

# HOPYARD VILLAGE

3015 Hopyard Road, Pleasanton, CA

Massage Envy ~ SPA.



# HOPYARD VILLAGE

**RETAIL SPACE AVAILABLE FOR LEASE**

 the econic company®

**RON CRUZ**  
(408) 400-7003  
rcruz@theeconiccompany.com  
CA RE License #02018499

**MATT SWEENEY**  
(408) 863-1444  
msweeney@theeconiccompany.com  
CA RE License #01746896





## PROJECT HIGHLIGHTS

Co-Tenants include Peet's Coffee, Bill's Café, C2 Education, Mr. Pickles, The Hop Yard Alehouse, and more

Located at High Traffic Intersection of Hopyard Road and Valley Avenue

±32,600 Cars Per Day on Hopyard

Close Proximity to Hacienda Business Park with Thousands of Employees

Excellent Demographics with 104,500 Residents in a 3 Mile Radius and an Average Household Income of \$221,000

### 2022 Median Household Income

1 Mile: \$200,001  
2 Miles: \$179,269  
3 Miles: \$176,751

### 2022 Total Population

1 Mile: 16,829  
2 Miles: 59,145  
3 Miles: 108,031

### 2027 Median Household Income

1 Mile: \$200,001  
2 Miles: \$199,119  
3 Miles: \$196,506

### 2027 Total Population

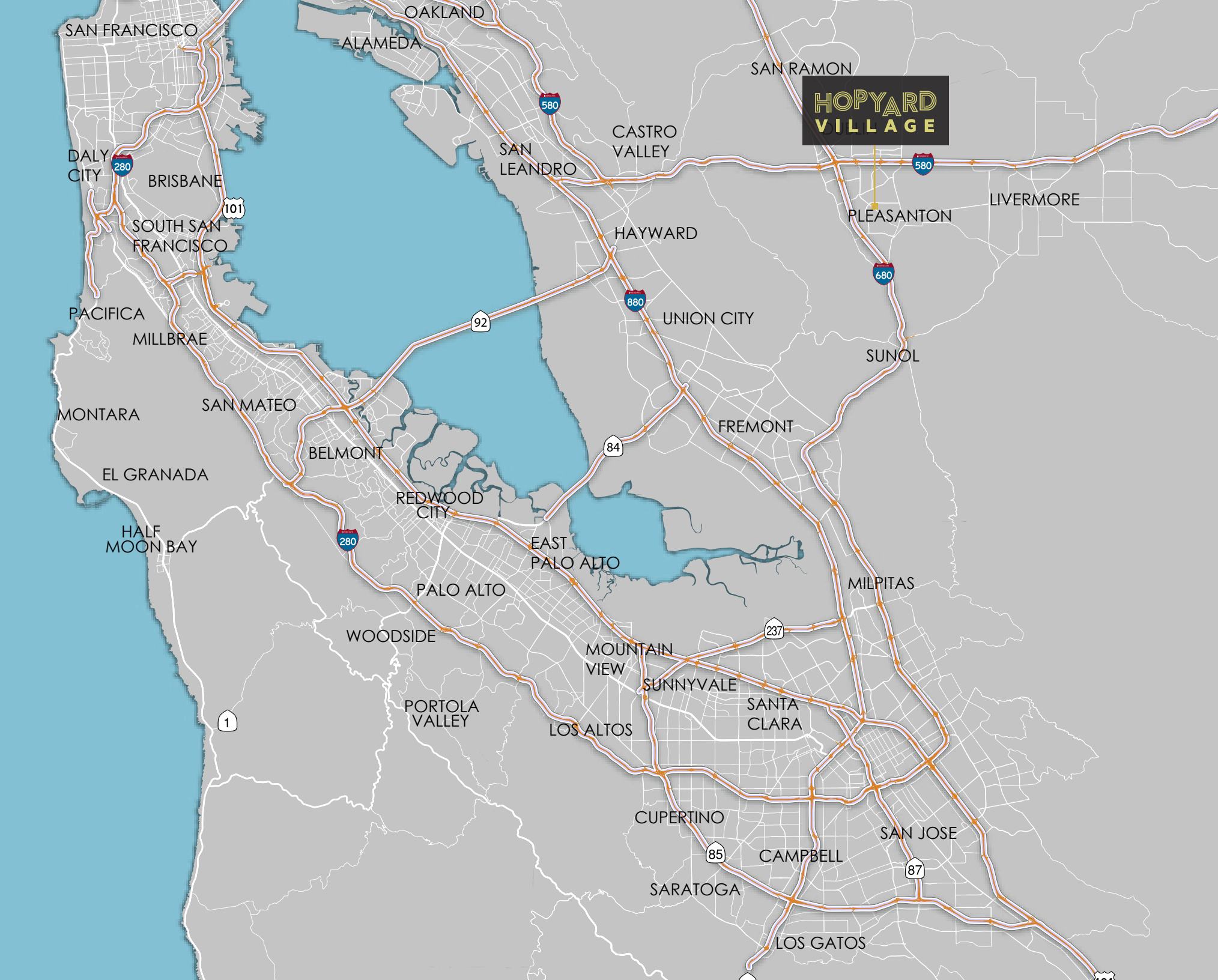
1 Mile: 16,467  
2 Miles: 72,403  
3 Miles: 107,565

