

STONERIDGE PLACE

7901 STONERIDGE DRIVE, PLEASANTON, CA

7901 STONERIDGE.COM

EMBARCADERO
CAPITAL PARTNERS



Kidder
Mathews

Stoneridge Place
is a five-story,
Class A office
project located
at the I-580 and
I-680 interchange.



PROCURRING AGENT FEE
PAID WITHIN 48 HRS OF
LEASE SIGNING*



SHORT DISTANCE WALK
FROM THE WEST DUBLIN/
PLEASANTON BART



WALKING DISTANCE
TO STONERIDGE
SHOPPING CENTER



EV CHARGING STATIONS



GYM/SHOWERS

LOCKERS AND
TOWEL SERVICE



BUILDING COMMON
CONFERENCE ROOM



ABOVE STANDARD
SURFACE PARKING



24 HOUR
AVANTI MARKET
ON-SITE

* Subject to Landlord receiving Tenant Rep Commission Invoice, Landlord receipt of any Tenant required funds per the Lease Agreement and subject to modification in the event of alternate negotiated Lease and/or commission payment terms.

For leasing
information
contact

LISTING BROKERS

IAN THOMAS

Kidder Mathews
925.905.1105 | ian.thomas@kidder.com
LIC N° 01279455

JASON CHANDLER

Kidder Mathews
925.905.1103 | jason.chandler@kidder.com
LIC N° 01394441

OWNER'S REPRESENTATIVE

ANDREW BROWN

Embarcadero Capital Partners
650.292.4100 | abrown@ecp-llc.com

KIDDER.COM
7901STONERIDGE.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

EMBARCADERO
CAPITAL PARTNERS

km Kidder Mathews

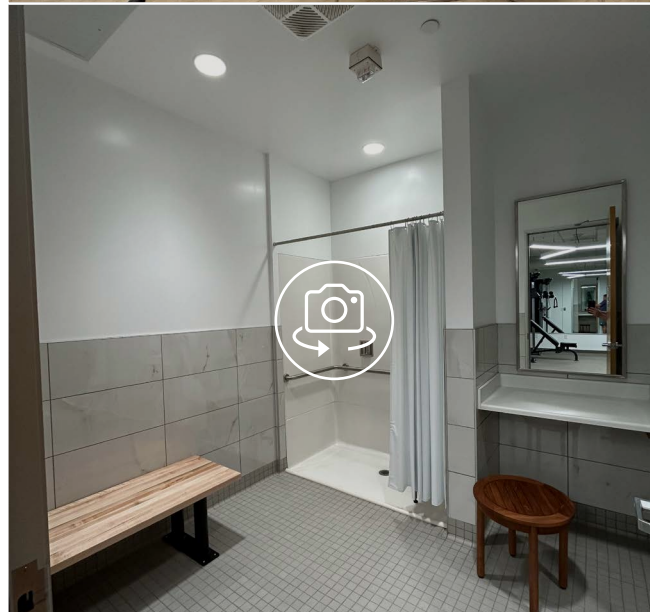
BUILDING AMENITIES

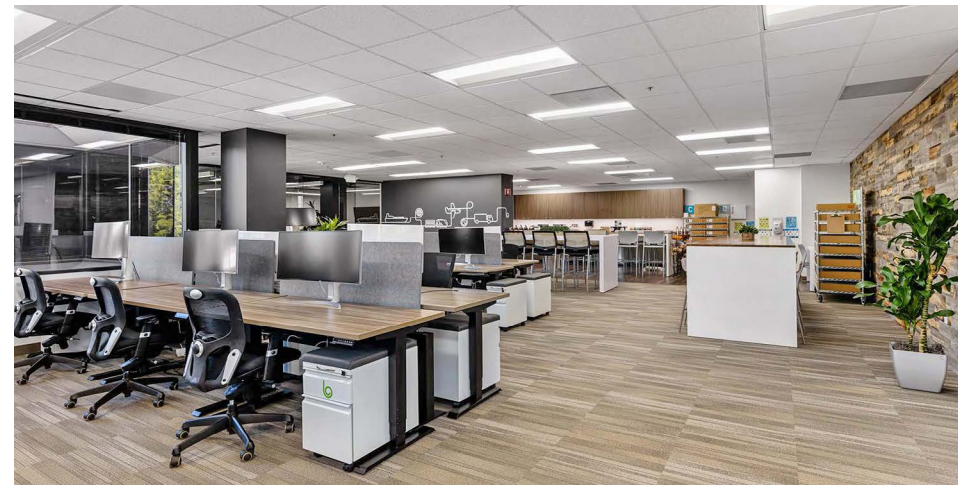
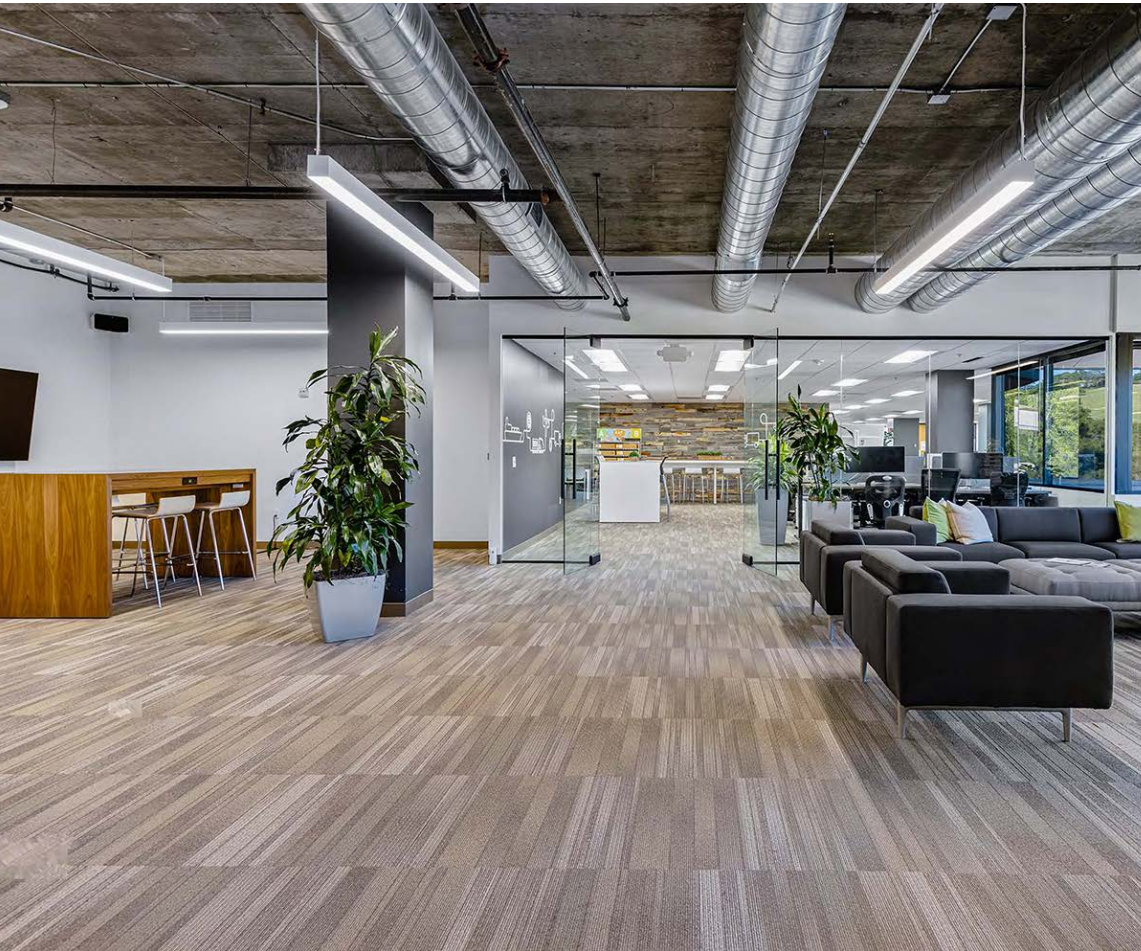
- Five-story, Class “A” office building comprising ±174,503 RSF
