

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.

 <p>PROCURRING AGENT FEE PAID WITHIN 48 HRS OF LEASE SIGNING*</p>	 <p>SHORT DISTANCE WALK FROM THE WEST DUBLIN/ PLEASANTON BART</p>	 <p>WALKING DISTANCE TO STONERIDGE SHOPPING CENTER</p>	 <p>EV CHARGING STATIONS</p>
<p>GYM/SHOWERS</p>  <p>LOCKERS AND TOWEL SERVICE</p>	 <p>BUILDING COMMON CONFERENCE ROOM</p>	 <p>ABOVE STANDARD SURFACE PARKING</p>	 <p>24 HOUR AVANTI MARKET ON-SITE</p>

* 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

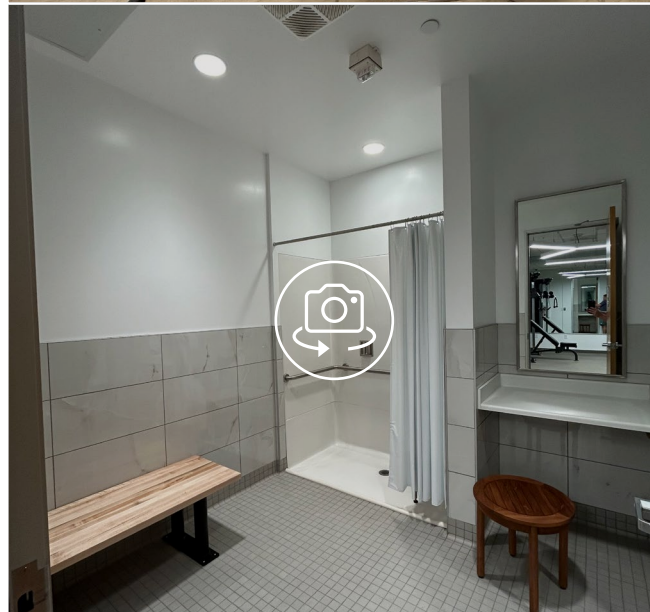
BUILDING AMENITIES

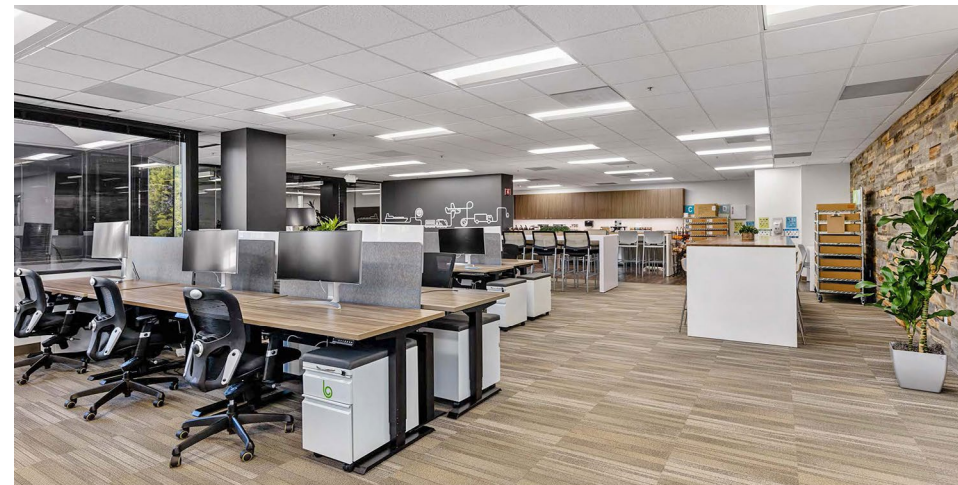
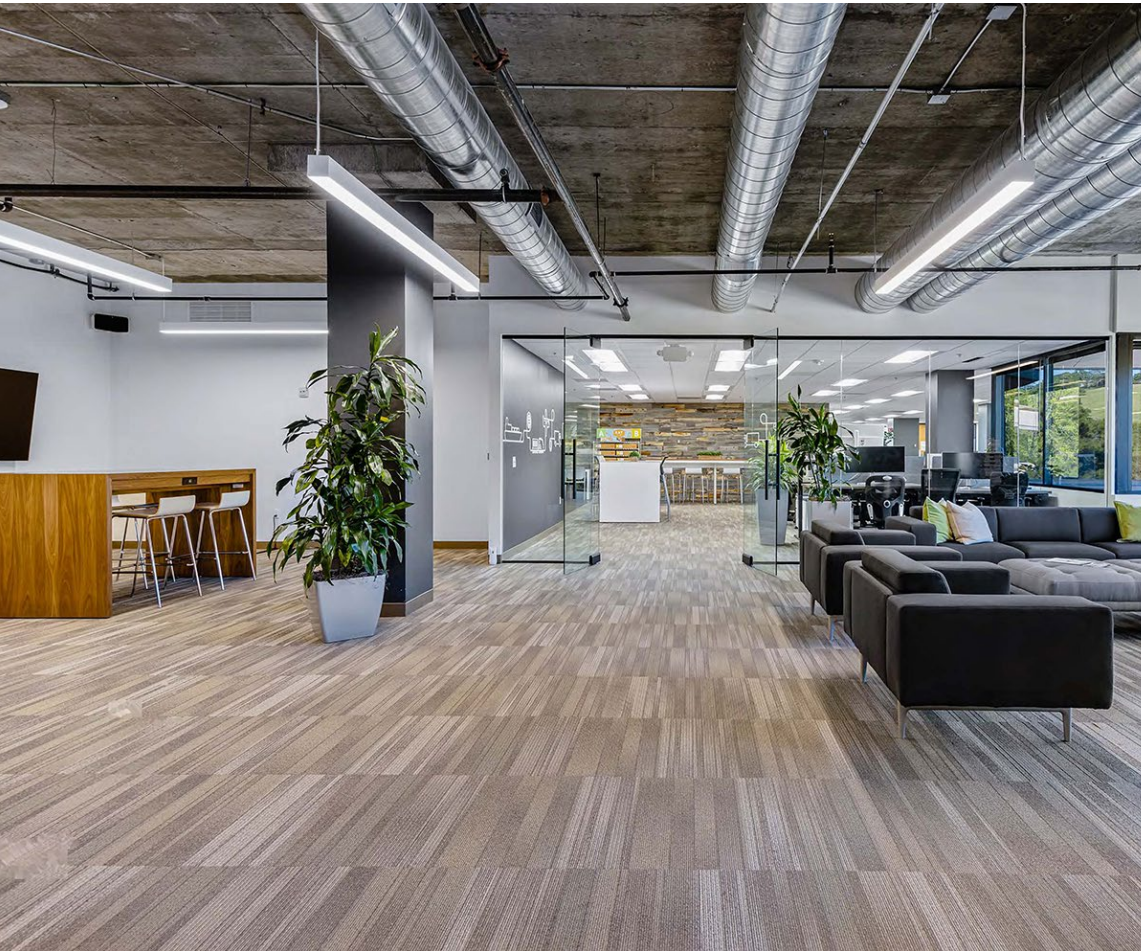
- Five-story, Class “A” office building comprising ±174,503 RSF
- Newly remodeled building landscaping, entry, lobby and elevators
- Efficient, flexible floor plates.
- Generous glass-lines, providing abundant natural light
- On-site property management, day porter and engineering team
- Abundant surface 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



