



the econic
company®

ACRE
PARTNERS



RETAIL & RESTAURANT
SPACES AVAILABLE

±1,037 - 3,754 SF

Pacific Pearl is a grocery-anchored, Asian-themed, food-centric center with heavy regional draw. Anchored by 99 Ranch Market and relevant and exciting restaurant concepts, Pacific Pearl draws local and regional consumers alike and is located in the heart of the Tri-Valley trade area serving Dublin, Pleasanton and Livermore with an immediate trade area of over 200,000 people.



PROPERTY HIGHLIGHTS



Immediately adjacent to San Francisco Premium Outlets, a +700,000 SF center that attracts over 7 Million visitors annually



569 Parking stalls / 5.15 per 1,000 SF



Direct Access to I-580



Seeking - Quick Service Restaurants, Financial Services, Health & Wellness and Specialty Retail Uses

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|-----------|-----------|-----------|
| Population | 8,647 | 88,049 | 202,198 |
| Avg. Household Income | \$196,817 | \$209,142 | \$221,018 |
| Daytime Population | 18,625 | 55,882 | 108,250 |

TRAFFIC COUNTS

Source: 2020 Esri.

| | |
|----------------|-------------|
| Interstate 580 | 209,000 ADT |
| El Charro Road | 165,000 ADT |

FULL PROPERTY SITE PLAN

| UNIT | TENANT | SF |
|-----------|----------------------------------|--------|
| A-101 | AVAILABLE | 3,690 |
| A-102 | AVAILABLE | 3,754 |
| A-105 | TOP POT | 2,968 |
| B-101 | 85 DEGREES BAKERY | 3,044 |
| B-103 | MUMU HOTPOT | 2,617 |
| B-104 | MYEONGDONG JA JANG | 1,403 |
| B-105 | LERN EDUCATION | 963 |
| B-106 | SOMISOMI SOFT SERVE | 963 |
| B-107 | HEY! IM YOGOST | 958 |
| B-109 | BONCHON CHICKEN | 1,906 |
| B-110 | HAIR CODE SALON | 963 |
| B-113 | KURA SUSHI | 3,549 |
| B-114 | AVAILABLE | 1,309 |
| B-115 | AVAILABLE | 1,296 |
| B-116 | PAINT NAIL BEAUTY SPA | 1,230 |
| B-118 | A2B INDIAN VEGETARIAN RESTAURANT | 2,231 |
| C-101 | MALA TOWN | 3,009 |
| C-103 | FIERY SHANGHAI | 4,424 |
| D-101 | BASIL DELIGHT | 1,404 |
| D-102 | AVAILABLE | 1,037 |
| D-103 | PLEASANT DENTAL CARE | 1,041 |
| D-104 | TAK YUAN HERBAL | 1,060 |
| D-105 | AVAILABLE | 1,301 |
| D-106 | AVAILABLE | 1,223 |
| D-107 | YOGURT LAND | 1,220 |
| D-108 | AVAILABLE | 1,174 |
| D-109 | AVAILABLE | 1,605 |
| D-110 | ICODE | 1,706 |
| D-112 | EAST BAY VISION CENTER | 1,532 |
| E-101 | CLOUDISH | 1,371 |
| E-102 | EIGHT TURN CREPE | 1,647 |
| E-103 | SPECIAL NOODLE | 2,424 |
| E-104 | YIN JI CHANG FEN | 1,798 |
| E-106 | CHUBBY CATTLE | 3,166 |
| F-108 | 99 RANCH MARKET | 30,125 |
| G-101-106 | - | 9,740 |
| G-107-108 | - | 5,602 |