- Newly remodeled building landscaping, entry, lobby and elevators
- Efficient, flexible floor plates.
- Generous glass-lines, providing abundant natural light
- On-site property management, day porter and engineering team
- Abundant surface parking
- EV charging stations.
- New common conference room
- Stoneridge Place has earned the ENERGY STAR and is verified to perform in the top 25 percent of buildings nationwide!



BUILDING AMENITIES CONT.

- Avanti Market is an unattended retail self-service with pre-packaged fresh foods and contactless, no touch transactions
- The onsite fitness center features a Peloton bike, treadmill, stair machine, and weight machine
- The fitness center includes two private showers, lockers and towel service.





**For leasing
information
contact**

LISTING BROKERS

IAN THOMAS

Kidder Mathews
925.905.1105 | ian.thomas@kidder.com
LIC N° 01279455

JASON CHANDLER

Kidder Mathews
925.905.1103 | jason.chandler@kidder.com
LIC N° 01394441

OWNER'S REPRESENTATIVE

ANDREW BROWN

Embarcadero Capital Partners
650.292.4100 | abrown@ecp-llc.com

KIDDER.COM
7901STONERIDGE.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

EMBARCADERO
CAPITAL PARTNERS

**km Kidder
Mathews**



BUILDING LOCATION

- Prime location in Tri-Valley, at the intersection of Stoneridge Drive and Foothill Road.
- Within walking distance to the West Dublin/Pleasanton BART station.
- Proximate to Stoneridge Mall - a regional mall, home to more than 165 retail, restaurant, and entertainment options.

