic. #: 01116237

## TABLE OF CONTENTS

1. Executive Summary
2. Property Overview
3. Market Overview









1

## EXECUTIVE SUMMARY



# THE OFFERING

---

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest 5956 and 5964 West Las Positas Blvd. (the "Property" or "Site"), a  $\pm 94,073$ -square-foot 2-building office/flex project on  $\pm 6.22$  acres in Pleasanton, California.

Currently owned and 100% occupied by Simpson Manufacturing Co., Inc. ("Simpson"), the Site is adjacent to a planned 19 building/112 unit townhome development at 5776-5994 West Las Positas Blvd. and is two parcels removed from Summerhill Homes' Andares Development consisting of 94 attached homes. At closing, Simpson will relocate on terms mutually agreeable with the buyer.

Ideally located within and on the edge of the Hacienda Business Park, the Property is surrounded by some of the world's most recognizable corporations like Workday, 10x Genomics, Stanford Healthcare Tri-Valley, and Roche. It is just 1.2 miles from the Pleasanton BART Station and has convenient access HWY 680 & HWY 580 along with restaurants and retail amenities.







**5956**  
&  
**5964**

# W. LAS POSITAS BLVD

PLEASANTON, CA

## PROPERTY SUMMARY

<b>Address:</b>	5956 and 5964 West Las Positas Blvd., Pleasanton, CA
<b>Parcel Number:</b>	941-2760-11
<b>Total Rentable Square Feet:</b>	±94,073 Square Feet
<b>Rentable Square Feet Per Building:</b>	5956 West Las Positas Blvd: ±50,062 SF 5964 West Las Positas Blvd: ±44,011 SF
<b>Acres:</b>	±6.22 Acres
<b>Stories:</b>	5956 West Las Positas Blvd: One (1) Story 5964 West Las Positas Blvd: Two (2) Story
<b>Built:</b>	5956 West Las Positas Blvd: 1984 5964 West Las Positas Blvd: 1985
<b>Parking:</b>	±327 Stalls 3.48 / 1,000 SF
<b>Zoning:</b>	PUD-I/C-O Hacienda Business Park Zoning: IPD R&D/Office Flex
<b>General Plan Land Use:</b>	Mixed Use / Business Park
<b>Elevator:</b>	One Dover 2-stop hydraulic elevator, 2,500 lb capacity.
<b>Power:</b>	Pending Audit



# INVESTMENT HIGHLIGHTS

## Rare Large Site

- Two-building office project totaling ±94,073 SF
- Situated on ±6.22 acres in Pleasanton with generous outdoor seating areas
- Two-building campus flexibility: Potential to operate as a unified HQ or separate by function (office, lab/R&D, light assembly, training).

## Office & Light Industrial Space

- Combination of high-quality office space and conditioned, insulated warehouse space
- Paved and secured yard area | dock and grade level loading
- Massive power at Pending Power Audit

## Prime Tri Valley Location

- Corporate setting along West Las Positas Blvd with quick connectivity to I 580/I 680 and the Dublin/Pleasanton BART terminus, enabling regional access for talent and clients.
- Minutes to Stoneridge Mall, Hacienda Crossings, and to both employee and executive housing

## Deep talent pool

- Access to the Tri Valley's skilled workforce and nearby innovation ecosystem (including national labs and tech/life science clusters)
- Pleasanton offers competitive occupancy costs relative to Silicon Valley submarkets while maintaining executive friendly neighborhoods and services.

## Accessibility & Visibility

- Convenient access to Pleasanton BART station
- Strong connection to Bay Area talent pool

## Vacancy = Flexibility

- To be delivered vacant on terms agreeable with buyer, enabling creative repositioning or redevelopment strategies
- Ideal for life science, healthcare, or mixed-use conversion

## Market Fundamentals

- Tri-Valley ranks among the Bay Area's most dynamic suburban office and innovation markets
- Affluent demographics with a highly educated labor force
- Located close to Foothill Highschool and Ken Mercer Sports Park







## NOTABLE NEARBY COMPANIES





# PLEASANTON: THE BAY AREA'S PREMIER LIVE-WORK COMMUNITY

## Comprehensive Healthcare Access

John Muir Health, ValleyCare, and Kaiser Permanente provide comprehensive medical care and wellness services minutes from Hacienda.

## Top-Ranked Schools & Lifelong Learning

Pleasanton's award-winning schools, Stratford School, and UC Berkeley Extension offer educational excellence from early learning through professional development.

