



# DIABLO TECHNOLOGY CENTER

**TOTAL AVAILABLE:  
53,000 SF**



**5735 W. LAS POSITAS BLVD | PLEASANTON, CA**

**BRITANNIA BUSINESS CENTER III**

**DIVISIBLE TO  $\pm 12,000$  -  $\pm 53,000$  SF AVAILABLE**





# DIABLO TECHNOLOGY CENTER

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# PROPERTY HIGHLIGHTS

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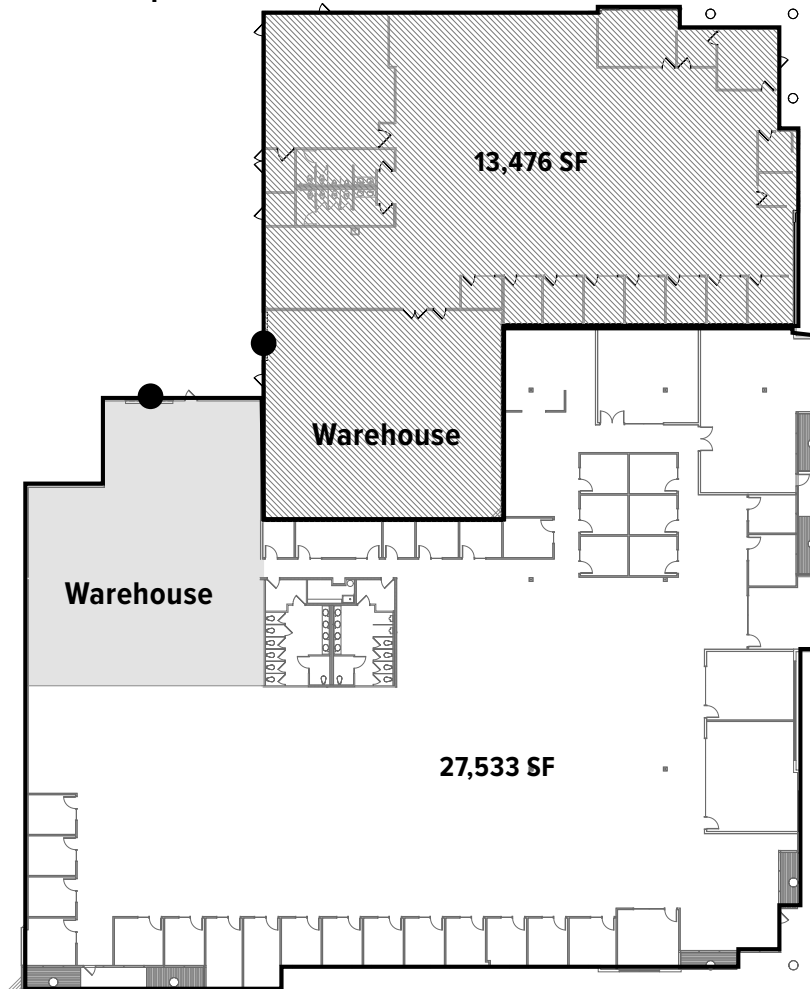
- Available Now
- Price: \$2.35 NNN
- Class A office / Flex Building
- 53,000 SF divisible to 12,000 SF
- Built in 2000
- Can provide up to 50% Warehouse
- Building and two separate monument signage locations
- $\pm 3.7:1,000$  parking
- Power: 800amps 277/480V 3 phase (Tenant to confirm)
- Walking distance to retail amenities and services
- Wet sprinkler equipped



