



**4855 HOPYARD ROAD, SUITE C-8/9
PLEASANTON, CA 94588**

Property Highlights

- Spacious retail unit available for sublease at \$2.53 per SF plus NNN
- Open-concept floor plan totaling approximately 2,410 square feet
- Two restrooms on site
- Ample on-site parking available
- Equipped with heating and air conditioning
- Existing business opportunity available, subject to and tied to the current lease agreement

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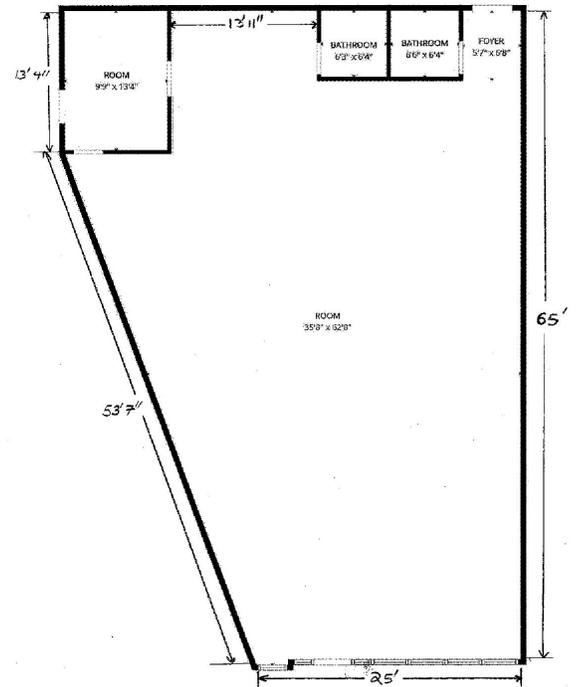
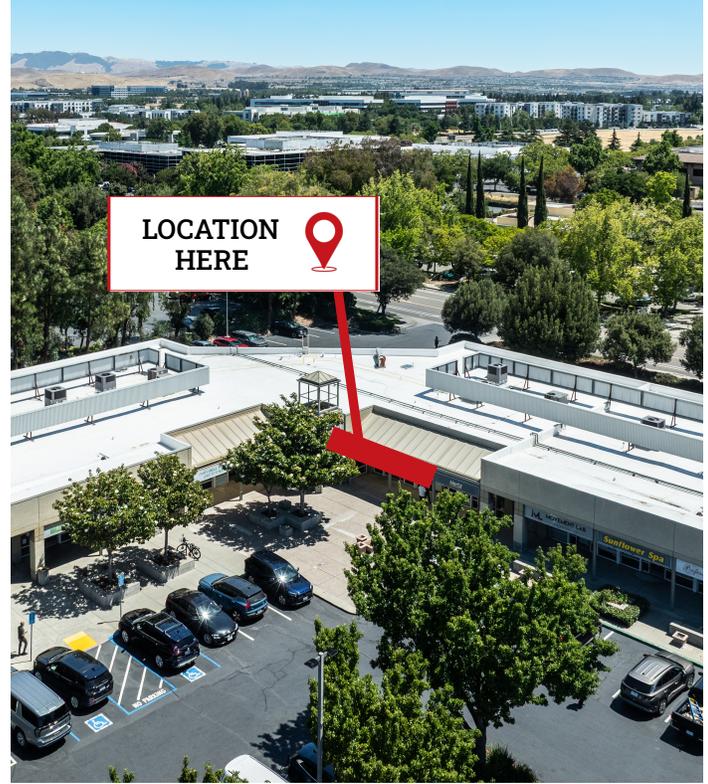


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RADIUS	2024 POPULATION	2024 Av. Household Income
1 Mile	13,749	\$235,934
3 Mile	121,841	\$235,737
5 Mile	192,344	\$248,435

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- The available sublease space at Gateway Square Shopping Center is situated along a highly trafficked commercial corridor in Pleasanton. The space is currently occupied as a dance studio and is zoned PUD-I/C-O.
- The property is centrally located within Hacienda Business Park, one of Pleasanton's largest and most prominent mixed-use business districts.
- Hacienda Business Park is home to numerous well-known employers, including Oracle, Roche, and Kaiser Permanente, contributing to strong weekday foot traffic and daytime population.
- The surrounding area offers a wide selection of dining options, including Pacific Catch, Round Table, Chili's, and Starbucks, providing convenient choices for employees and visitors alike.
- Nearby retail amenities include Stoneridge Shopping Center, a major retail destination featuring a diverse mix of shops and restaurants that draw both local residents and visitors.
- The property benefits from excellent visibility and convenient access, with close proximity to major freeways such as I-580 and I-680, allowing for easy commuting for both customers and employees.



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