## Recreation & the Outdoors

Hacienda's parks, trails, and mild climate promote active living. The Iron Horse Trail runs through the community, connecting to regional open spaces, ClubSport Pleasanton, Ruby Hill Golf Club, and Pleasanton Ridge Regional Park.

## Unmatched Connectivity

Located at the crossroads of I-580 and I-680, Hacienda district in Pleasanton offers exceptional regional access and transit options. BART, ACE Train, and local bus routes link to the Bay Area, while bike trails and a Commute Resource Center make mobility effortless.

## A Complete Lifestyle Environment

Hacienda blends convenience, commerce, and community — where dining, hospitality, and daily services are all within reach. More than 30 on-site restaurants and cafés, 1,200 nearby hotel rooms (including Sheraton, Marriott, and Hyatt House), and over 500,000 SF of retail and neighborhood services create a vibrant, amenity-rich environment for businesses and residents alike.





# LAND USE & DEVELOPMENT DETAILS

## General Plan Land Use: Mixed Use / Business Park

- Allows a blend of business park, office, R&D, light industrial, retail, hotel, and residential uses.
- Supports integrated, multi-use development — within a single building, on one site, or across coordinated parcels.
- Higher-density residential (30+ du/ac) is encouraged near BART stations or major transit, but residential uses are not precluded elsewhere within Mixed Use areas.
- Floor Area Ratio (FAR): Generally up to 0.60, with potential for higher allowances for low-intensity uses (e.g., warehouse, tech-flex).

## Zoning: PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office)

- Established under Ordinance No. 1325 as part of the Hacienda Business Park.
- Hacienda Business Park Zoning: IPD R&D/Office Flex
  - Maximum Floor Area: 0.35 for Single-Story / 0.40 for Two-Story
  - Maximum Height Limit: 45 feet
  - Minimum Parking Ratio: 1 Per 300 SF

## Overlays & Specific Plans

- Located within: Hacienda Business Park
- Development governed by: Hacienda Business Park Association ([www.hacienda.org](http://www.hacienda.org))

## Development Standards (Hacienda Business Park)

- Maximum FAR: Typically 0.60
- Height: As permitted under Hacienda Design Guidelines (varies by subarea)



### LINKS TO APPLICABLE CITY ZONING AND GENERAL PLAN GUIDELINES

[General Plan Land Use](#)

[Ordinance No. 1325](#)

[Hacienda Business Park Property Profile](#)

[Hacienda Business Park Design Guidelines \(Site #33\)](#)



# PLEASANTON: STRATEGIC LOCATION IN A THRIVING BUSINESS CORRIDOR

Pleasanton stands at the center of the Tri-Valley's innovation and life science cluster, offering immediate access to a deep labor pool and a robust corporate ecosystem anchored by leading employers such as Workday, Roche, Abbott, and Snowflake. Companies are drawn to Pleasanton for its connectivity, talent, and livability — key advantages that continue to sustain demand for quality office, flex, and R&D space.

The property represents a rare large-scale site opportunity in one of the Bay Area's most desirable business environments. With nearby BART access, established infrastructure, and a highly educated workforce, it offers exceptional potential for an owner/user campus, life science facility, or future adaptive mixed-use redevelopment. Pleasanton's combination of business vitality, housing stability, and regional access creates a long-term foundation for growth and value creation.















## 2 PROPERTY OVERVIEW



# PHYSICAL SUMMARY

## PHYSICAL SUMMARY

**Property Address:** 5956 and 5964 West Las Positas Blvd

**APN:** 941-2760-11

**Site Size:** ±6.22 Acres

**Year Built:** 1984 / 1985

**Total Improvements** ±94,073 SF

- **5956 West Las Positas Blvd:** ±50,062 SF
- **5964 West Las Positas Blvd:** ±44,011 SF

**Stories:**

- **5956 West Las Positas Blvd:** One (1) Story
- **5964 West Las Positas Blvd:** Two (2) Story

**Parking:** ±327 Stalls (±3.48 / 1,000 SF)

## ROOF SYSTEM

- Built-up roofing with granulated cap sheet and silicone topcoat
- Recent silicone coating installed, 5-year renewable leak-free warranty (2019)
- Recent screen-wall flashing retrofit and waterproofing (2023)

## HVAC SYSTEM

**Equipment Inventory:**

- (10) York rooftop units, (4) Carrier air-cooled condensing units, (1) Laars Pennant 2,000 MBH gas-fired boiler, (1) cooling tower, (9–10) exhaust fans, (1) air compressor, (2) Fujitsu split systems, and (4) Liebert CRAC units with matching condensers serving server and technical spaces

## CONTROLS & AUTOMATION

- **System:** Johnson Controls Metasys BAS (full upgrade 2021). (2) Network Automation Engines (SNEs), Rack-mounted ADS Server

## ELECTRICAL & LIGHTING

**Building Power Capacity** Pending Audit

Modernized, energy-efficient, Title 24 compliant.

