

# HOPYARD VILLAGE

3015 Hopyard Road, Pleasanton, CA

Massage Envy ~ SPA.

HOPYARD  
VILLAGE

HOPYARD VILLAGE

**RETAIL SPACE AVAILABLE FOR LEASE**

 the econic company®

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## PROJECT HIGHLIGHTS



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



Located at High Traffic Intersection of Hopyard Road and Valley Avenue



±37,700 Cars Per Day on Hopyard



Close Proximity to Hacienda Business Park with Thousands of Employees



Excellent Demographics with 107,390 Residents in a 3 Mile Radius and an Average Household Income of \$226,766

### 2025 Median Household Income

1 Mile: \$214,037  
2 Miles: \$178,325  
3 Miles: \$178,877

### 2025 Total Population

1 Mile: 16,635  
2 Miles: 58,380  
3 Miles: 107,390

### 2030 Median Household Income

1 Mile: \$244,792  
2 Miles: \$205,569  
3 Miles: \$206,490

### 2030 Total Population

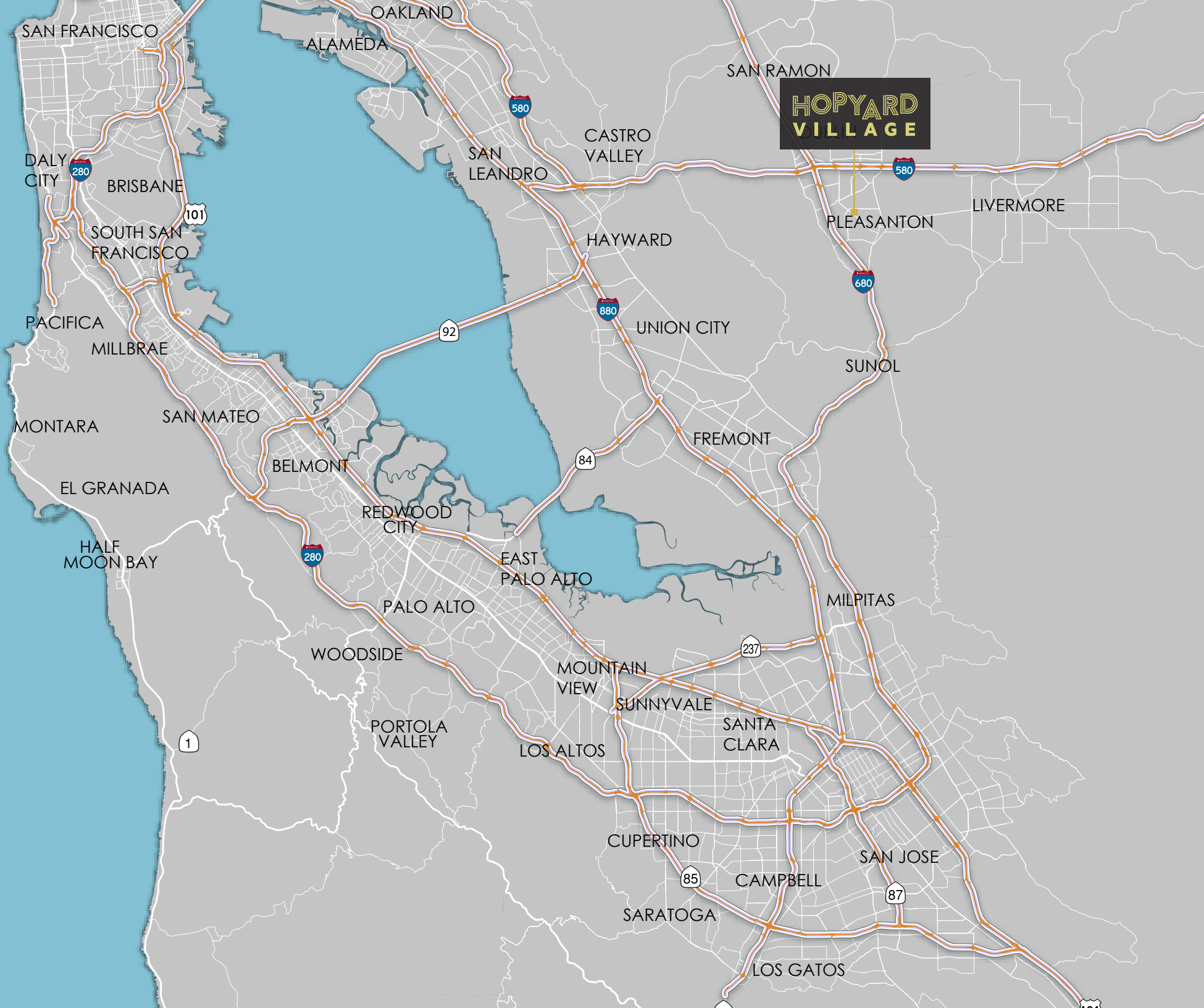
1 Mile: 16,615  
2 Miles: 59,526  
3 Miles: 109,080