### Traffic Counts

Hopyard Rd: 332,600 ADT  
Valley Ave: 313,300 ADT

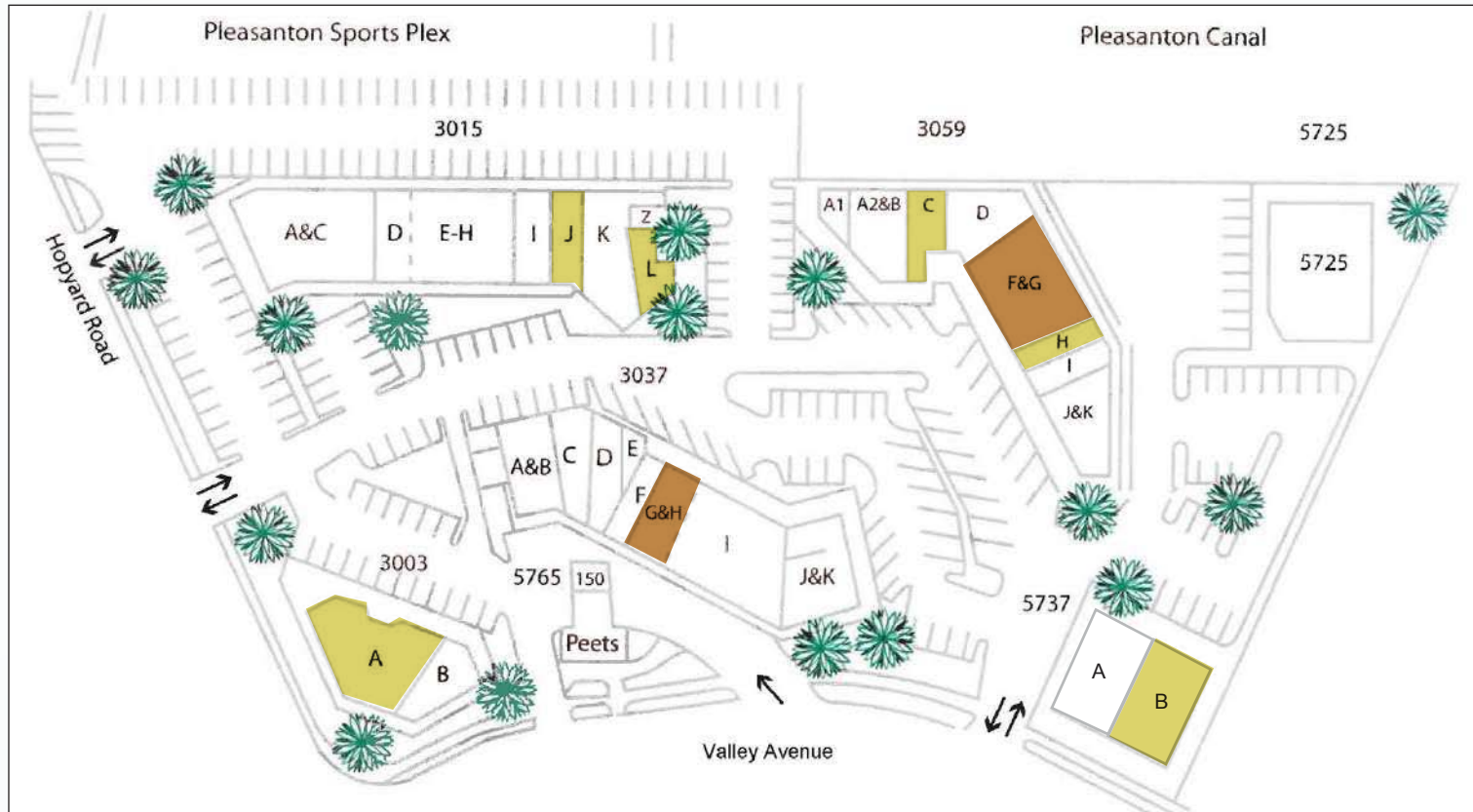
### Daytime population

1 Mile: 18,646  
2 Miles: 72,403  
3 Miles: 126,927





# LEASING PLAN



**Building 3003**

Suite	Tenant	SF
A	Available	3,820
B	C2 Education	

**Building 3015**

Suite	Tenant	SF
A-C	Bill's Cafe	
D	Edible Arrangements	
E-H	Hopyard Ale House	
I	The Coder School	
J	Available January 2025	840
K	Sato Japanese Restaurant	
L	Available	985

**Building 3037**

Suite	Tenant	SF
A-B	The Pilates Studio	
C	Pizza Bello	
D	Image Salon & Day Spa	
E	Gold N Time	
G/H	Restaurant	2,930
I	Orthodontist	
J/K	Treehouse Eyes	

**Building 3059**

Suite	Tenant	SF
A1	Nail Salon	
A2/B	Specialty Pharmacy	
C	Available	1,308
D	School of Rock	
F/G	Restaurant	3,315
H	Available	1,205
I	Mr. Pickles	
J/K	Pans on Fire	

**Building 5725**

Suite	Tenant	SF
5725	La Petite Daycare	

**Building 5737**

Suite	Tenant	SF
A	Pleasanton Veterinary Hospital	
B	Available	3,444

**Building 5765**

Suite	Tenant	SF
100	Peet's Coffee	
150	State Farm Insurance	