For leasing information contact

LISTING BROKERS

IAN THOMAS

Kidder Mathews
925.905.1105 | ian.thomas@kidder.com
LIC N° 01279455

JASON CHANDLER

Kidder Mathews
925.905.1103 | jason.chandler@kidder.com
LIC N° 01394441

OWNER'S REPRESENTATIVE

ANDREW BROWN

Embarcadero Capital Partners
650.292.4100 | abrown@ecp-llc.com

KIDDER.COM
7901STONERIDGE.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

EMBARCADERO
CAPITAL PARTNERS

km Kidder
Mathews

1. STONERIDGE MALL

- Macy's
- Nordstorm
- JCPenney
- Sears
- PF Chang's
- Cheesecake Factory

2. PLEASANTON SQUARE

- Bev Mo
- The Home Depot
- In-N-Out Burger
- Taco Bell
- Starbucks

3. GATEWAY SQUARE

- Eddie Papa's
- Round Table Pizza
- Chili's
- Kinder's
- The Organic Coup
- Cheese Steak Shop

4. HACIENDA CROSSINGS

- Regal Cinema IMAX
- Barnes & Noble
- Bed Bath & Beyond
- TJ Maxx
- Starbucks
- Applebee's
- Lazy Dog
- Jamba Juice

5. METRO 580

- Walmart
- Kohl's
- Sport Chalet
- Subway
- Red Robin
- McDonald's
- Patelco Credit Union

6. HACIENDA PLAZA

- Hacienda Cleaners
- Sweet & Savory

7. CROSSROADS

- Starbucks
- Jamba Juice
- Subway
- Sweet Tomatoes
- Carl's Jr.
- Wells Fargo
- Chase

8. HOTELS

- Pleasanton Marriott
- Residence Inn
- Sheraton Pleasanton
- Holiday Inn

9. DUBLIN BLVD

- Dublin Bowl
- DSW
- Ross Dress For Less
- Marshall
- Target
- Sprouts



For leasing information contact

LISTING BROKERS

IAN THOMAS

Kidder Mathews
925.905.1105 | ian.thomas@kidder.com
LIC N° 01279455

JASON CHANDLER

Kidder Mathews
925.905.1103 | jason.chandler@kidder.com
LIC N° 01394441

OWNER'S REPRESENTATIVE

ANDREW BROWN

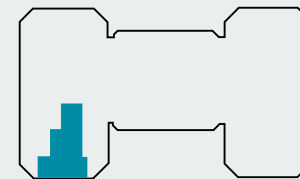
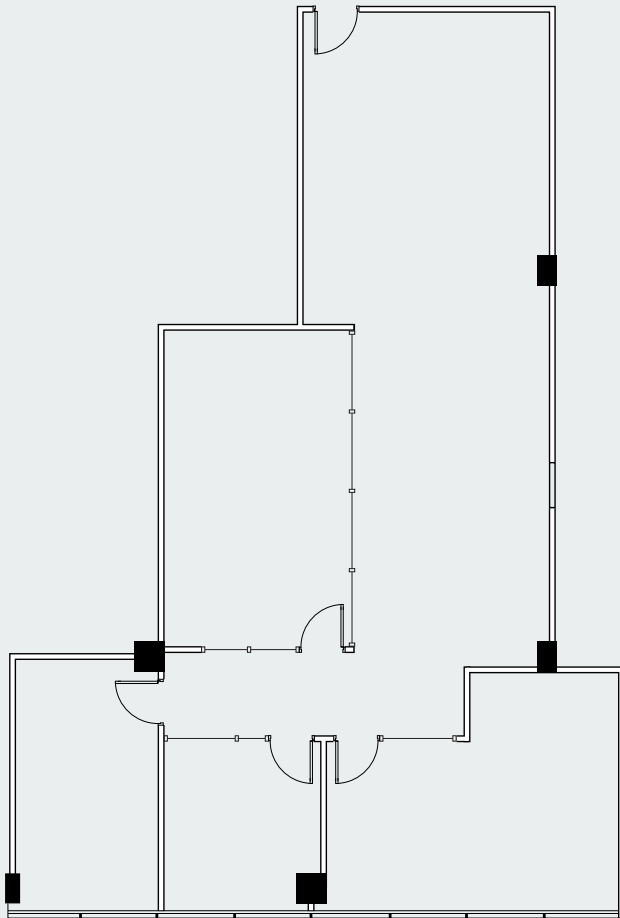
Embarcadero Capital Partners
650.292.4100 | abrown@ecp-llc.com