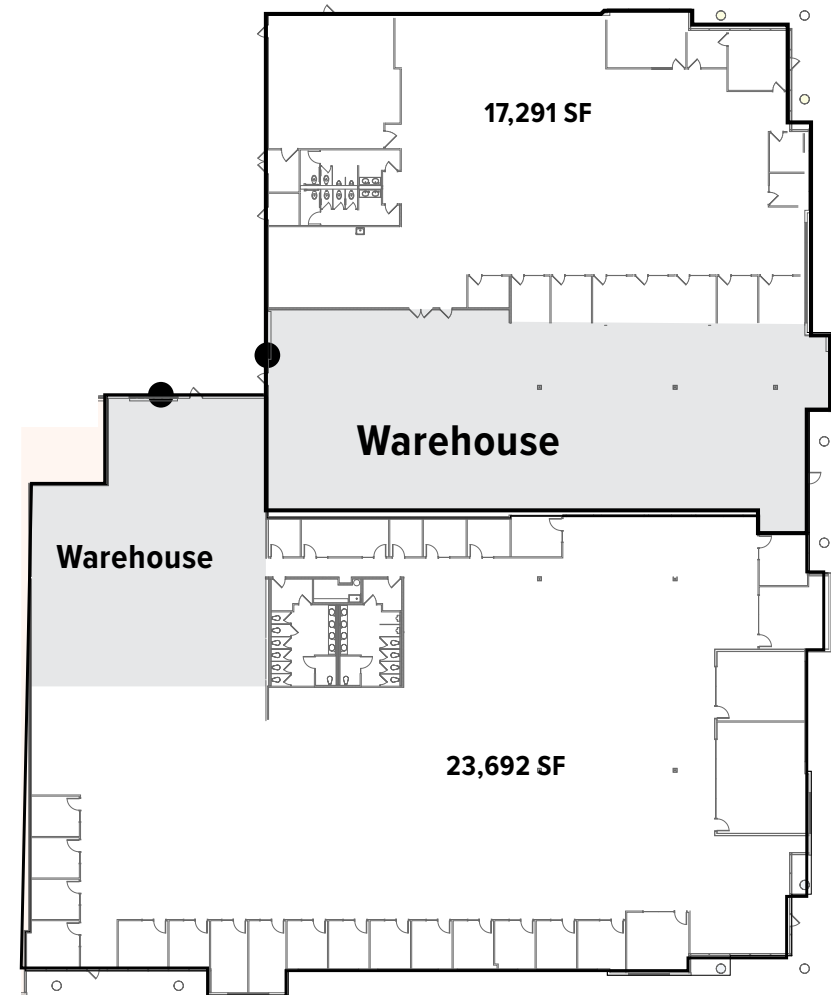
**DIABLO**  
TECHNOLOGY  
CENTER

# FLOOR PLANS

● Roll up door



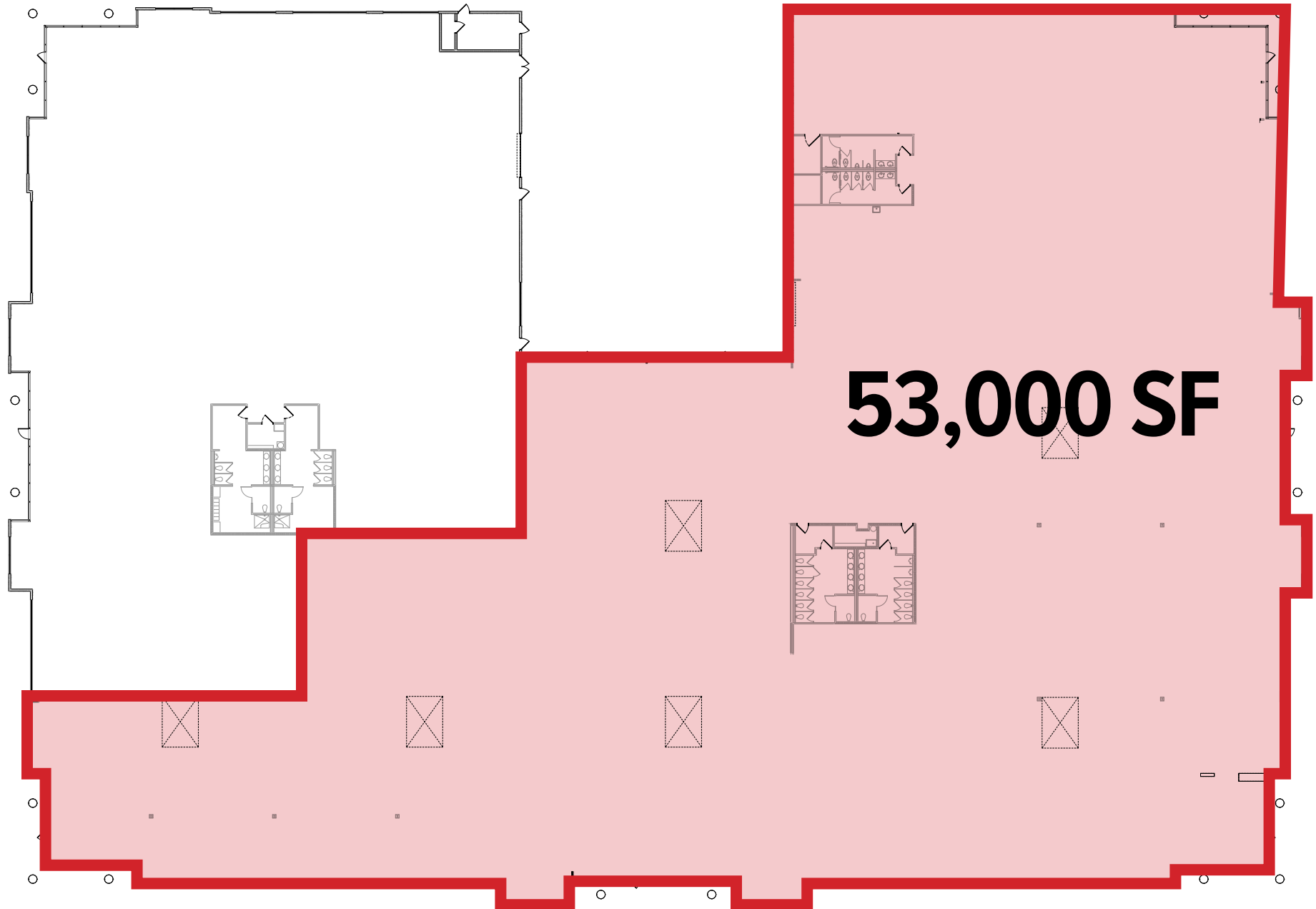
● Roll up door





**DIABLO**  
TECHNOLOGY  
CENTER

**BUILDING**









# PLEASANTON AMENITIES







**DIABLO**  
TECHNOLOGY  
CENTER

# BUILD YOUR SUCCESS STORY AT HACIENDA

Of course, choosing an office location is also about atmosphere, convenience and value. All these things can be found at Hacienda, which has been thoughtfully designed. Its beautifully landscaped buildings, environmentally aware practices, convenient location, and customer service result in satisfied tenants and investors.

## PREMIUM AMENITIES

Hacienda's premium amenities include everything needed for business success. This amenity package includes a host of programs and services, including:

- A robust infrastructure of telecommunications, power, transportation, water, and other vital amenities including nearby BART and train stations as well as ample parking.
- Outstanding business employee benefits such as a customized Commute Resource Center; excellent schools, tutoring services, and after-school programs; and nearby restaurants, gyms, shopping, and healthcare services.
- Easy access to nature with over 12 acres of parks in the heart of the development. Nearby Pleasanton Ridge Regional Park spans over 5,000 acres; its multipurpose trails accommodate hikers, equestrians, and bicyclists. Local golf courses are also plentiful.
- Special business security programs. Patrols, available to all tenants, circulate the park 24 hours a day. Park users are also offered everything from educational programs to free security and safety inspections.



# PLEASANTON



## PLEASANTON OVERVIEW

Pleasanton is a city located in Alameda County, California, in the San Francisco Bay Area. It has a population of approximately 82,000 people and covers an area of about 24 square miles.

Pleasanton is known for its affluent neighborhoods, excellent schools, and a thriving business community. The city is home to several corporate headquarters, including Safeway, Oracle, and Kaiser Permanente, which provide job opportunities for the residents.

