



the econic
company®

ACRE
PARTNERS



RETAIL & RESTAURANT
SPACES AVAILABLE

±1,037 - 3,754 SF

Pacific Pearl is a grocery-anchored, Asian-themed, food-centric center with heavy regional draw. Anchored by 99 Ranch Market and relevant and exciting restaurant concepts, Pacific Pearl draws local and regional consumers alike and is located in the heart of the Tri-Valley trade area serving Dublin, Pleasanton and Livermore with an immediate trade area of over 200,000 people.



PROPERTY HIGHLIGHTS



Immediately adjacent to San Francisco Premium Outlets, a +700,000 SF center that attracts over 7 Million visitors annually



569 Parking stalls / 5.15 per 1,000 SF



Direct Access to I-580



Seeking - Quick Service Restaurants, Financial Services, Health & Wellness and Specialty Retail Uses

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,565	93,913	201,850
Avg. Household Income	\$224,516	\$237,070	\$230,479
Daytime Population	9,806	111,285	218,246

TRAFFIC COUNTS

Source: 2025 Esri.

Interstate 580	105,000 ADT
El Charro Road	13,200 ADT

FULL PROPERTY SITE PLAN

UNIT	TENANT	SF
A-101	AVAILABLE	3,690
A-102	AVAILABLE	3,754
A-105	TOP POT	2,968
B-101	85 DEGREES BAKERY	3,044
B-103	MUMU HOTPOT	2,617
B-104	MYEONGDONG JA JANG	1,403
B-105	LERN EDUCATION	963
B-106	SOMISOMI SOFT SERVE	963
B-107	HEY! IM YOGOST	958
B-109	BONCHON CHICKEN	1,906
B-110	HAIR CODE SALON	963
B-113	KURA SUSHI	3,549
B-114	AVAILABLE	1,309
B-115	AVAILABLE	1,296
B-116	PAINT NAIL BEAUTY SPA	1,230
B-118	A2B INDIAN VEGETARIAN RESTAURANT	2,231
C-101	MALA TOWN	3,009
C-103	FIERY SHANGHAI	4,424
D-101	AVAILABLE (2ND GENERATION RESTAURANT SPACE)	1,404
D-102	AVAILABLE	1,037
D-103	PLEASANT DENTAL CARE	1,041
D-104	TAK YUAN HERBAL	1,060
D-105	AVAILABLE	1,301
D-106	AVAILABLE	1,223
D-107	YOGURT LAND	1,220
D-108	AVAILABLE	1,174
D-109	AVAILABLE	1,605
D-110	ICODE	1,706
D-112	EAST BAY VISION CENTER	1,532
E-101	CLOUDISH	1,371
E-102	EIGHT TURN CREPE	1,647
E-103	SPECIAL NOODLE	2,424
E-104	YIN JI CHANG FEN	1,798
E-106	CHUBBY CATTLE	3,166
F-108	99 RANCH MARKET	30,125
G-101-106	-	9,740
G-107-108	-	5,602