## FIRE, LIFE SAFETY & EMERGENCY POWER

**Fire Alarm Panel:** Fike CyberCat 1016 (installed 2006)

**Suppression System:** Fike Cheetah Classic CO<sub>2</sub> Clean Agent (installed 1999)

**Sprinklers:** Wet/dry hybrid system, full building coverage.

**Generator:** Caterpillar 3406, 400 kW / 480V / 3-phase (installed ~1998), fully operational.

**UPS/Power Equipment:**

- Liebert PDUs (2× PPA125C)
- UPS Units (Powerware Plus 160 – 130 kVA; Powerware 9390 – 80 kVA)

## ELEVATOR

**Type:** Hydraulic Passenger Elevator

**Manufacturer:** Dover (Serviced by TK Elevator)

**Capacity:** 3,500 lbs | 125 fpm

## SITE / PARKING

- Full asphalt replacement, re-striping, and seal coat of all parking and drive areas; installation of 8 speed bumps and new concrete trash pad (2021)

## RECENT CAPITAL REPAIRS & UPGRADES

Year	Vendor	Description	System	Cost (USD)	Warranty / Notes
2025	Johnson Controls, Inc.	HVAC Preventive Maintenance Renewal	HVAC	29,469	Active thru 6/2026
2025	Legacy Mechanical	Compressor oil & pressure control replacements	CRAC Systems	8,024	Completed Mar 2025
2025	TK Elevator	Battery lowering device upgrade	Elevator	1,294	Gold Full Maint. contract
2025	Johnson Controls, Inc.	Metasys BAS maintenance (Autoscan, Diagnostics)	Controls	19,127	Active thru 5/2026
2023	Solid Solutions Construction	Roof Screen Wall Flashing & Waterproofing	Roof/Envelope	100,892	5-yr workmanship
2023	Superior Electric	Office LED & Controls Retrofit (Title 24)	Electrical	71,235	Complete
2023	Superior Electric	Warehouse LED High-Bay Retrofit	Electrical	49,895	Complete
2021	Metcon TI, Inc.	Full parking lot reconstruction and concrete upgrades	Site	456,107	15-yr life
2021	Johnson Controls, Inc.	Metasys Engine & Server Upgrade	Controls	60,834	1-yr warranty
2019	Metcon TI, Inc.	Roof Restoration & Coping Metal	Roof	266,063	5 + 5 yr warranty