PLEASANTON MARRIOTT

BART WEST DUBLIN/PLEASANTON STATION
1/2 Mile Walk

STONERIDGE MALL

STONERIDGE PLACE

KAISER MEDICAL

THE PRESERVE TRAILS

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

1. STONERIDGE MALL

- Macy's
- Nordstrom
- 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

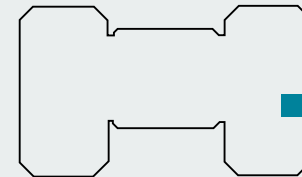
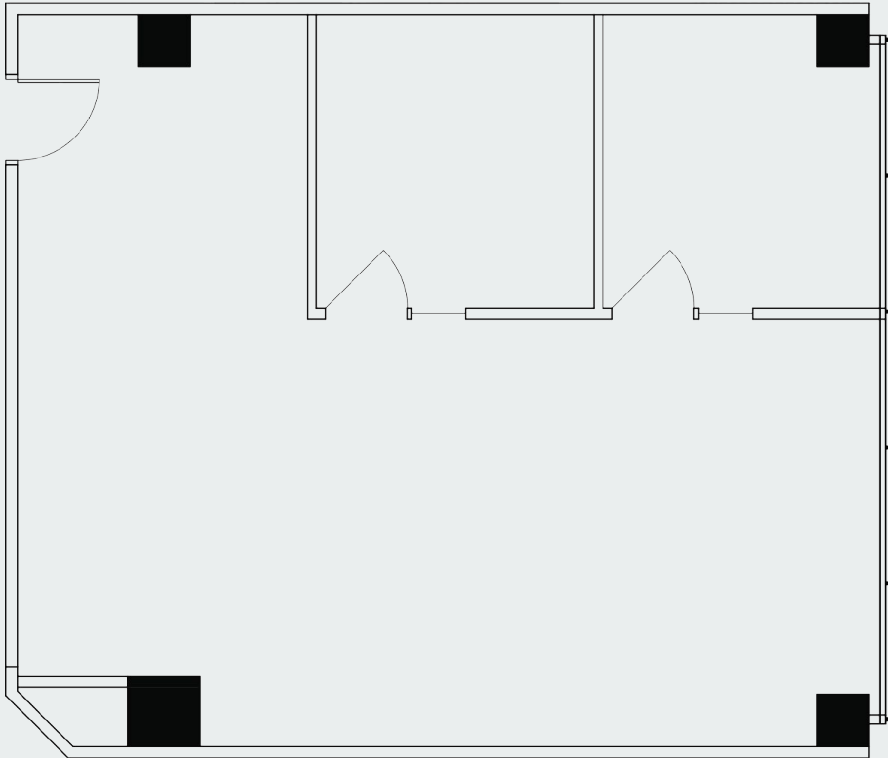
ANDREW BROWN

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

KIDDER.COM
7901STONERIDGE.COM

AVAILABLE SUITES

Suites	SF	Available	Comments	
108	±990	Now	Premium ground floor suite features floor to ceiling glass-line and two (2) private offices	
370	±1,266	Now	Reception, large open bullpen and two (2) private offices on the window line	
210	±2,036	Now	Corner window line, reception, two (2) private offices, conference room, kitchen and open bullpen	 Take Virtual Tour
350	±2,214	Now	Entry off elevator lobby, premium views, two (2) private offices, IT room, kitchen and open bullpen	 Take Virtual Tour
320	±5,008	Now	Suite features, eight (8) private offices, large conference room, server room, kitchen and office bullpen with East facing views	
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.	 Take Virtual Tour
390	±6,328	Jan 2025	End cap, corner suite featuring premium glass line, eleven (11) private offices, two (2) conference rooms, large kitchen and storage.	
500	±6,986	Now	5th floor suite features double door entry off elevator lobby, eight (8) private offices, two (2) conference rooms, kitchen and expansive bullpen and glass line.	
320/350	±7,057	Now	Premium 3rd floor suite featuring Mt Diablo view and extensive glassline. Layout built to suit tenant's needs.	
370/390	±7,594	Jan 2025	Suite features 3 sides of glass and norther views, thirteen (13) private offices, two (2) conference rooms, large kitchen and storage.	