KIDDER.COM
7901STONERIDGE.COM

AVAILABLE SUITES

Suites	SF	Available	Comments
404	±1,812	Jan 2026	Suite features fourth floor eastern orientation, three (3) private offices and conference room..
315	±2,161	Jan 2026	Third floor 'spec' suite featuring eastern views, three (3) private offices, large conference room, and coffee.
370	±2,734	Jan 2026	'Spec' suite features northern views, three (3) private offices, conference room and breakroom
320	±2,803	Jan 2026	Suite features open bull pen, four (4) private offices, conference room, kitchen and IT.
555	±3,620	Now	Suite features premium glass line, three (3) private offices, conference room and kitchen.
220	±4,596	Now	Suite features corner glass line with east facing views, seven (7) private offices, conference room, IT room and open concept kitchen.
440	±4,962	Now	Suite features features premium glass line and views. End-cap North facing suite with three (3) private offices, two (2) conference rooms, twenty-four (24) work stations, kitchen and server room with enhanced power
390	±4,937	Q1 2026	Suite features corner glass line, ten (10) private offices, conference room, kitchen and open bull pen.
450	±5,540	Now	Spec Suite features double door entry off 4th floor elevator lobby, polished concrete and raised ceiling at reception, six (6) private offices, conference room, bullpen and new kitchen.
500	±7,036	Now	5th floor suite features double-door entry off elevator lobby, eight (8) private offices, two (2) conference rooms, kitchen, and an open bullpen with glass line.
370/390	±7,594	Now	Suite features 3 sides of glass and norther views, thirteen (13) private offices, two (2) conference rooms, large kitchen and storage.

 [Take Virtual Tour](#)

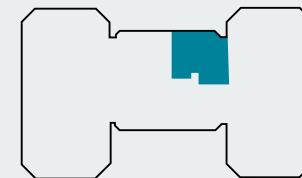
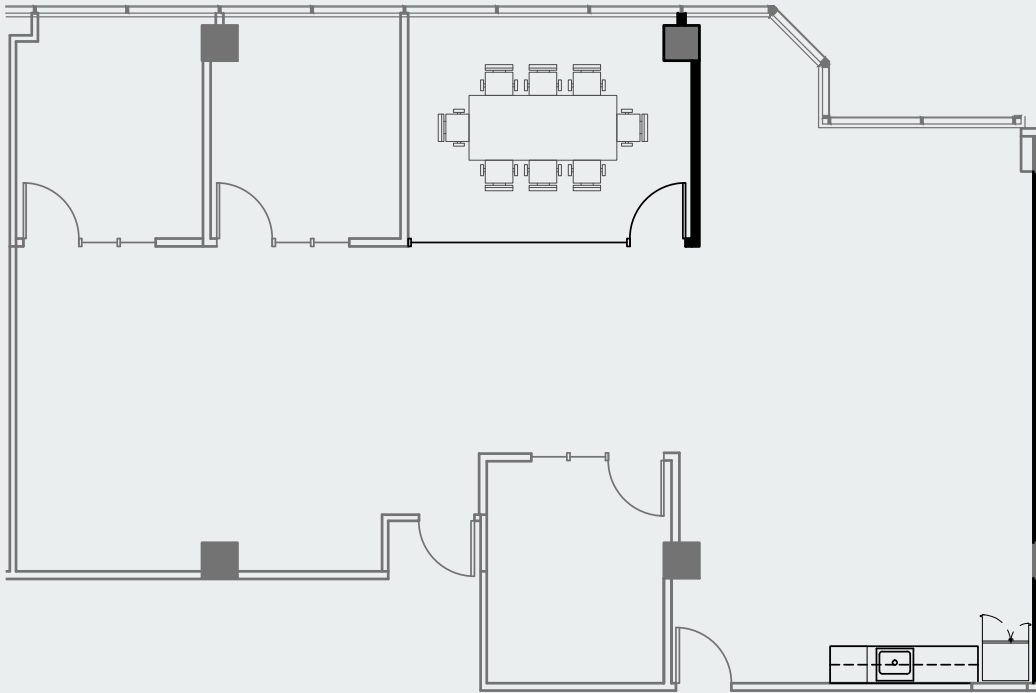


SUITE 404

FOURTH
FLOOR

±1,812
SQUARE FEET

JAN 2026
AVAILABLE

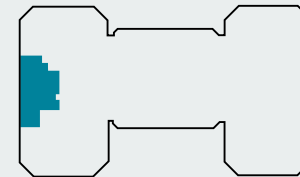
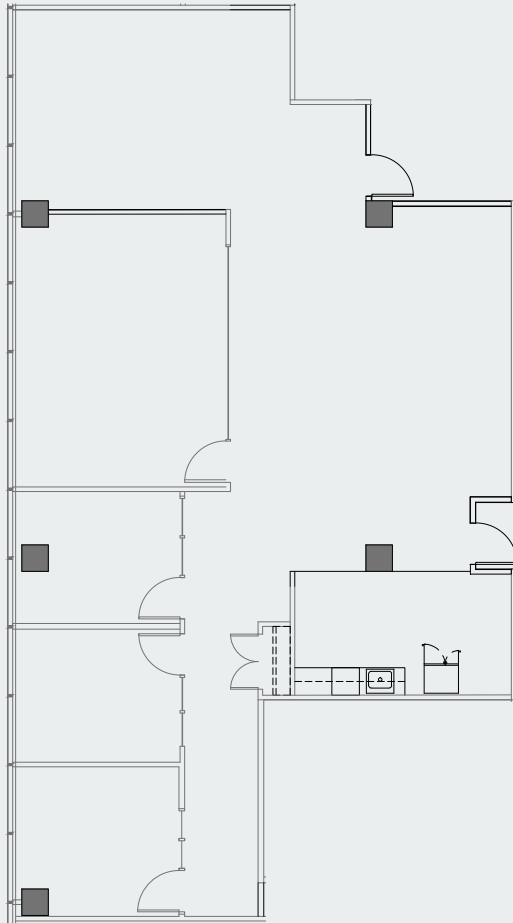