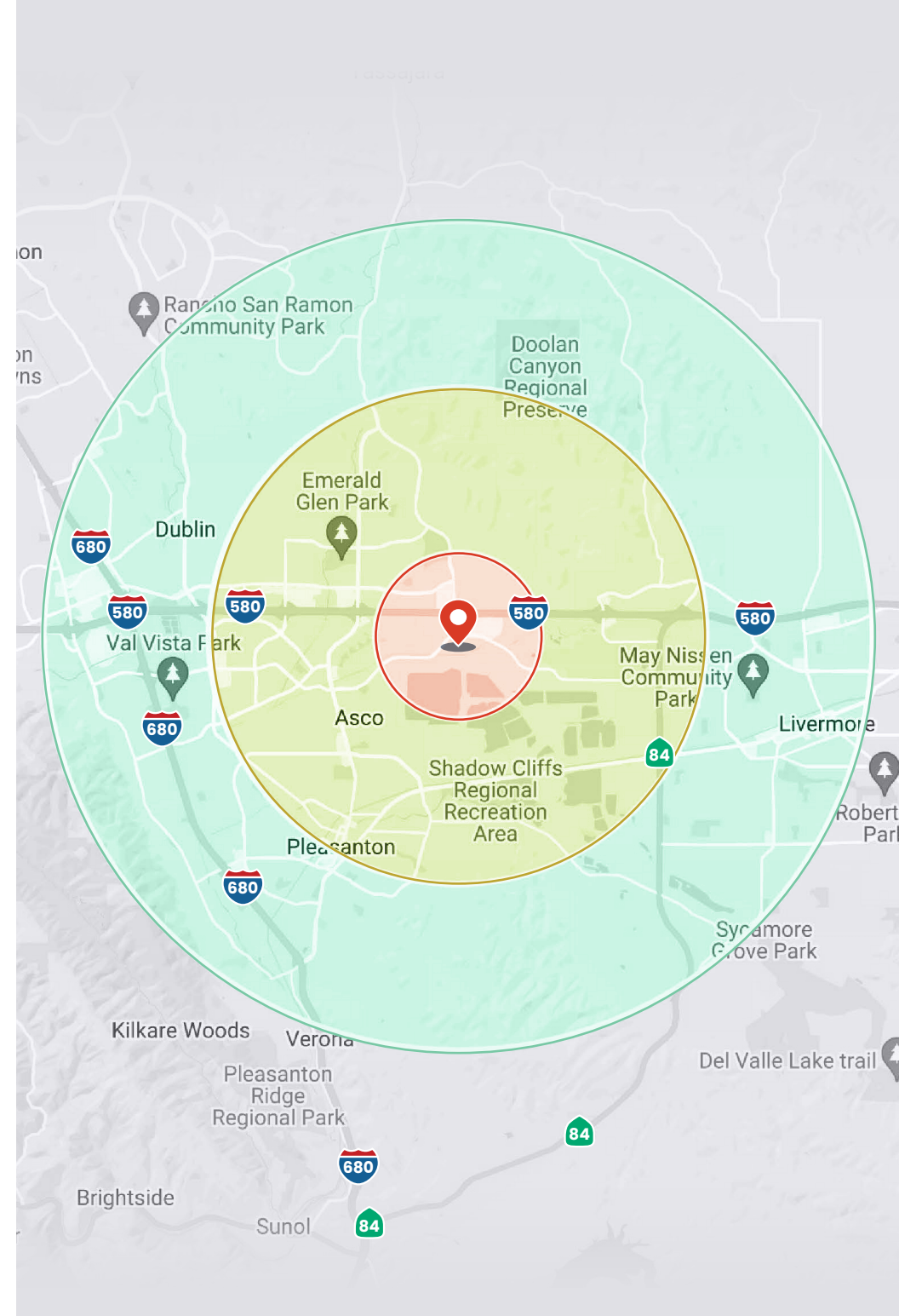


*Please **DO NOT DISTURB** current tenant.

DEMOGRAPHICS

DRIVE TIME

DEMOGRAPHICS (2025)	5 MIN	10 MIN	15 MIN
2030 Total Population (Estimated)	8,237	107,789	269,195
2025 Total Population	8,286	106,461	267,661
Total Daytime Population	9,994	135,460	287,731
Median Age	42.5	38.8	40.4
Total Households	3,020	37,050	92,823
Total Housing Units	3,091	38,756	97,231
Total Owner Occupied Housing Units	60.9%	61.8%	66.6%
Total Renter Occupied Housing Units	39.1%	38.2%	33.4%
Average Household Income	\$233,296	\$222,960	\$226,240
Median Household Income	\$208,382	\$182,635	\$180,918
Per Capita Income	\$82,707	\$76,575	\$78,607
Population 25+ yrs	5,823	72,277	185,087
% Population 25+ yrs & Some College	38.4%	37.0%	36.9%
% White Collar Occupations	86.1%	83.7%	81.6%
% Blue Collar Occupations	3.7%	7.1%	8.1%
Average Household Size	2.72	2.82	2.84



MARKET AERIAL

STONERIDGE SHOPPING CENTER

★ macy's JCPenney The Cheesecake Factory ZARA

california PIZZA KITCHEN H&M sleep number. AT&T

AÉROPOSTALE AMERICAN EAGLE OUTFITTERS T Mobile SUBWAY

COTTON+ON SPORTS FEVER LUSH CHAMPS

KAY JEWELERS claire's BOX LUNCH LEGO Apple

GameStop McDonald's 1-800-PF. CHANG'S

FOREVER 21 WINDSOR PANDA EXPRESS

HACIENDA CROSSINGS SHOPPING CENTER

W&B WORLD OF BEER ULTA TJ-maxx MARKET TAVERN

Sri-Thai KANPAI SUSHI HYATT PLACE COLD STONE

(Kobe) PHO & GRILL BARONS Barnes & Noble SHARMA DENTAL CENTER BEST BUY

OLD NAVY Jamba TILLYS LAZY DOG

REGAL FIVE GUYS Applebee's

FALLON GATEWAY

Lucky TARGET PETSMART

Guitar Center DICK'S SPORTS & GOLF GOLF GALAXY

Sourdough & Co. MATTRESS FIRM

Pizza Hut Starbucks Dunkin' Donuts UPS BJ's

CHAAT CAFE T Mobile Panera Bread

the Vitamin Shoppe TACO BELL Chevron

SAFeway Goodwill CVS

ACE Hardware GROCERY OUTLET Fitness 19

Walgreens 99¢ ONLY Orangetheory FITNESS

COSTCO WHOLESALE

ROSS DRESS FOR LESS KIRKLAND'S HOME TORRID Crate & Barrel

Pacific PEARL

REPUBLIC SQUARE

GLO Yoga CALI Meet Fresh dekalash

DUBLIN PLACE

TARGET Burlington Bassett

metro PETSMART Patelco

BANK OF WEST Starbucks HOBBY LOBBY

Lucky

SAN FRANCISCO PREMIUM OUTLETS

BURBERRY H&M kate spade

NIKE PACSUN SKECHERS OUTLET

Bath & Body Works GUCCI OLD NAVY COACH OUTLET

TRADER JOE'S

PLEASANTON GATEWAY SHOPPING CENTER

SAFeway Starbucks CVS

PANDA EXPRESS Great Clips pure barre

SAFeway Walgreens

pet food express Hallmark NOAH'S

GROCERY OUTLET Bargain Market

Raley's

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