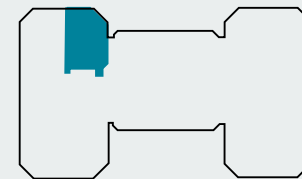
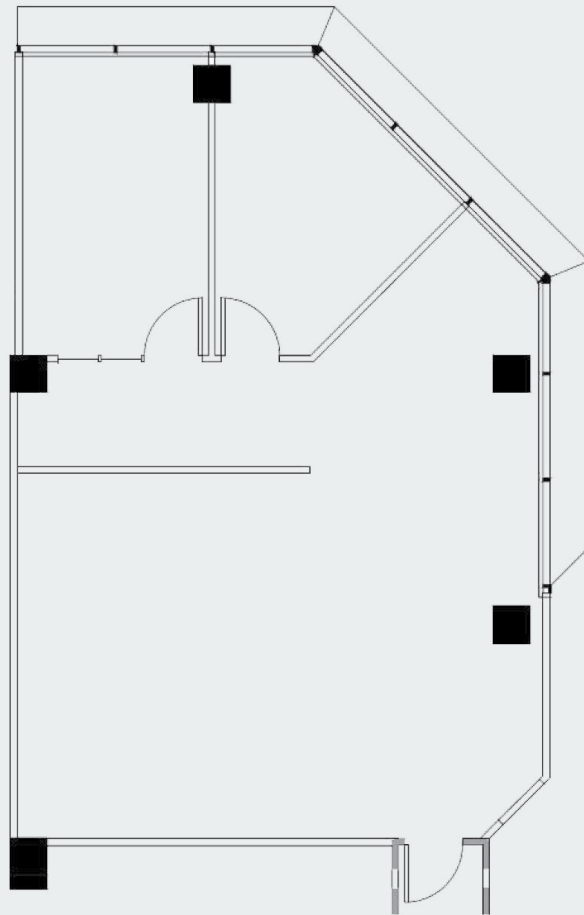


SUITE 108

GROUND
FLOOR

±990
SQUARE FEET

NOW
AVAILABLE

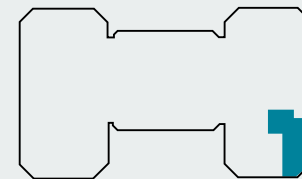
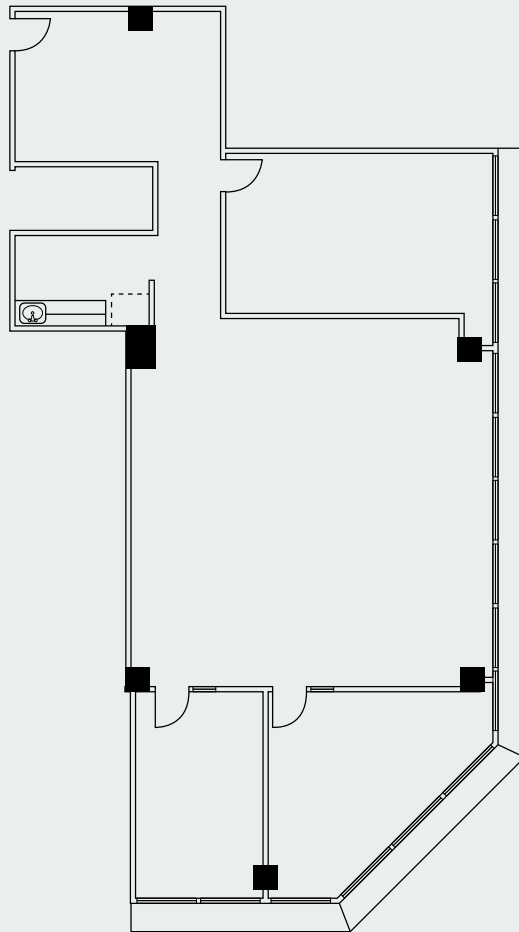


