

AVAILABLE FOR LEASE

# Burlington Downsize Opportunity

Up to ±50,000 SF Available



@ PINOLE VISTA CROSSING

Approximately 50,000 SF Available

Flexible Demise Scenarios

Direct Deal with Landlord

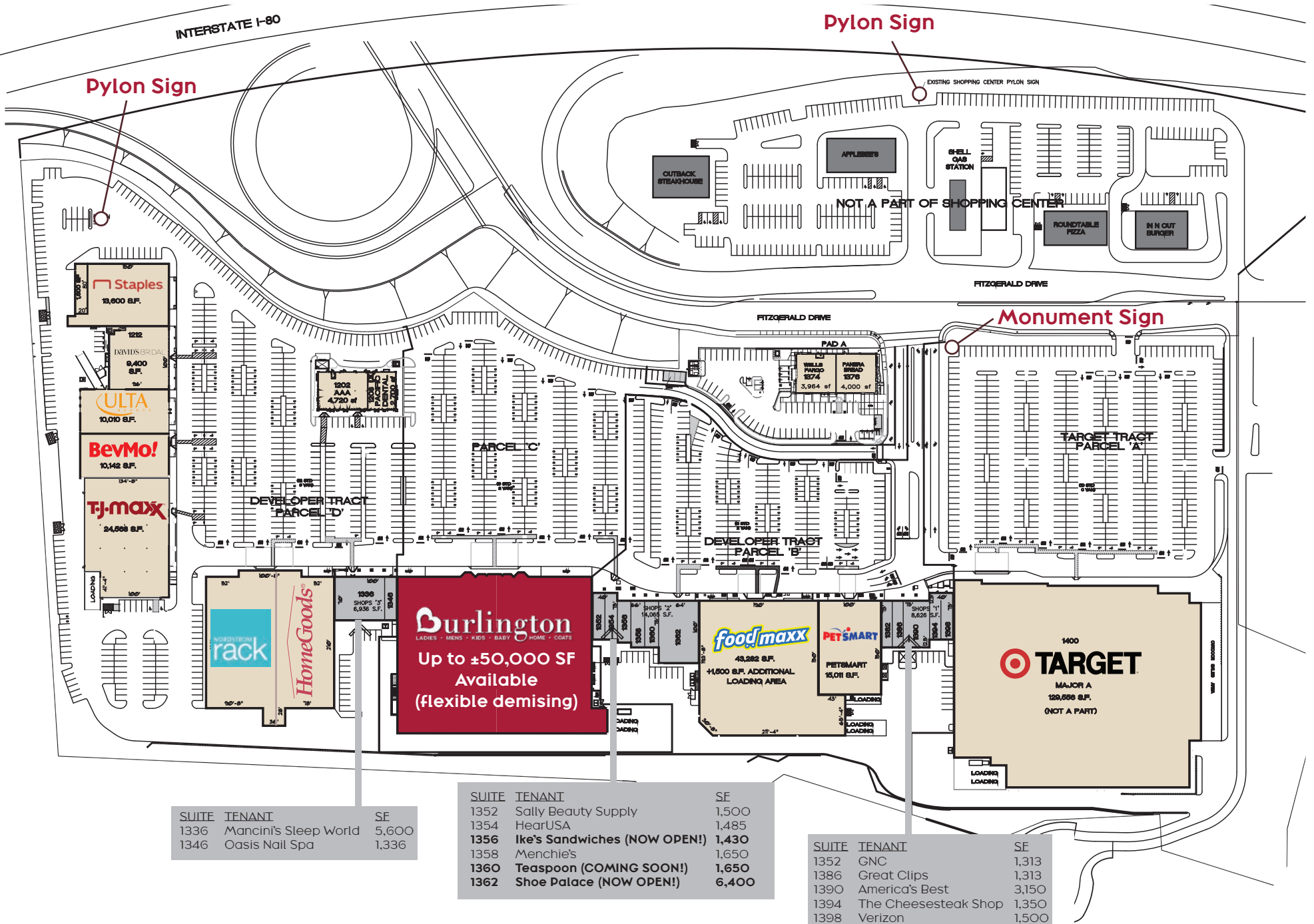
Kent DeSpain | retailwest | P: 415-509-3267 | kdespain@retailwestinc.com | DRE # 01300274

