

CROSSROADS SHOPPING CENTER

4501-4747 Hopyard Road, Pleasanton



HIGH IDENTITY PAD SPACE

2,300SF-2,655 SF AVAILABLE

HOPYARD ROAD

28,900 ADT



JESSICA MAUSER

CO-PRESIDENT

925.737.4168

jmauser@lee-associates.com

Lic#: 01728720

FOR LEASE 4501-4747 HOPYARD ROAD, PLEASANTON, CA



HIGH IDENTITY PAD



ROBUST
POPULATION
113,335 PEOPLE (3MILE)



60% OF THE
POPULATION HAS A
4 YEAR DEGREE OR
HIGHER

FOR LEASE 4501-4747 HOPYARD ROAD, PLEASANTON, CA



PROPERTY DESCRIPTION

- Located in the heart of Pleasanton, Pleasanton Crossroads anchors the busy intersection of Stoneridge Road and Hopyard Road.
- Front and center, this retail pad offers hard corner identity at a signalized corner
- Strong national tenancy within the center and immediately surrounding area
- Just 2 miles from Stoneridge Mall
- Hacienda Business Park is home to Work Day, Kaiser, Clorox, Oracle, Stanford Valleycare Hospital, John Muir Urgent Care, Roche, GAP and many more.

AVAILABLE SPACE

- Building 4747 Suite E-2, Former bank branch 2,300 SF facing Hopyard Road
- Building 4501, 2,655 SF inline next to Chik-Fil-A

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SITE PLAN

Cotenants
Include:



BUILDING A:

- Sendo Sushi
- Curry Kong
- JC Nails Spa
- Honey Baked Ham
- Golden 1 home loans
- Starbucks
- Jamba Juice
- Essy's Tailoring Clothier
- Kids Care Dental & Orthodontics
- Subway
- AappaKadai



ENTRY

4747 Hopyard Rd.

BUILDING B:

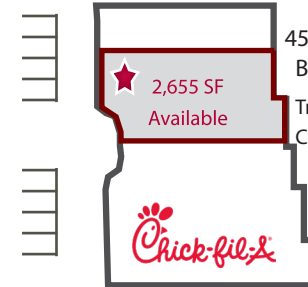
- Chase Bank
- H & R Block
- Pocket Sushi
- AT&T



ENTRY

HOPYARD ROAD

ENTRY



- 4501 Hopyard Rd.
BUILDING C:
Truva Mediterranean Grill
Chick-Fil-A (Coming Soon!)



HOPYARD ROAD 28,900 ADT

INGLEWOOD DRIVE

FOR LEASE 4501-4747 HOPYARD ROAD, PLEASANTON, CA

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	8,846	79,892	110,899
2010 Population	8,655	95,571	141,411
2020 Population	10,695	113,335	173,619
2025 Population	11,427	119,626	184,532
2000-2010 Annual Rate	-0.22%	1.81%	2.46%
2010-2020 Annual Rate	2.09%	1.68%	2.02%
2020-2025 Annual Rate	1.33%	1.09%	1.23%
2020 Male Population	49.5%	50.0%	49.7%
2020 Female Population	50.5%	50.0%	50.3%
2020 Median Age	40.7	38.8	38.9

In the identified area, the current year population is 173,619. In 2010, the Census count in the area was 141,411. The rate of change since 2010 was 2.02% annually. The five-year projection for the population in the area is 184,532 representing a change of 1.23% annually from 2020 to 2025. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	54.3%	53.2%	51.3%
2020 Black Alone	1.3%	4.3%	3.5%
2020 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2020 Asian Alone	37.0%	31.3%	35.0%
2020 Pacific Islander Alone	0.3%	0.4%	0.3%
2020 Other Race	1.8%	4.5%	3.7%
2020 Two or More Races	5.1%	5.9%	5.7%
2020 Hispanic Origin (Any Race)	9.1%	13.5%	11.9%

Persons of Hispanic origin represent 11.9% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	271	229	247
2000 Households	3,061	27,886	38,787
2010 Households	2,920	33,352	48,418
2020 Total Households	3,580	39,323	58,787
2025 Total Households	3,801	41,346	62,184
2000-2010 Annual Rate	-0.47%	1.81%	2.24%
2010-2020 Annual Rate	2.01%	1.62%	1.91%
2020-2025 Annual Rate	1.21%	1.01%	1.13%
2020 Average Household Size	2.98	2.73	2.85

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	21.7%	25.5%	26.1%
Median Household Income			
2020 Median Household Income	\$175,033	\$156,252	\$162,129
2025 Median Household Income	\$191,715	\$167,728	\$175,291
2020-2025 Annual Rate	1.84%	1.43%	1.57%
Average Household Income			
2020 Average Household Income	\$206,696	\$187,235	\$195,458
2025 Average Household Income	\$230,973	\$207,432	\$216,617
2020-2025 Annual Rate	2.25%	2.07%	2.08%
Per Capita Income			
2020 Per Capita Income	\$69,665	\$65,042	\$66,428
2025 Per Capita Income	\$77,314	\$71,751	\$73,252
2020-2025 Annual Rate	2.11%	1.98%	1.97%
Households by Income			

Current median household income is \$162,129 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$175,291 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$195,458 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$216,617 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$66,428 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$73,252 in five years, compared to \$37,691 for all U.S. households

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LIC.ID #01728720

jmauser@lee-associates.com

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