SUITE 315

THIRD
FLOOR

±2,161
SQUARE FEET

JAN 2026
AVAILABLE

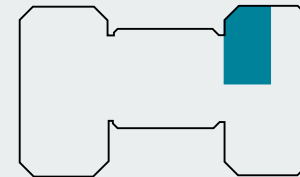
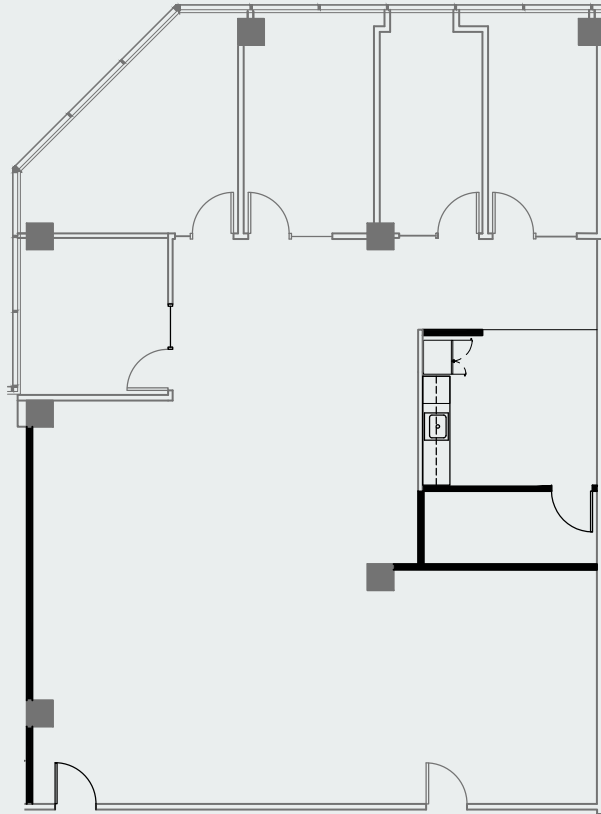