SUITE 370

**THIRD
FLOOR**

**±1,266
SQUARE FEET**

**NOW
AVAILABLE**



SUITE 210

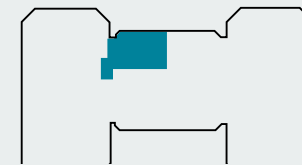
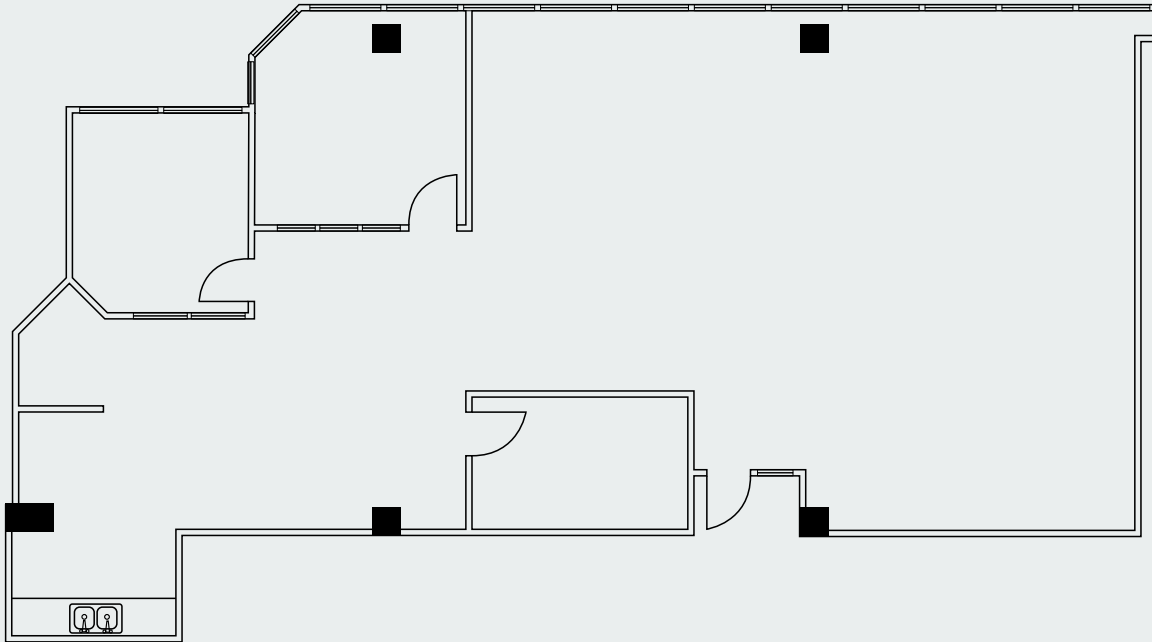
SECOND
FLOOR

±2,036
SQUARE FEET

NOW
AVAILABLE



TAKE VIRTUAL
TOUR



SUITE 350

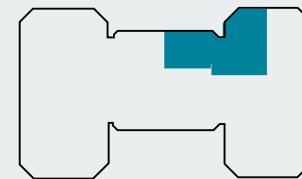
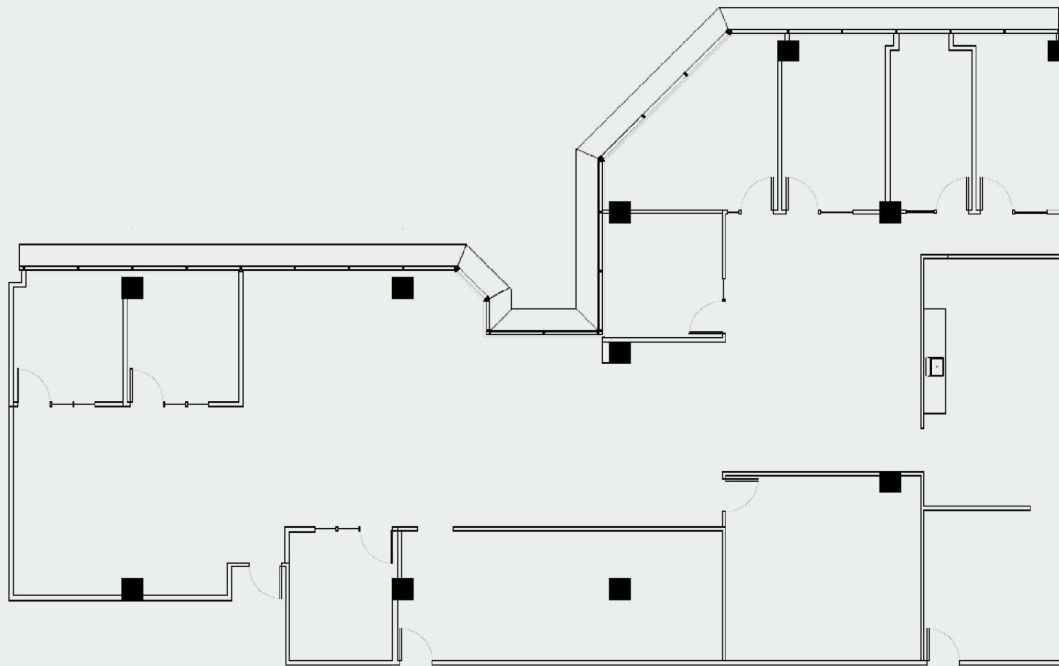
THIRD
FLOOR