# PLEASANTON TRADE AREA



**HOPYARD VILLAGE**





# COMPETITION AERIAL



Country Club Village  
 CVS Walmart  
 citibank

Hacienda Grossings Shopping Ceter  
 BARNES & NOBLE BED BATH & BEYOND BEST BUY  
 Nordstrom rack TJX HomeGoods WHOLE FOODS MARKET  
 TILLYS ULTA REGAL

Fallon Gateway  
 DICK'S SPORTING GOODS TARGET  
 Lucky PET SMART STARBUCKS COFFEE  
 Panera TACO BELL UPS RESTAURANT BREWHOUSE

Dublin Place & Dublin Ceter  
 Marshalls SPROUTS Ashley HOMESTORE  
 BR Burlington ROSS DRESS FOR LESS  
 SAFEWAY BURGER KING WELLS FARGO DOLLAR TREE KREI  
 STARBUCKS COFFEE POTABIAN KITCHEN TARGET citibank

Gateway Center  
 DOLLAR TREE STARBUCKS COFFEE UPS  
 WELLS FARGO McDonalds Lucky

Shopsat Waterford  
 SAFEWAY Peets Coffee WELLS FARGO

Lowes

Metro 580  
 KOHL'S Party City Walmart

Pacific Pearl S.C.  
 99 85+

RepublicSquare at Livermore  
 Meet Fresh STARBUCKS COFFEE  
 PHO HOA

Stoneridge Shopping Ceter  
 JCPenney macys Apple  
 SUBWAY The Cheesecake Factory H&M  
 PANDA EXPRESS STARBUCKS COFFEE california PIZZA KITCHEN