SUITE 370

THIRD
FLOOR

±2,734
SQUARE FEET

JAN 2026
AVAILABLE

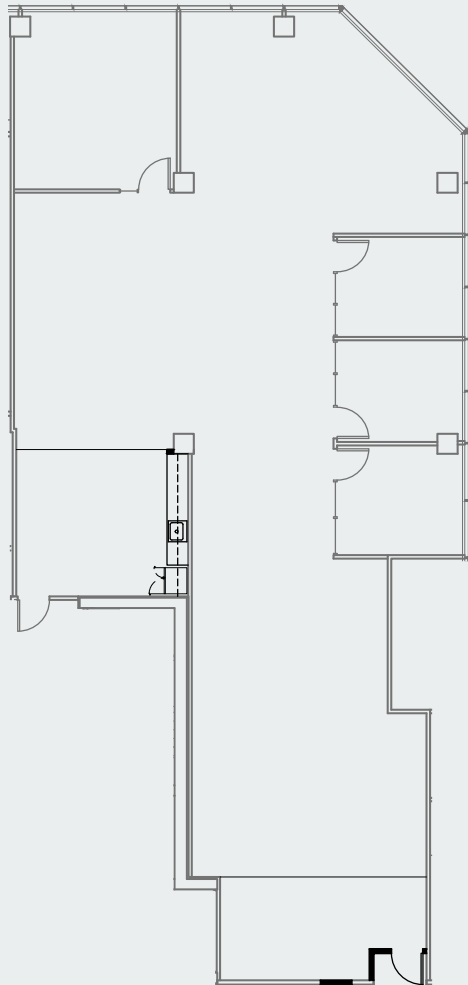


SUITE 320

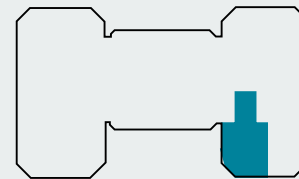
**THIRD
FLOOR**

**±2,803
SQUARE FEET**

**JAN 2026
AVAILABLE**



*Hypothetical Plan

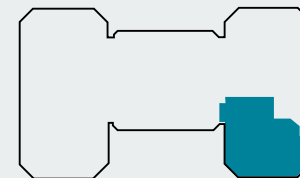
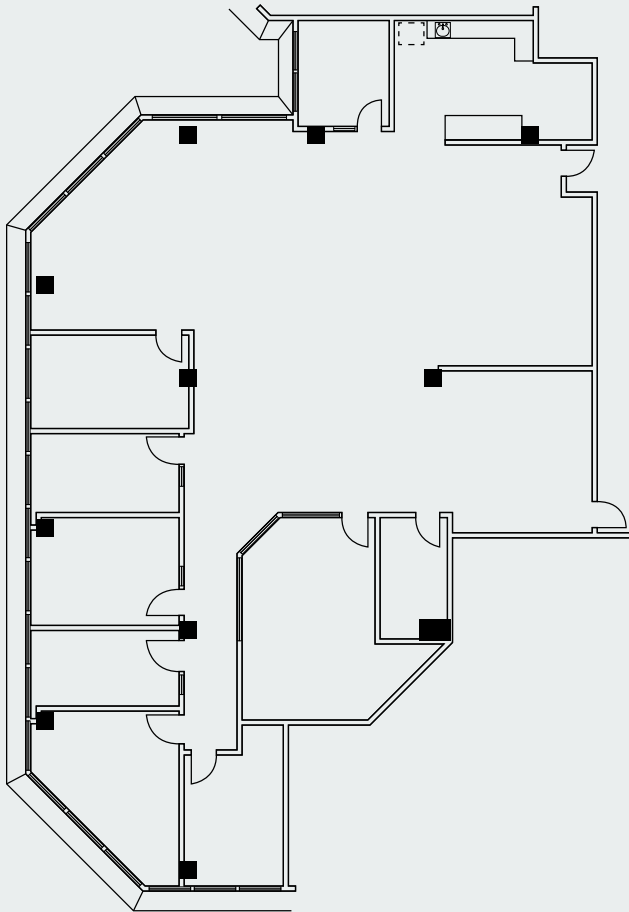


SUITE 555

**FIFTH
FLOOR**

**±3,620
SQUARE FEET**

**NOW
AVAILABLE**

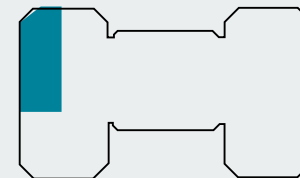
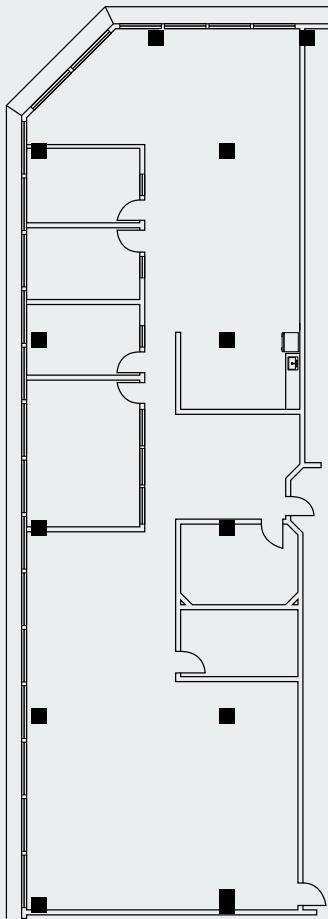


SUITE 220

**SECOND
FLOOR**

**±4,596
SQUARE FEET**

**NOW
AVAILABLE**

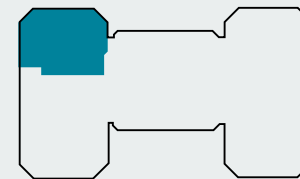
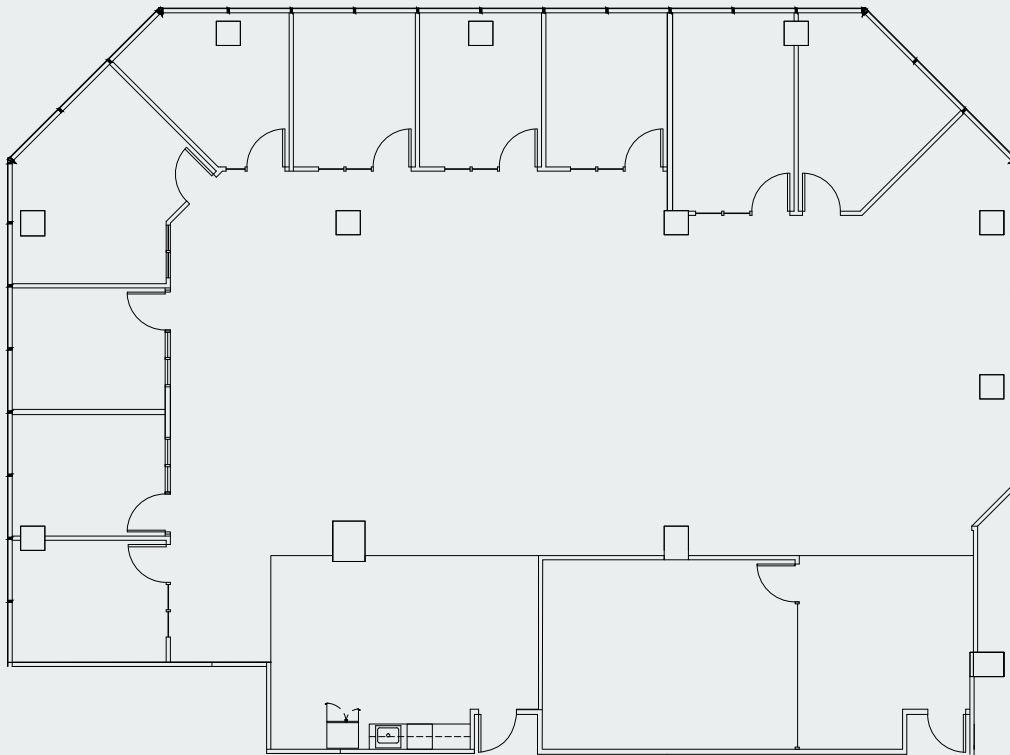