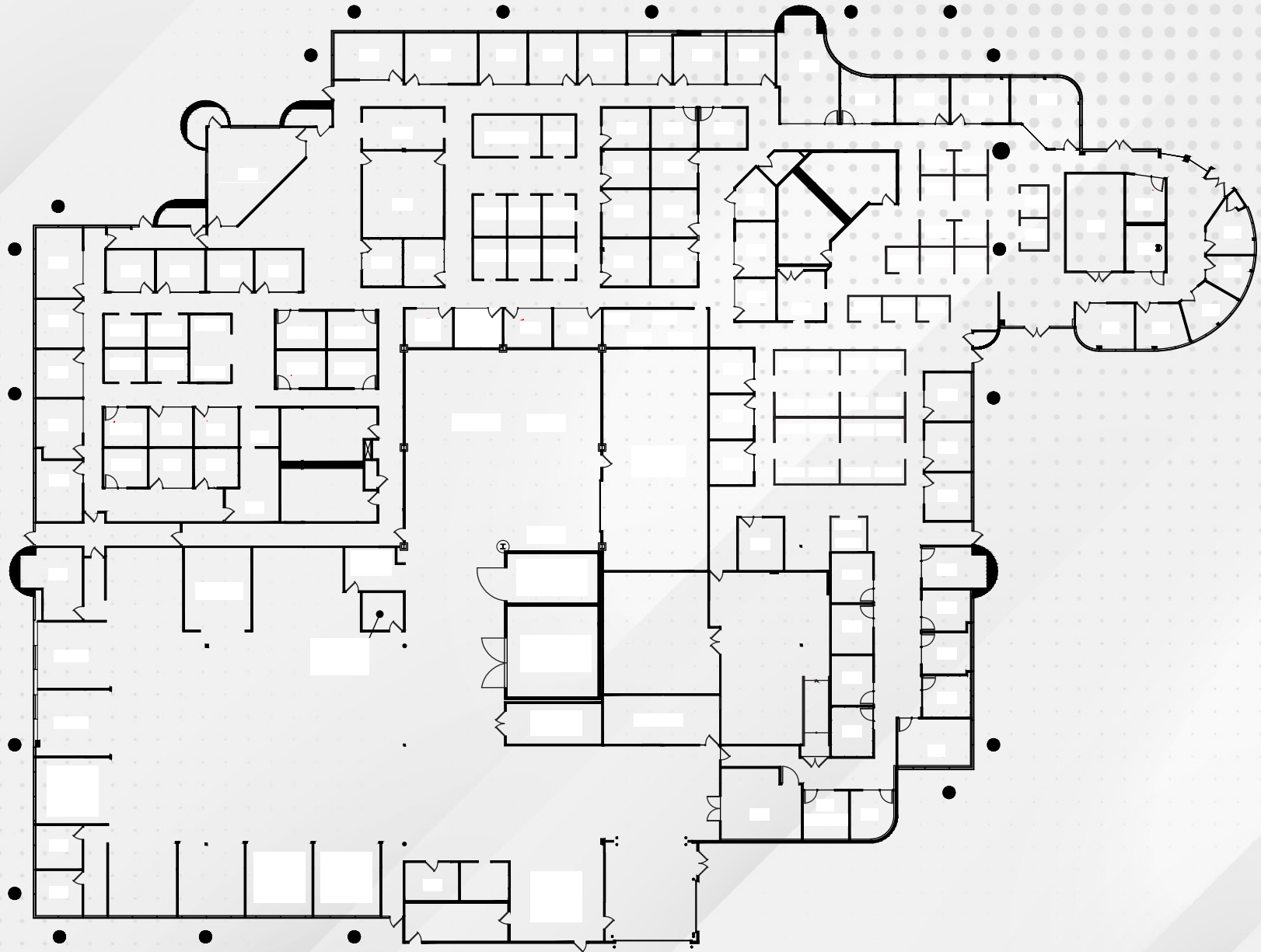
# SITE MAP