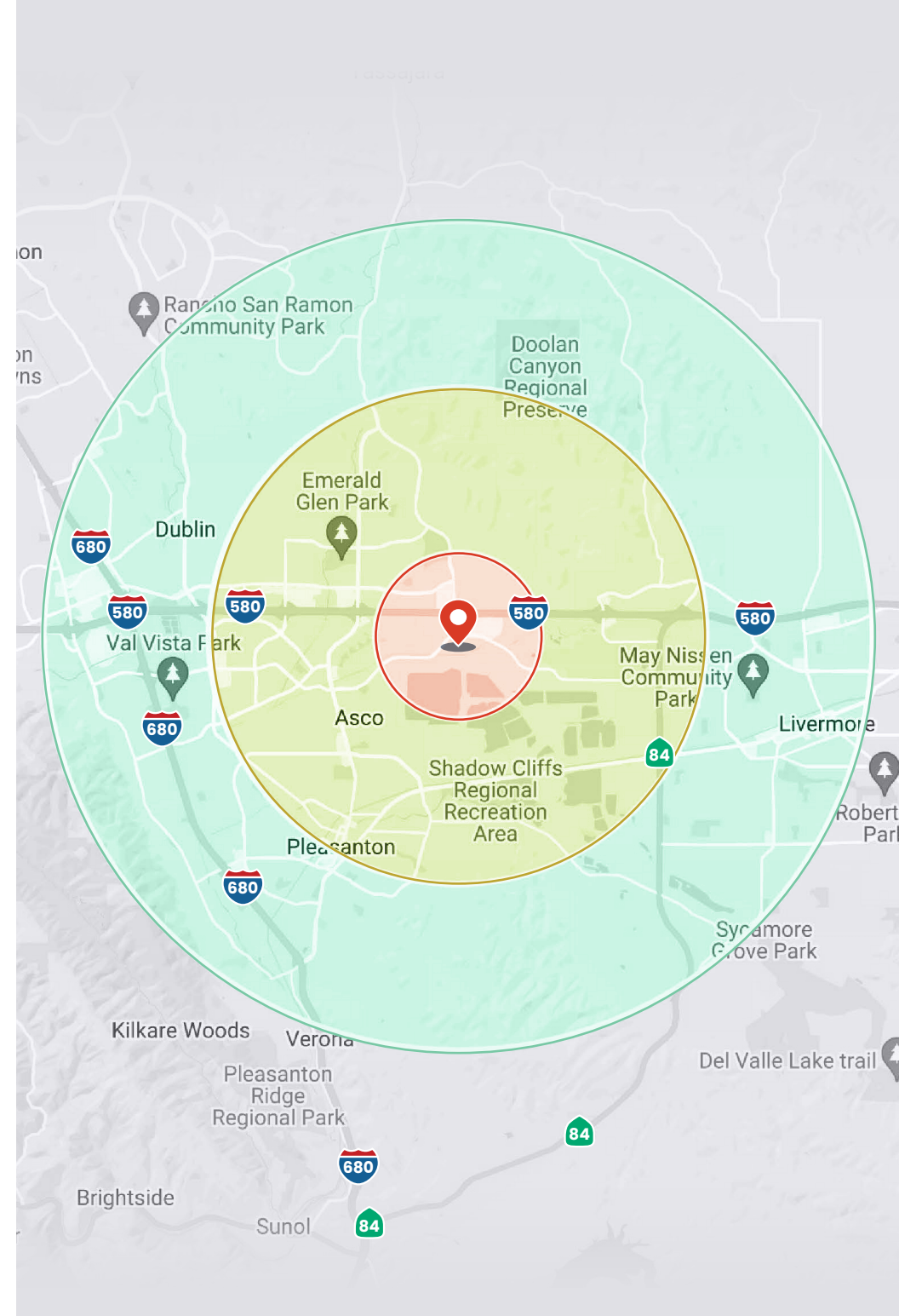


*Please DO NOT DISTURB current tenant.

