

FOR SUBLEASE ±7 ACRE IOS YARD

CBRE

3500 BOULDER STREET
PLEASANTON | CA

Buildings: Two (2) ±900
SF Office Trailers

Ask Rate: \$0.40 psf/Month/NNN

Available Immediately

City of Pleasanton Zoning



CONCEPTUAL MULTI-TENANT SCENARIO 1



CONCEPTUAL MULTI-TENANT SCENARIO 2



AERIAL MAP



DRIVE TIMES

Immediate Vicinity (0–5 miles)

I-580 & Tassajara Rd Interchange

2.8 miles / 7 minutes

Livermore

5.5 miles / 12 minutes

Nearby (5–20 miles)

Fremont

15.1 miles / 23 minutes

Hayward

17.3 miles / 25 minutes

Tracy/I-5

19.4 miles / 24 minutes

Regional (20–30 miles)

Walnut Creek

23.7 miles / 29 minutes

San Jose International Airport

26.3 miles / 35 minutes

Port of Oakland

29 miles / 38 minutes

Silicon Valley

29.3 miles / 39 minutes

Greater Bay Area Access (30+ miles)

San Francisco International Airport (SFO)

48.4 miles / 51 minutes

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**3500 Boulder Street,
Pleasanton, California**

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