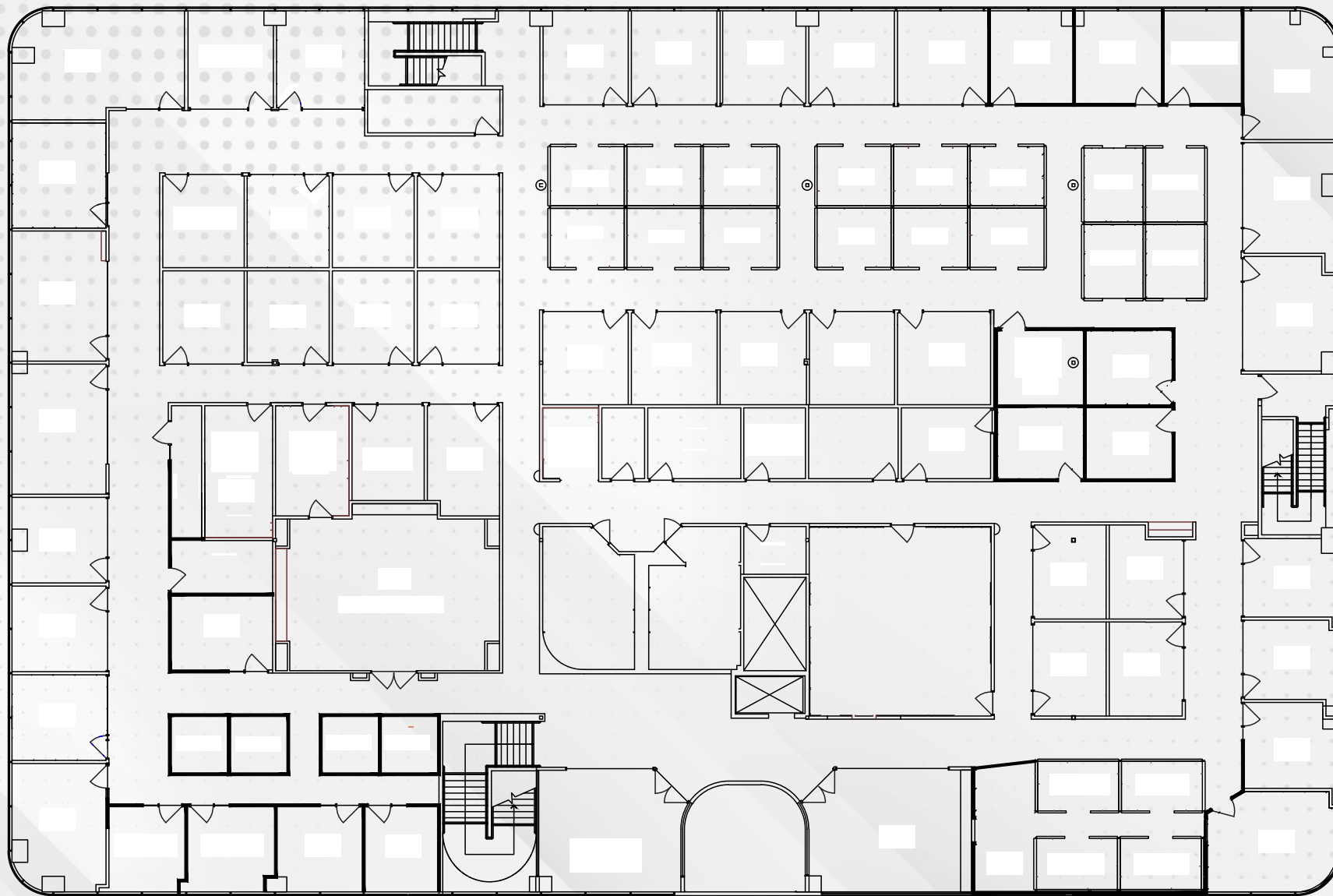
# 5964 WEST LAS POSITAS BLVD - FIRST FLOOR