Pleasanton Square S.C.  
 THE HOME DEPOT TACO BELL INN-OUT BURGER BAR  
 Chick-fil-A BevMo! Smart & Final

HOPYARD VILLAGE

Rose Pavilion  
 macys 99  
 Total Wine SPORTS-LOCKER & MORE McDonalds TRADER JOE'S  
 STARBUCKS COFFEE DOLLAR TREE CVS

The Shopsat Livermore  
 ROSS DRESS FOR LESS Denny's  
 ULTA TRADING SLEEPERS SUBWAY

Val Vista S.C.  
 Lucky BANK OF AMERICA

San Francisco Premium Outlets  
 bloomingdales Disney Timberland  
 TOMMY HILFGER GAP Hurley BANANA REPUBLIC  
 GUCCI OFF 5TH COACH  
 SWAROVSKI H&M PRADA UGG  
 VANS BURBERRY ck BOSS Calvin Klein NIKE  
 Salvatore Ferragamo adidas Columbia TUMI  
 LACOSTE OLD NAVY SALCHERS kate spade

Amador Ceter  
 pet food express WELLS FARGO Walgreens SAFEWAY

Pleasanton Gateway S.C.  
 SAFEWAY CVS the Habit BURGER GRILL  
 WELLS FARGO STARBUCKS COFFEE PANDA EXPRESS UPS





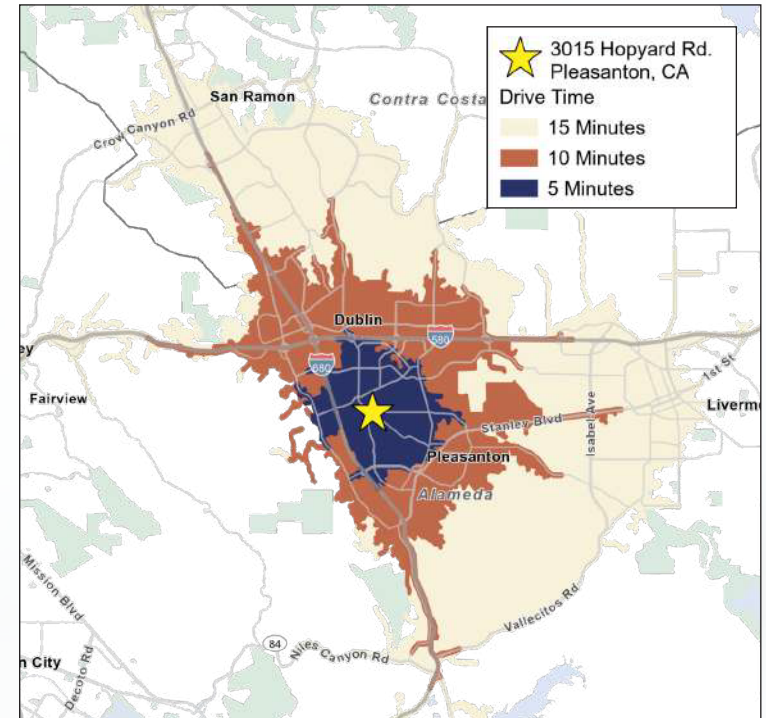






# DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS (2022)	5 Min	10 Min	15 Min
2022 Total Population	31,989	134,300	283,562
2027 Projected Population (Estimated)	31,578	133,436	284,241
Median Age	41.1	39.5	39.0
Total Households	11,061	47,728	97,217
Total Owner Occupied Housing Units	7,321	30,408	66,081
Total Renter Occupied Housing Units	3,740	17,320	31,136
Median Household Income	\$181,756	\$172,086	\$172,859
Average Household Income	\$224,754	\$215,548	\$214,211
Per Capita Income	\$78,264	\$75,963	\$73,530
Average Household Size	2.88	2.74	2.86



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