SUITE 440

FOURTH
FLOOR

±4,962
SQUARE FEET

NOW
AVAILABLE

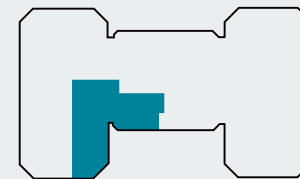
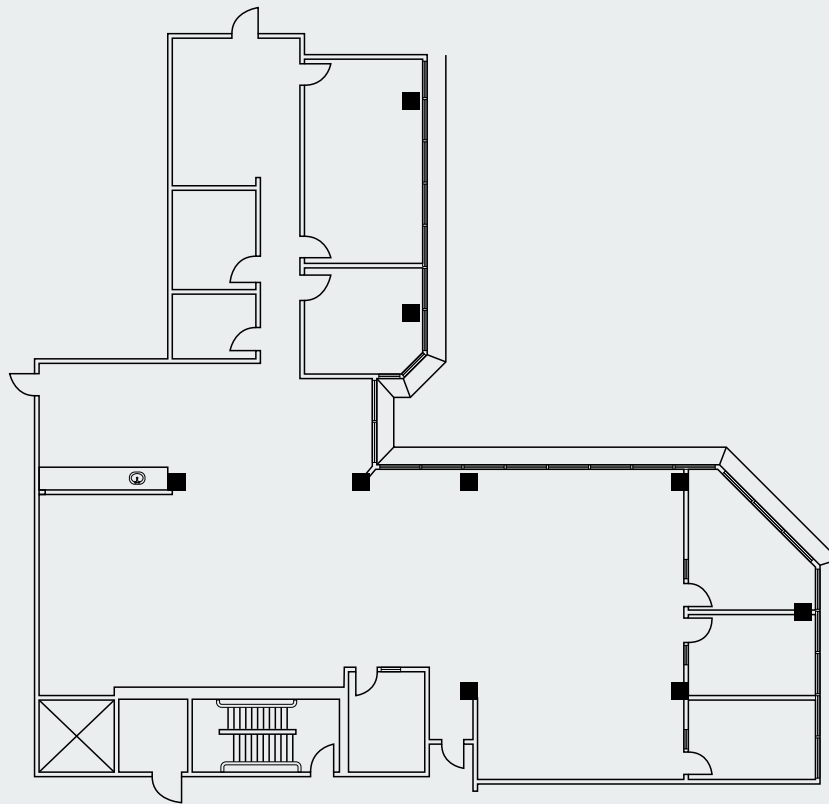