### Traffic Counts

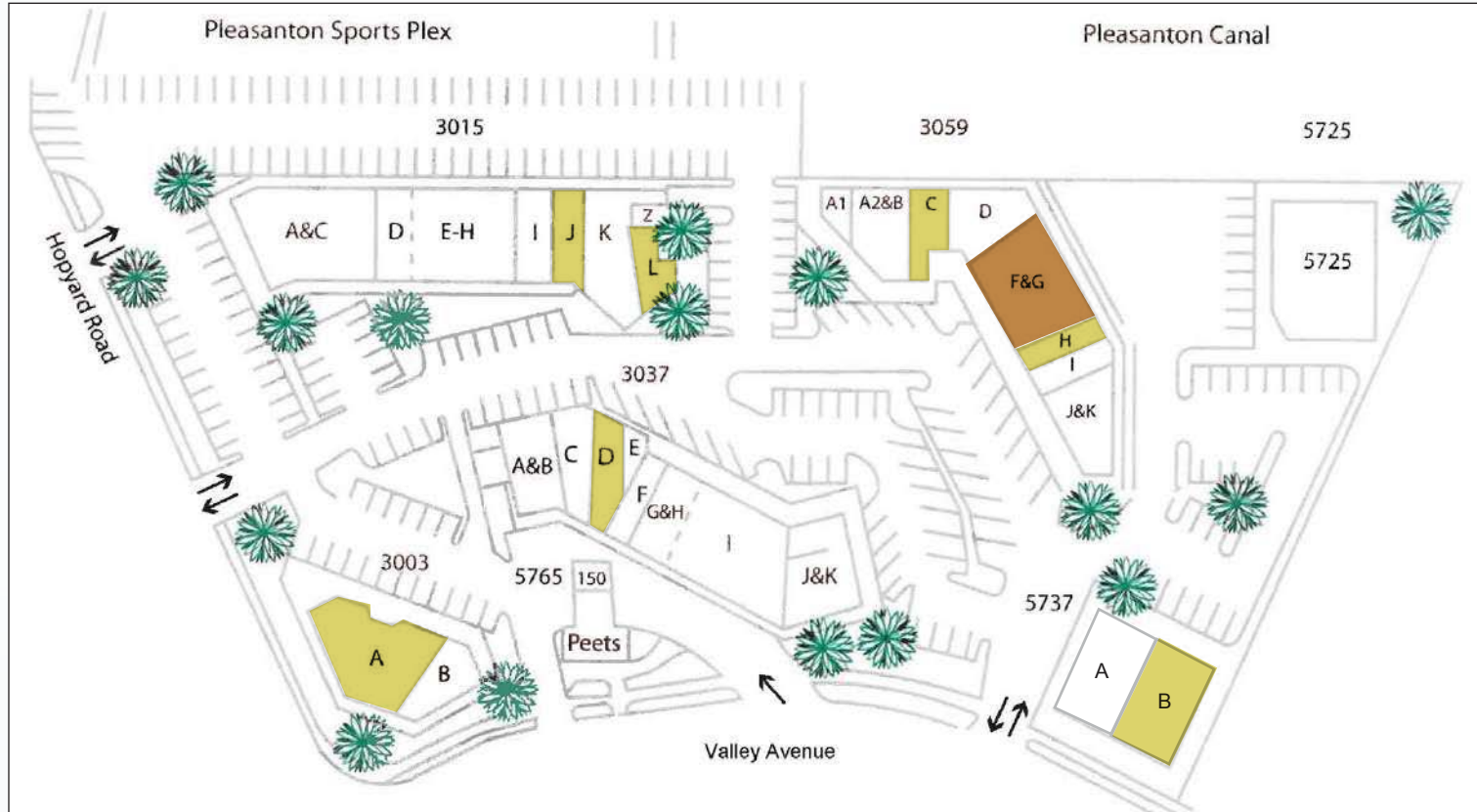
Hopyard Rd: ±37,700 ADT  
Valley Ave: ±14,600 ADT

### Daytime population

1 Mile: 17,918  
2 Miles: 74,860  
3 Miles: 134,591



# 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	840
K	Sato Japanese Restaurant	
L	Available	985

### Building 3037

Suite	Tenant	SF
A-B	The Pilates Studio	
C	Pizza Bello	
D	Available	1,426
E	Gold N Time	
G/H	Under Par	
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**

THE HOPYARD  
ASSOCIATION AND BUSINESS CENTER

Peet's Coffee & Tea

PIZZA Bello

MR. PICKLE'S SANDWICH SHOP

PLEASANTON VETERINARY HOSPITALS

BILL'S Cafe



# COMPETITION AERIAL



**Country Club Village**

- CVS
- Walmart
- citibank

**Hacienda Crossings Shopping Center**

- BARNES & NOBLE
- BED BATH & BEYOND
- BEST BUY
- rack
- HomeGoods
- WHOLE FOODS MARKET
- TJX
- TILLYS
- ULTA
- REGAL

**Fallon Gateway**

- DICK'S SPORTING GOODS
- Target
- Lucky
- PET SMART
- Panera
- ups
- RESTAURANT BREWHOUSE
- STARBUCKS COFFEE