Pleasanton is also a popular destination for shopping and dining, with several shopping centers and restaurants located in the city's downtown area. The city hosts many events throughout the year, including the Alameda County Fair, the Pleasanton Wine, and the Cheese Festival.

Pleasanton has a mild Mediterranean climate, with warm summers and cool winters. The city is well-connected to the rest of the Bay Area, with easy access to major highways and public transportation options.

## LOCATION MAP & DEMOGRAPHICS

### HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,333	42,257	61,144

### MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$156,181	159,373	169,070

### MEDIAN HOME VALUE

1 MILE	3 MILES	5 MILES
\$1,047,093	\$1,029,636	\$1,034,393





BACI BISTRO



THE HOP YARD



BLUE AGAVE CLUB



OASIS WINE LOUNGE



STRIZZI'S

## NEARBY RESTAURANTS

### BACI BISTRO

Baci ("Kiss" in Italian) Bistro & Bar is a fine dining restaurant in an intimate setting, serving California cuisine with an Italian flair.

### THE HOP YARD

The original Hop Yard Alehouse & Grill in Pleasanton, California, is located on what was once the largest hop farm in the world. From the 1880's to the beginning of World War I, the Pleasanton Hop Company operated on 1900 acres of swampy marshland along what is now Hopyard Road. Pleasanton hops were world renowned.

### BLUE AGAVE CLUB

in Pleasanton, California, offers a vast assortment of outstanding Mexican food. The atmosphere is what you would expect from a high-end dining establishment and Blue Agave Club fits that bill. The restaurant is known for our award-winning 100% blue agave tequila margaritas, as well as our secret homemade sweet and sour mix.

### OASIS WINE LOUNGE

Mediterranean cuisine with a modern flair. Oasis Wine Lounge has become downtown Pleasanton's exotic dining destination.

### STRIZZI'S

Conjuring up the flavors of Old Italy, Strizzi's Restaurant is widely known throughout the San Francisco Bay Area for its fresh fish entrees and its fine Italian sauces and pasta preparations





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**NEWMARK**