±2,214
SQUARE FEET

NOW
AVAILABLE



TAKE VIRTUAL
TOUR

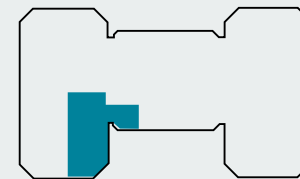
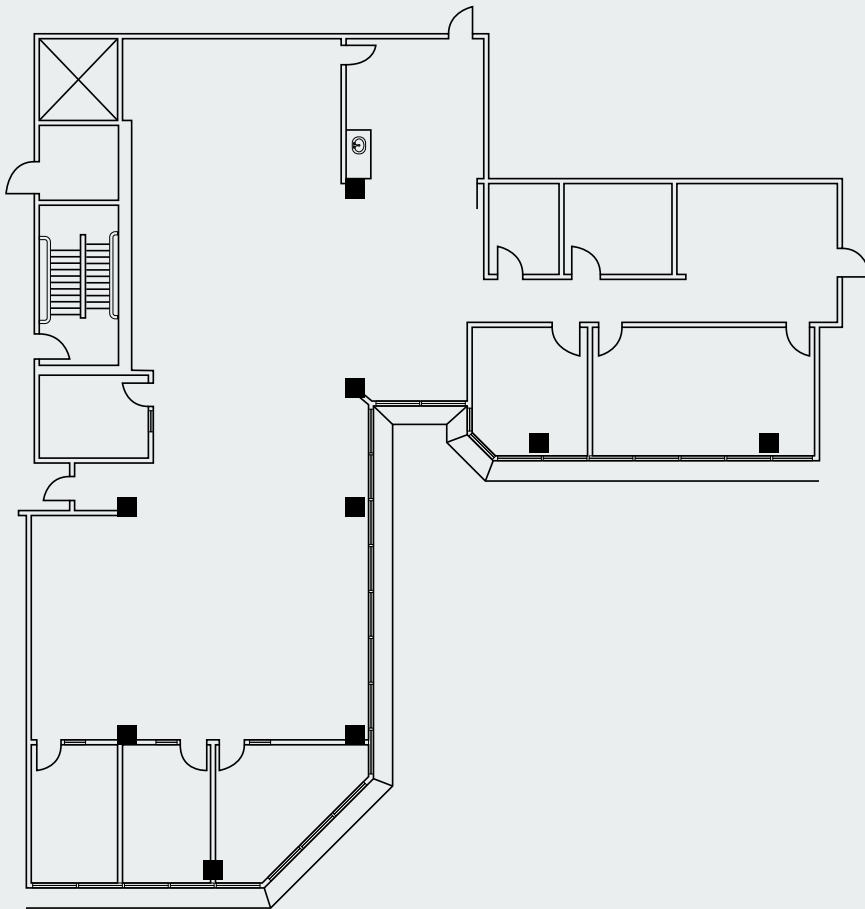