**Shops at Waterford**

- SAFEWAY
- Peets Coffee
- WELLS FARGO

**Dublin Place & Dublin Center**

- Marshalls
- SPROUTS
- Ashley HOMESTORE
- BR
- SAFEWAY
- Burlington
- ROSS DRESS FOR LESS
- BURGER KING
- WELLS FARGO
- DOLLAR TREE
- KREI
- STARBUCKS COFFEE
- POPBOP
- Target
- citibank

**Gateway Center**

- DOLLAR TREE
- STARBUCKS COFFEE
- ups
- WELLS FARGO
- McDonald's
- Lucky

**Lowe's**

**Metro 580**

- KOHL'S
- Party City
- Walmart

**Pacific Pearl S.C.**

- 99
- 85+

**Republic Square at Livermore**

- Meet Fresh
- STARBUCKS COFFEE
- Pho Hoa

**The Shops at Livermore**

- ROSS DRESS FOR LESS
- Denny's
- ULTA
- Subway

**Rose Pavillion**

- macys
- 99
- Total Wine
- McDonald's
- STARBUCKS COFFEE
- TRADER JOE'S
- DOLLAR TREE
- CVS

**HOPYARD VILLAGE**

**Pleasanton Square S.C.**

- THE HOME DEPOT
- TACO BELL
- INN-OUT BURGER
- BevMo!
- Chick-fil-A
- Smart & Final

**Stoneridge Shopping Center**

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

**Val Vista S.C.**

- Lucky
- BANK OF AMERICA

**Amador Center**

- pet food express
- WELLS FARGO
- Walgreens
- SAFEWAY

**San Francisco Premium Outlets**

- blömningdales
- Disney
- TIMBERLAND
- TOMMY HILFINGER
- GAP
- Hurley
- BANANA REPUBLIC
- GUCCI
- OFF 5TH
- COACH
- SWAROVSKI
- H&M
- PRADA
- UGG
- VANS
- BURBERRY
- ck Calvin Klein
- BOSS
- Nike
- Sublime Ferragamo
- adidas
- Columbia
- TUMI
- LACOSTE
- OLD NAVY
- SALCHERS
- kate spade

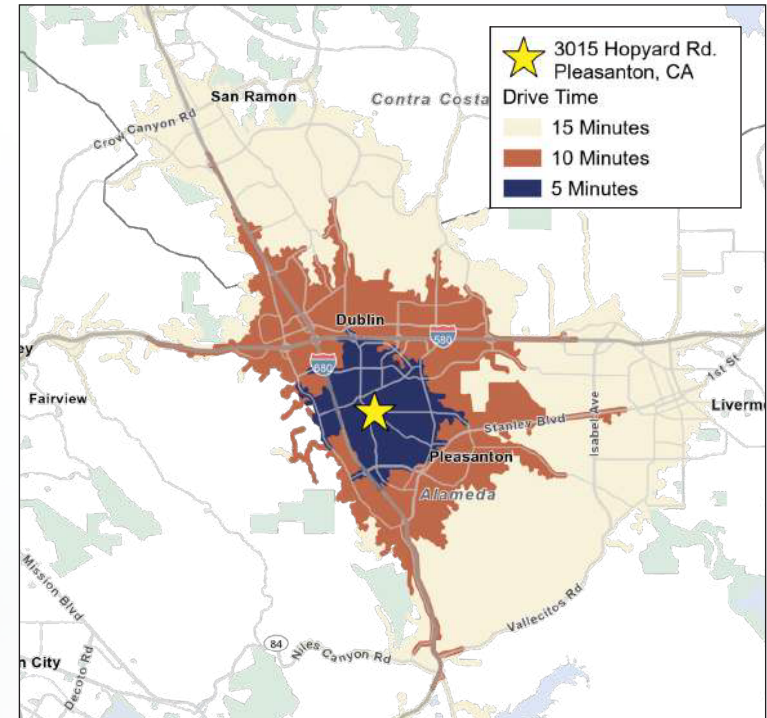
**Pleasanton Gateway S.C.**

- SAFEWAY
- CVS
- the Habit BURGER GRILL
- WELLS FARGO
- STARBUCKS COFFEE
- PANDA EXPRESS
- ups



# DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS (2025)	5 Min	10 Min	15 Min
2025 Total Population	26,739	99,568	222,405
2030 Projected Population (Estimated)	26,626	101,401	224,510
Median Age	41.9	40.4	40.3
Total Households	9,214	36,366	77,267
Total Owner Occupied Housing Units	6,525	21,084	50,257
Renter Occupied Housing Units	28.3%	39.6%	33.4%
Median Household Income	\$195,927	\$176,235	\$185,100
Average Household Income	\$237,172	\$223,982	\$230,064
Per Capita Income	\$81,767	\$80,703	\$80,018
Average Household Size	2.89	2.68	2.83



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