---



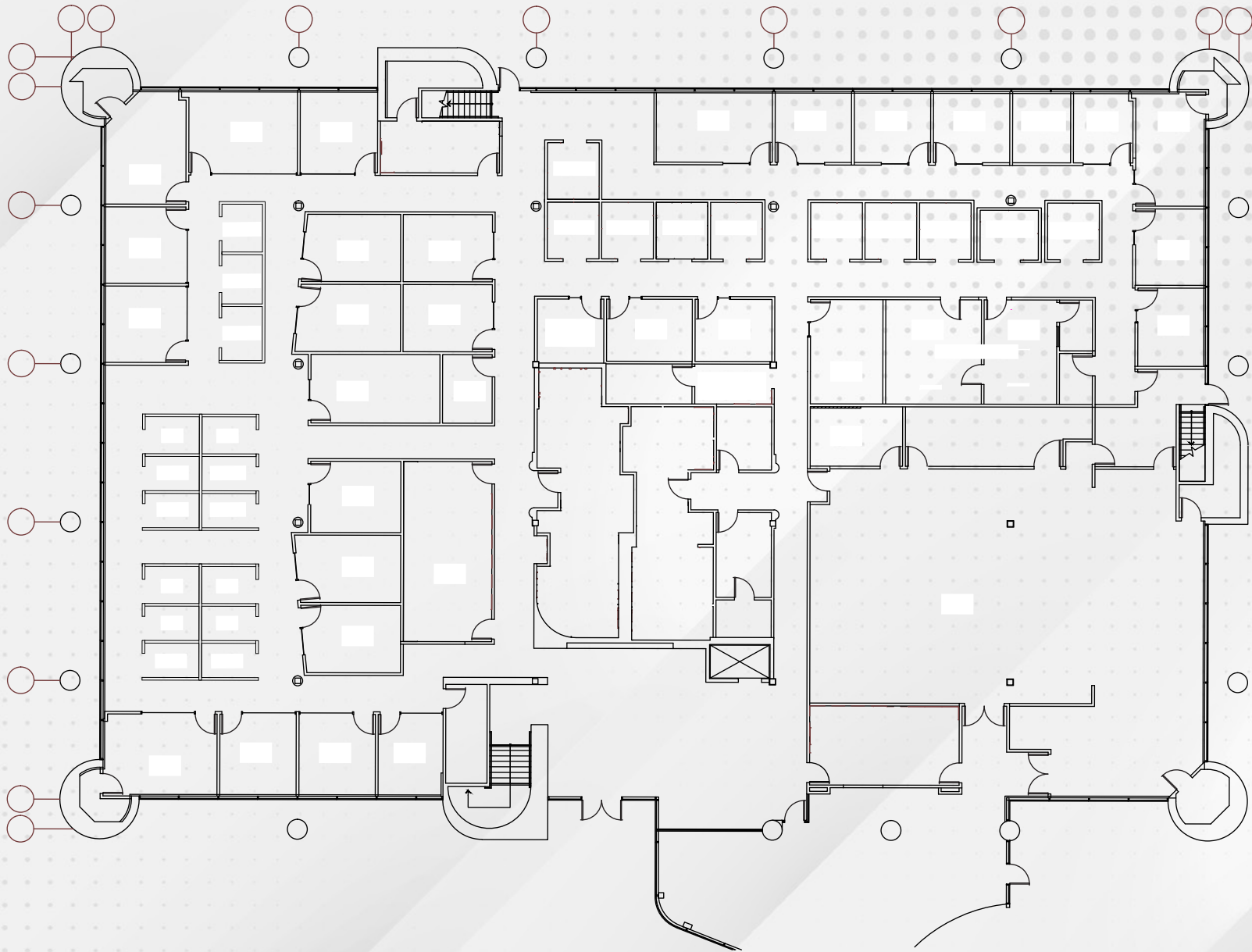


# 5964 WEST LAS POSITAS BLVD - SECOND FLOOR





# 5956 WEST LAS POSITAS BLVD







SIMPSON  
Strong-Tie

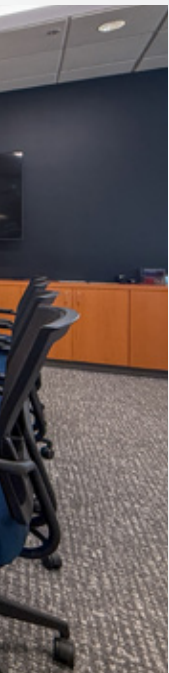
5856

5856  
SIMPSON  
STRONG-TIE  
CORPORATE HEADQUARTERS  
10000 N. 10TH AVE. SUITE 100  
DENVER, CO 80231









## INTERIOR FEATURES

The property showcases a modern, well-maintained office environment featuring a welcoming reception area, open corridors with abundant natural light, and multiple conference and training rooms designed for collaboration and flexibility. High-quality finishes, glass-enclosed meeting spaces, and comfortable breakout areas highlight the building's professional image. The combination of open workspace and private offices provides a balanced layout adaptable for a variety of office or R&D uses.