DEMOGRAPHICS

DRIVE TIME

| DEMOGRAPHICS (2023) | 5 MIN | 10 MIN | 15 MIN |
|-------------------------------------|-----------|-----------|-----------|
| 2028 Total Population (Estimated) | 20,491 | 145,779 | 288,914 |
| 2023 Total Population | 20,475 | 143,585 | 285,032 |
| Total Daytime Population | 21,049 | 164,561 | 308,726 |
| Median Age | 37.4 | 38.2 | 39.3 |
| Total Households | 7,158 | 50,070 | 98,462 |
| Total Housing Units | 7,372 | 52,348 | 102,456 |
| Total Owner Occupied Housing Units | 4,443 | 32,293 | 68,480 |
| Total Renter Occupied Housing Units | 2,715 | 17,777 | 29,982 |
| Average Household Income | \$220,614 | \$202,861 | \$211,249 |
| Median Household Income | \$188,316 | \$162,664 | \$170,038 |
| Per Capita Income | \$76,102 | \$70,558 | \$72,944 |
| Population 25+ yrs | 13,488 | 97,546 | 195,105 |
| % Population 25+ yrs & Some College | 9.5% | 12.8% | 13.1% |
| % White Collar Occupations | 87.1% | 82.5% | 81.7% |
| % Blue Collar Occupations | 5.3% | 8.0% | 8.4% |
| Average Household Size | 2.85 | 2.79 | 2.84 |



MARKET AERIAL

STONERIDGE SHOPPING CENTER

macy's
 JCPenney
 The Cheesecake Factory
 ZARA
 California PIZZA KITCHEN
 H&M
 sleep & number.
 AT&T
 AÉROPOSTALE
 AMERICAN EAGLE OUTFITTERS
 T-Mobile
 SUBWAY
 COTTON-ON
 SPORTS FEVER
 LUSH
 CHAMPS
 KAY JEWELERS
 claire's
 BOX LUNCH
 LEGO
 Apple
 GameStop
 McDonald's
 1-800-LOGO
 PF. CHANG'S
 FOREVER 21
 WINDSOR
 PANDA EXPRESS

HACIENDA CROSSINGS SHOPPING CENTER

W&B
 ULTA
 TJ-maxx
 MARKET TAVERN
 Sri-Thai
 KANPAI SUSHI
 HYATT PLACE
 COLD STONE
 (Kobe)
 BARONS
 BARNES & NOBLE
 OLD NAVY
 Jamba
 TILLYS
 SHARMA DENTAL CENTER
 BEST BUY
 REGAL
 FIVE GUYS
 Applebee's
 Lazy Dog
 TACO BELL

FALLON GATEWAY

Lucky
 TARGET
 PETSMART
 Guitar Center
 DICK'S
 GOLF GALAXY
 Sourdough & Co.
 MATTRESS FIRM
 Pizza Hut
 Starbucks
 UPS
 BJ's
 CHAAT CAFE
 T-Mobile
 Panera BREAD
 theVitamin Shoppe
 TACO BELL
 Chevron

SAFEWAY
 Goodwill
 CVS
 ACE Hardware
 GROCERY OUTLET
 FITNESS 19
 Walgreens
 99c ONLY
 Orangetheory

ROSS
 Kirkland's Home
 TORRID
 Crate & Barrel
 ULTA

Pacific PEARL

REPUBLIC SQUARE

GLO Yoga
 CALI
 Meet Fresh
 dekalash

DUBLIN PLACE

TARGET
 Burlington
 Bassett
 metro
 PETSMART
 Patelco
 BANK OF WEST
 Starbucks
 HOBBO LOBBY

Lucky

SAN FRANCISCO PREMIUM OUTLETS

BURBERRY
 H&M
 kate spade
 NIKE
 PACSUN
 SKECHERS
 Bath & Body Works
 GUCCI
 OLD NAVY
 COACH

TRADER JOE'S

PLEASANTON GATEWAY SHOPPING CENTER

SAFEWAY
 Starbucks
 CVS
 PANDA EXPRESS
 Great Clips
 pure barre

SAFEWAY
 Walgreens
 pet food express
 Hallmark
 NOAH'S

GROCERY OUTLET

Raley's

RUBY HILL WINERY



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