INTERSTATE I-80

Pylon Sign

Pylon Sign

EXISTING SHOPPING CENTER PYLON SIGN

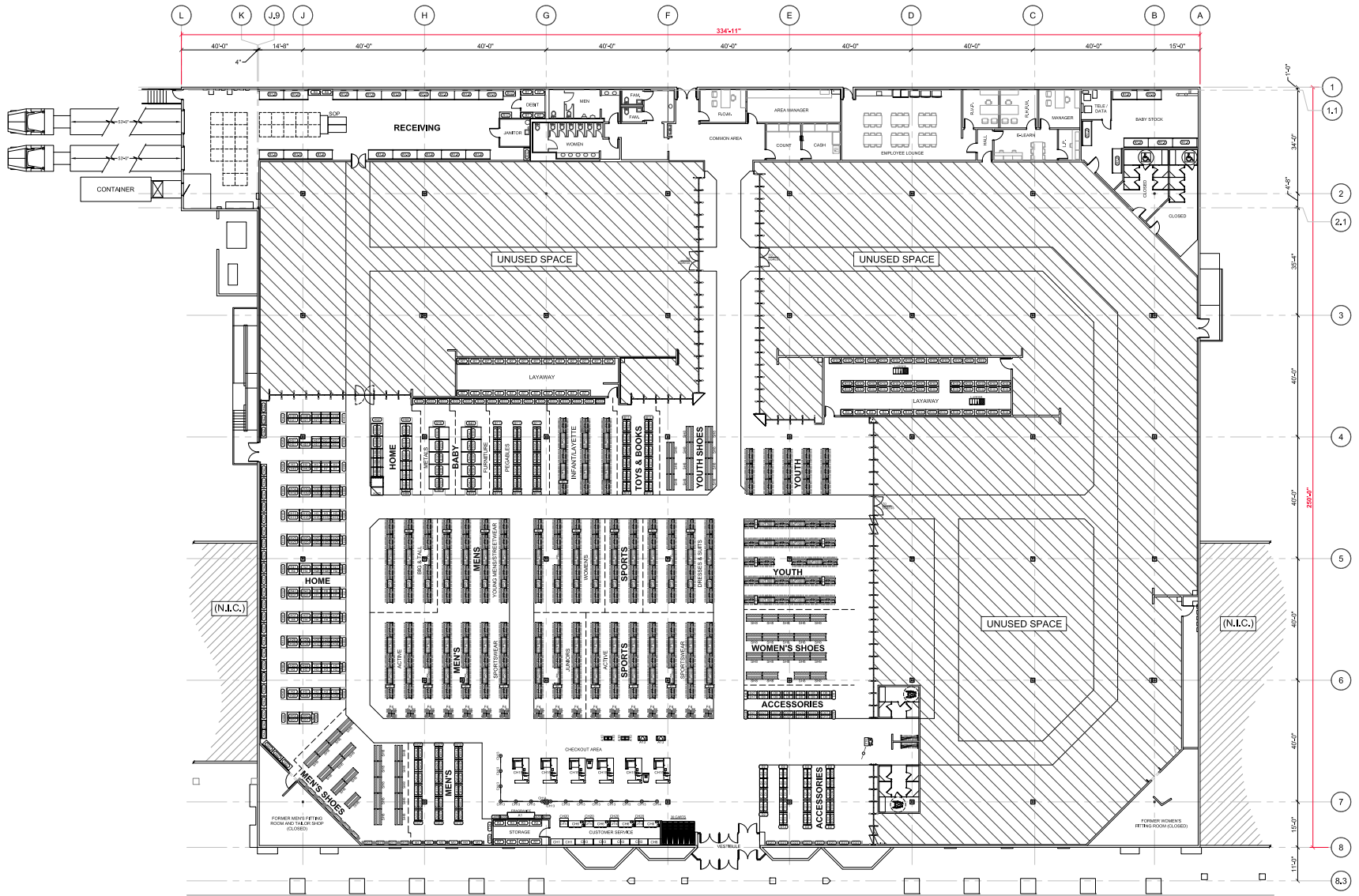


SUITE	TENANT	SF
1336	Mancini's Sleep World	5,600
1346	Oasis Nail Spa	1,336

SUITE	TENANT	SF
1352	Sally Beauty Supply	1,500
1354	HearUSA	1,485
1356	Ike's Sandwiches (NOW OPEN!)	1,430
1358	Menchie's	1,650
1360	Teaspoon (COMING SOON!)	1,650
1362	Shoe Palace (NOW OPEN!)	6,400

SUITE	TENANT	SF
1352	GNC	1,313
1386	Great Clips	1,313
1390	America's Best	3,150
1394	The Cheesesteak Shop	1,350
1398	Verizon	1,500

SITE PLAN



**FIXTURE PLAN**  
SCALE 1/16"=1'-0"



**FLOOR PLAN**



verizon  
GNC  
AMERICA'S BEST CONTACTS & EYEGLASSES  
Great Clips

foodmaxx

menchie's  
HearUSA  
SALLY BEAUTY SUPPLY

rack  
COMING SOON!

HomeGoods

TARGET

PETSMART

Mancini's SLEEPWORLD

Burlington  
Up to ±50,000 SF Available  
(flexible demising)

TJ-maxx

BevMo!

ULTA

DAVID'S BRIDAL

Staples

Panera BREAD

WELLS FARGO

SHOE PALACE

TEASPOON  
COMING SOON!

PINOLE MODERN DENTISTRY

AAA

IN-N-OUT BURGER

ROUND TABLE PIZZA

Shell

Applebee's GRILL + BAR

OUTBACK STEAKHOUSES

I-80 OFF-RAMP

I-80 ON-RAMP

Dwight D. Eisenhower Hwy

185,000 CPD