## BUILDING AMENITIES & INFRASTRUCTURE

Designed to support both office and technical operations, the property includes multiple break areas and kitchenettes, a dedicated data/server room with robust power and cooling, and fully equipped conference spaces for team collaboration. The welcoming lounge and reception area provide a comfortable first impression for visitors, while back-of-house workrooms and support areas enhance overall efficiency. These versatile features make the buildings well-suited for a wide range of occupiers, from creative teams to engineering and R&D users.



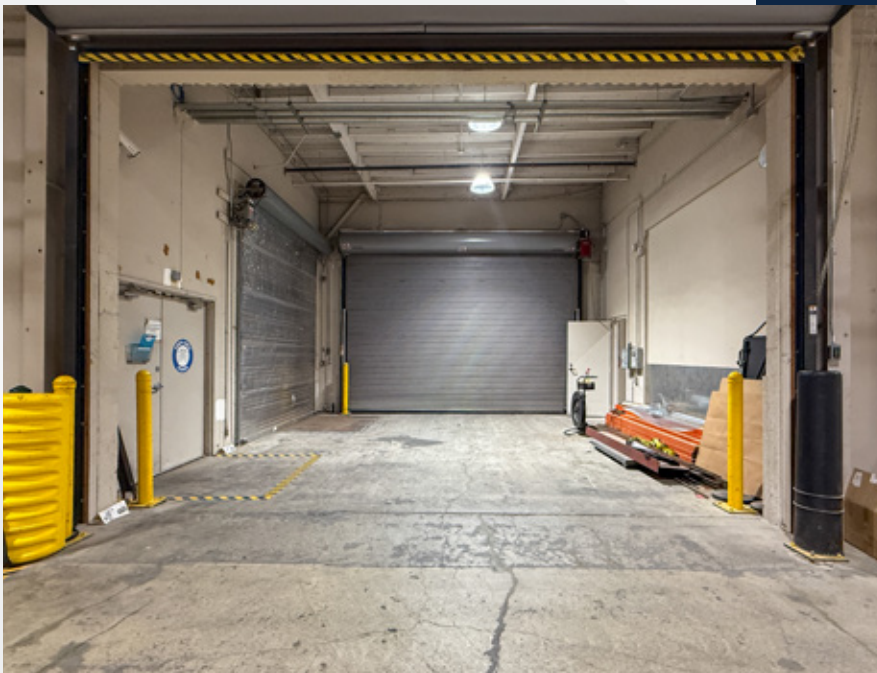
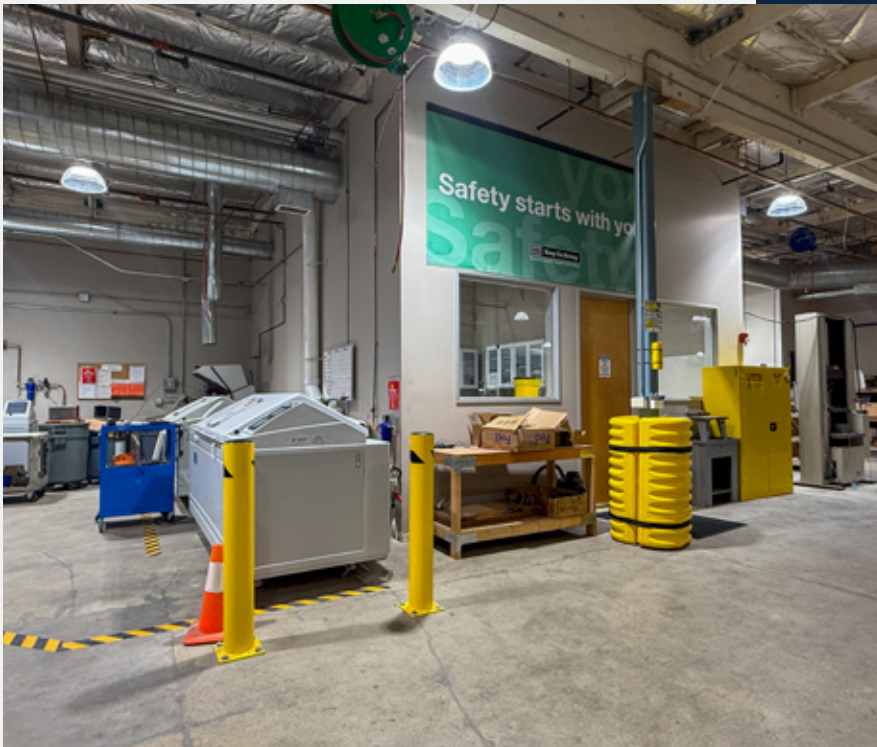