SUITE 320

**THIRD
FLOOR**

**±5,008
SQUARE FEET**

**NOW
AVAILABLE**



SUITE 450

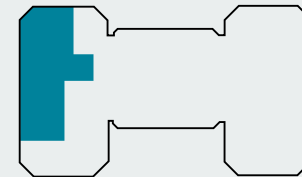
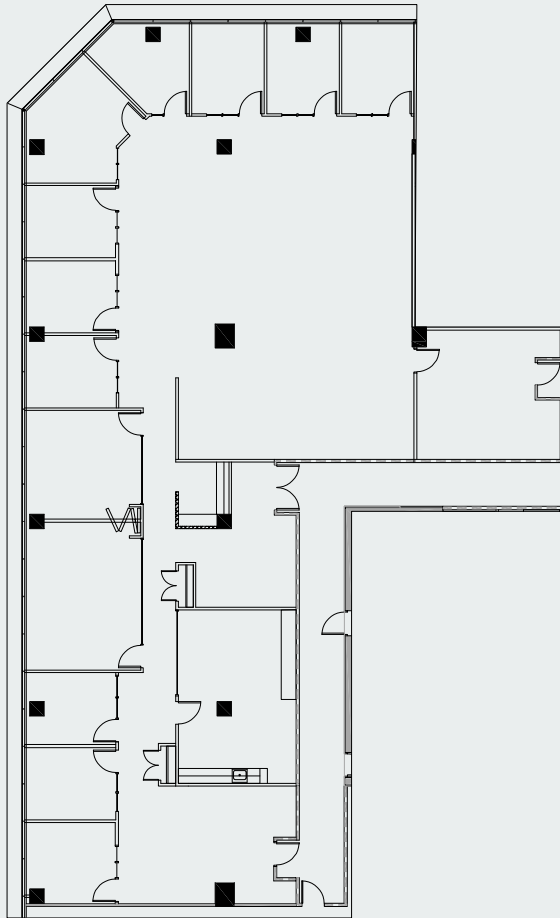
FOURTH
FLOOR

±5,540
SQUARE FEET

NOW
AVAILABLE



TAKE VIRTUAL
TOUR

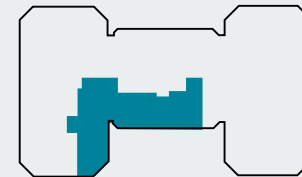
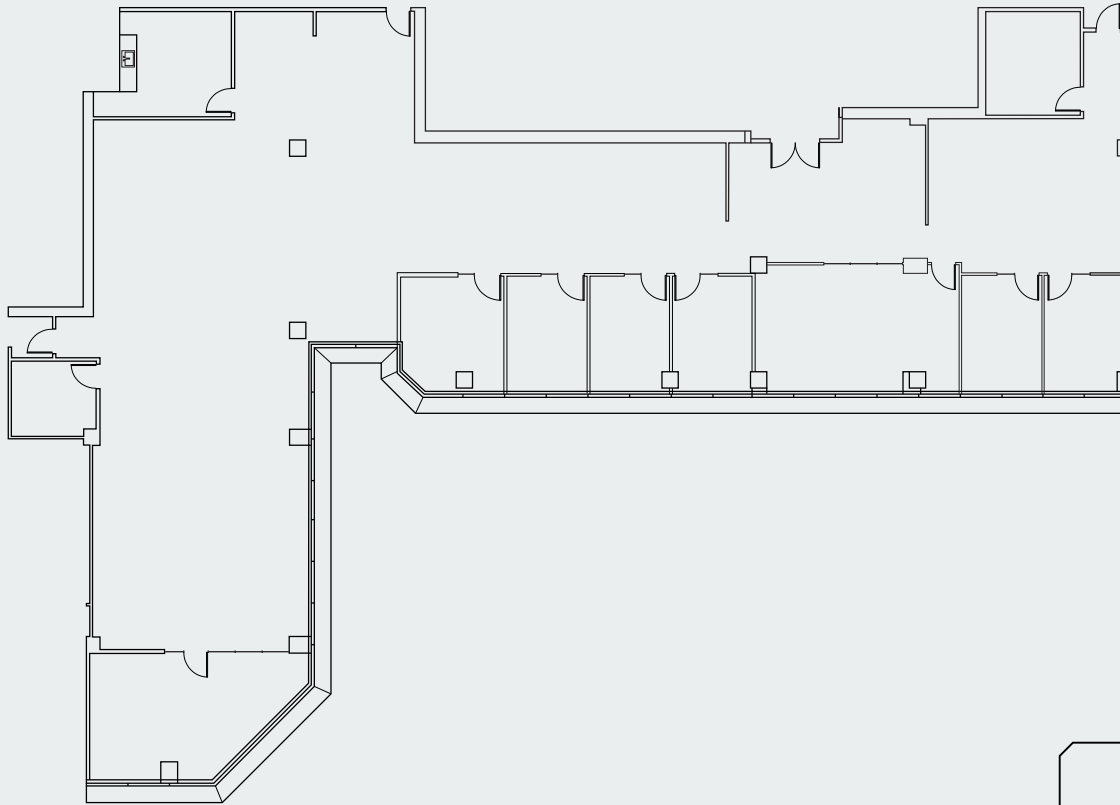