Richmond Pkwy

Amazon Distribution  
Whole Foods Distribution

Richmond Country Club

Del Monte Center  
99¢ only STORES  
O'Reilly AUTO PARTS  
BIG O TIRES

The Shops at Hilltop  
macy's  
Walmart  
24 HOUR FITNESS

Hilltop Plaza  
CINEMARK  
ROSS DRESS FOR LESS  
Party City  
dd's DISCOUNTS  
99¢ only STORES

Pinole Ridge  
sleep number  
PANDA EXPRESS  
THE ORIGINAL Mals

Appian 80  
CVS pharmacy  
SAFEWAY

AUTO MALL

SITE

185,000 CPD

BEST BUY

Burlington TARGET HomeGoods TJ-maxx  
BevMo! ULTA beauty PETSMART foodmaxx SALLY BEAUTY SUPPLY  
SHOE PALACE WELLS FARGO Menchi's SLEEPWORLD verizon Staples THE CHEESE & STEAK SHOP  
GNC menchie's Panera A&P TEASPOON DAVID'S BRIDAL UNIQLO PINOLE MODERN DENTISTRY

Pinole Vista III  
Michaels  
pet food express GROCERY OUTLET Singapore Market

Pinole Vista I  
DOLLAR TREE Lucky California  
BIG 5 STARBUCKS planet fitness



# Burlington Downsize Opportunity

2022 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	16,541	123,879	240,904
Households	6,055	41,819	79,327
Avg. HH Income	\$103,702	\$112,701	\$112,736
Daytime Population	5,941	25,432	48,048
Businesses	611	3,032	48,048



*retailwest*