## WAREHOUSE & PRODUCTION AREAS

The property features a flexible warehouse and production environment with high ceilings, exposed ductwork, and open clear-span areas suitable for light manufacturing, R&D, or tech-flex use. The space includes convenient loading access via grade-level and dock-high doors, along with ample storage and material handling zones. A secured outdoor yard area provides additional functionality for loading, equipment storage, or staging. Designed for versatility and efficiency, these spaces support a wide range of operational needs and complement the property's high-quality office areas.









# 3 MARKET OVERVIEW



# PLEASANTON

## A PREMIER EAST BAY OFFICE AND BUSINESS HUB

Located at the intersection of Interstates 580 and 680 in Alameda County, Pleasanton is one of the East Bay's most desirable and strategically positioned communities. Spanning roughly 24 square miles and home to nearly 80,000 residents, the city represents a key component of the Tri-Valley market.

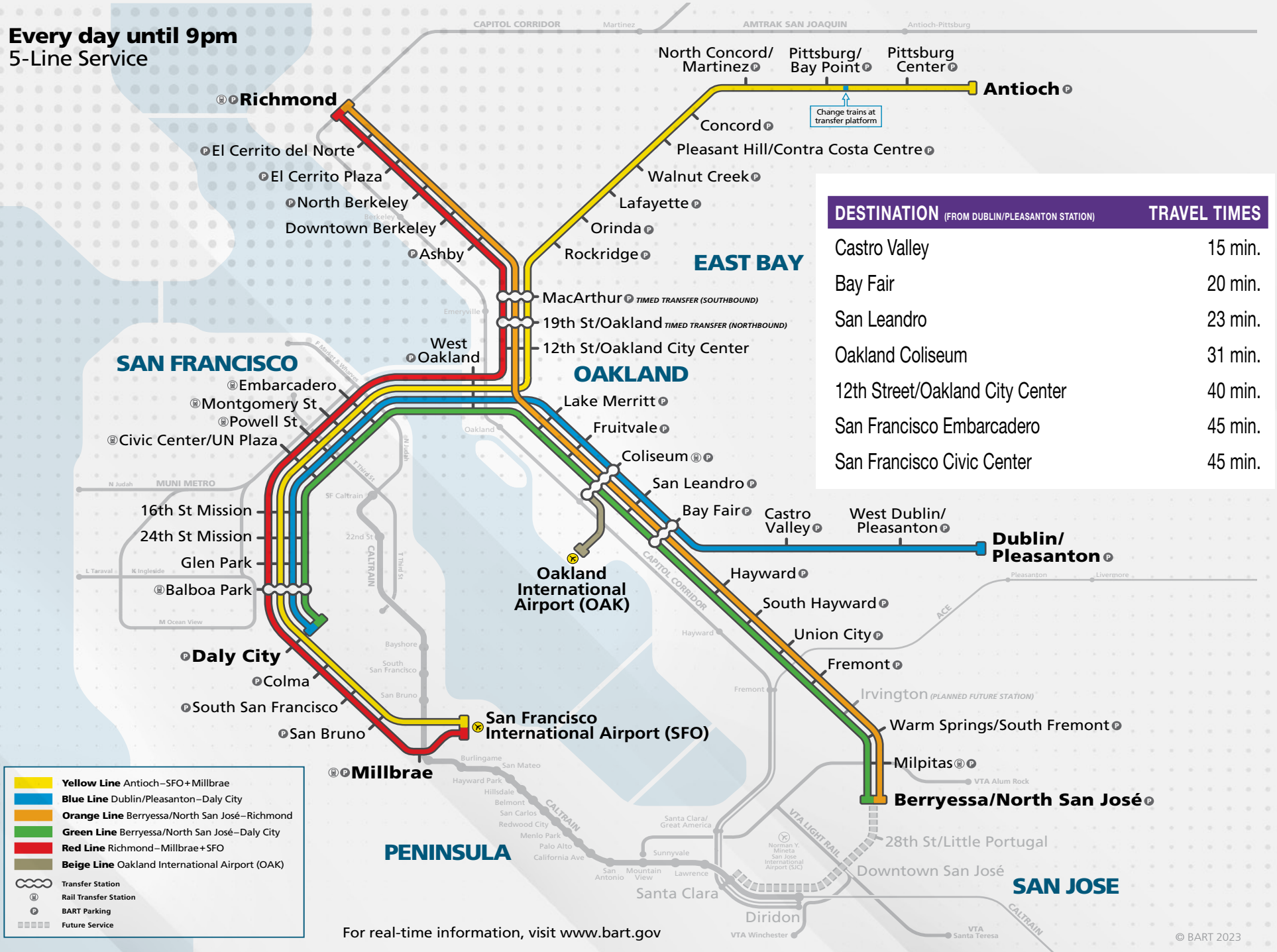
Pleasanton benefits from exceptional demographics, including a median household income above \$189,000, median home price of \$1,483,000, and access to some of the region's top-rated schools. The city's economy is anchored by a diverse mix of industries—technology, healthcare, and professional services—supported by major employers such as 10x Genomics, Workday, Veeva Systems, Kaiser, Stanford Healthcare, and Roche.

Its highly skilled workforce and low unemployment levels contribute to a stable and growing business environment. Combining a strong corporate base with excellent housing, amenities, and connectivity, Pleasanton continues to stand out as one of the East Bay's most balanced and resilient markets.





**Every day until 9pm**  
5-Line Service





# TOP PLEASANTON EMPLOYERS





# PLEASANTON

AL Assistance League of Amador Valley AL  
*"Community Service in the Tri-Valley"*







# W. LAS POSITAS BLVD

PLEASANTON, CA | HACIENDA BUSINESS PARK

OWNER/USER OR  
REDEVELOPMENT  
OPPORTUNITY

## Private Capital Investment Sales

### **RICH HOYT**

Senior Managing Director  
925.460.9292  
Rich.hoyt@nmrk.com  
CA RE Lic. #01470213

### **CHIP WISER**

Senior Managing Director  
925.330.5300  
Chip.wiser@nmrk.com  
CA RE Lic. #00644183

### **MIKE ZYLSTRA**

Senior Managing Director  
925.974.0106  
Mike.zylstra@nmrk.com  
CA RE Lic. #01310041

### **FORREST GHERLONE**

Senior Managing Director  
925.974.0237  
Forrest.gherlone@nmrk.com  
CA RE Lic. #0137672

### **MAX GUNARI**

Associate  
925.974.0116  
Max.gunari@nmrk.com  
CA RE Lic. #02052225

## Western Region Capital Markets

### **STEVEN GOLUBCHIK**

Executive Vice Chairman and President  
415.940.1990  
Steven.Golubchik@nmrk.com  
CA RE Lic. #01712816

### **DARREN HOLLAK**

Managing Director  
415.445.5140  
Darren.Hollak@nmrk.com  
CA RE Lic. #02039748

## Debt & Equity

### **MICHAEL GRAUSZ**

Senior Managing Director  
415.377.0107  
Michael.grausz@nmrk.com  
CA RE Lic. #: 0116237



# NEWMARK