SUITE 390

THIRD
FLOOR

±4,937
SQUARE FEET

Q1 2026
AVAILABLE

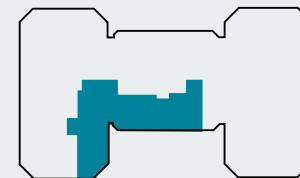
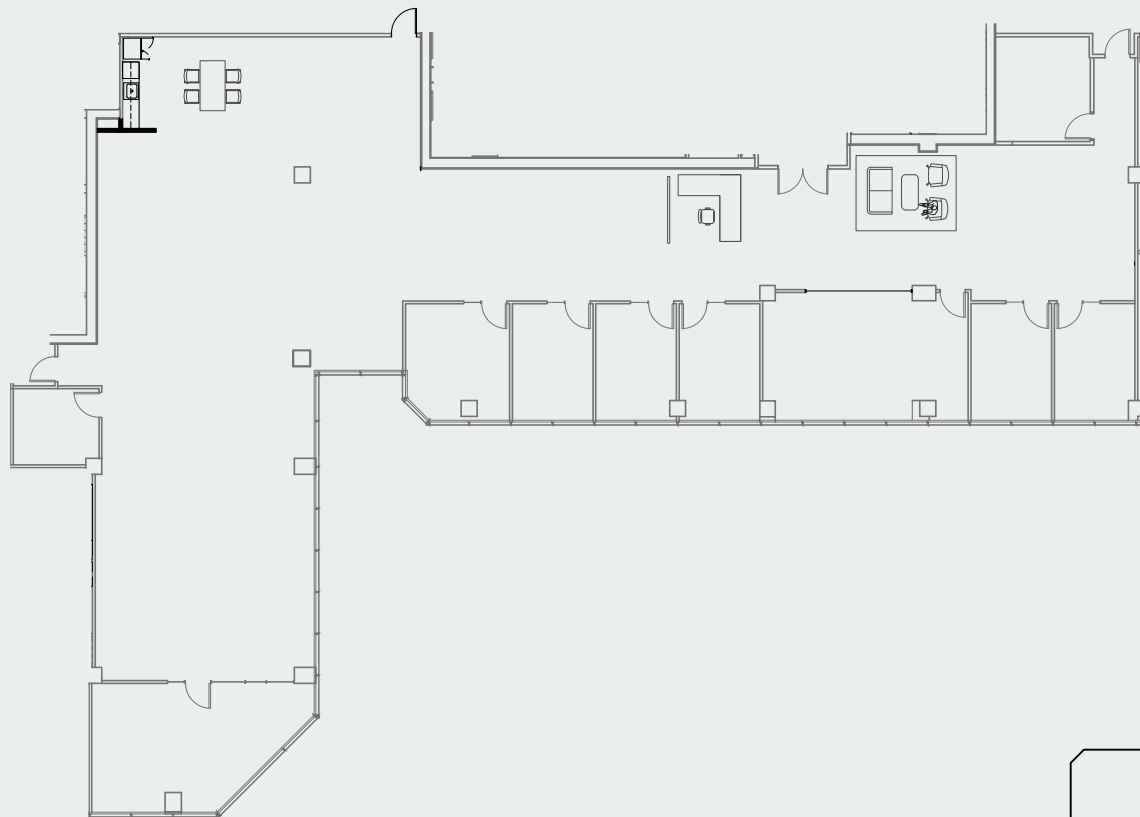


SUITE 450

FOURTH
FLOOR

±5,540
SQUARE FEET

NOW
AVAILABLE

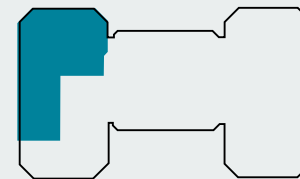
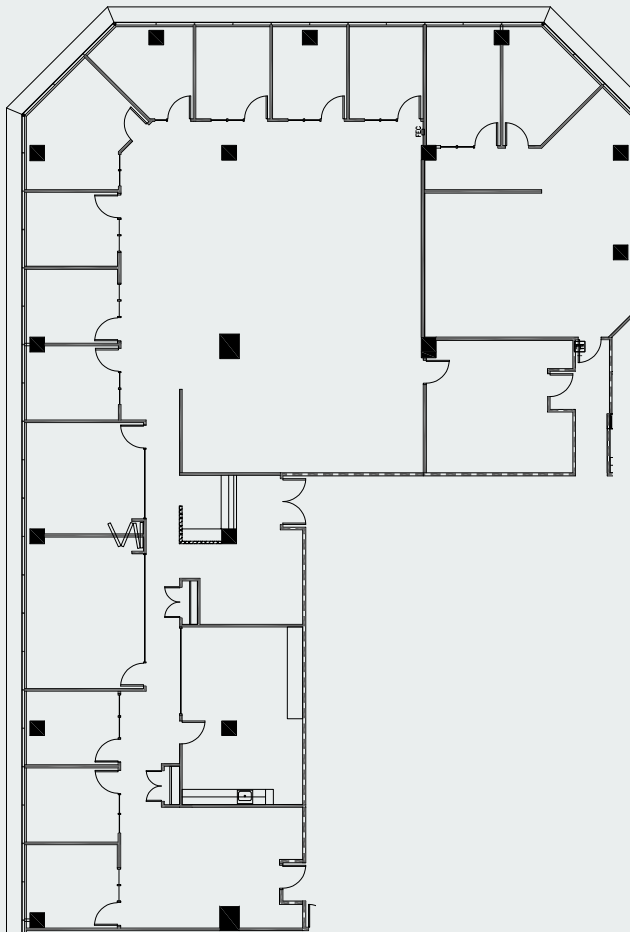


SUITE 500

FIFTH
FLOOR

±7,036
SQUARE FEET

NOW
AVAILABLE



SUITE 370/390

**THIRD
FLOOR**

**±7,594
SQUARE FEET**

**NOW
AVAILABLE**



STONERIDGE PLACE

7901 STONERIDGE DRIVE
PLEASANTON, CA

7901STONERIDGE.COM

For leasing
information
contact

LISTING BROKERS

IAN THOMAS

Kidder Mathews

925.905.1105 | ian.thomas@kidder.com

LIC N° 01279455

JASON CHANDLER

Kidder Mathews

925.905.1103 | jason.chandler@kidder.com

LIC N° 01394441

OWNER'S REPRESENTATIVE

ANDREW BROWN

Embarcadero Capital Partners

650.292.4100 | abrown@ecp-llc.com

[KIDDER.COM](https://www.kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

EMBARCADERO
CAPITAL PARTNERS

km Kidder
Mathews