SUITE 390

THIRD
FLOOR

±6,328
SQUARE FEET

JAN 2025
AVAILABLE

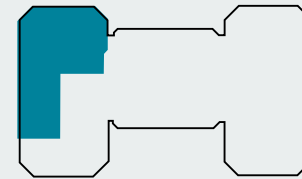
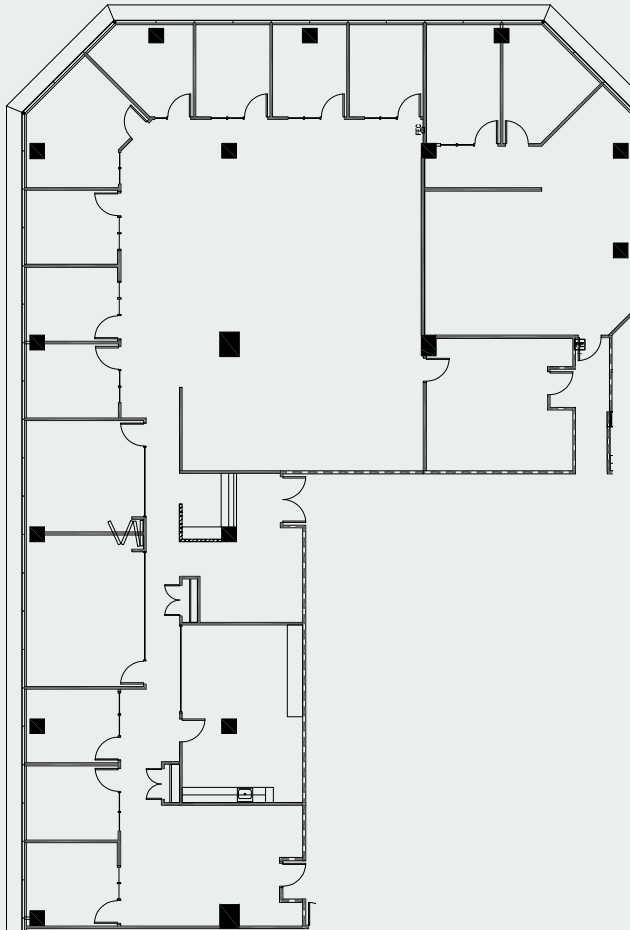


SUITE 500

FIFTH
FLOOR

±6,986
SQUARE FEET

NOW
AVAILABLE



SUITE 370/390

**THIRD
FLOOR**

**±7,594
SQUARE FEET**

**JAN 2025
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

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

 **Kidder
Mathews**