

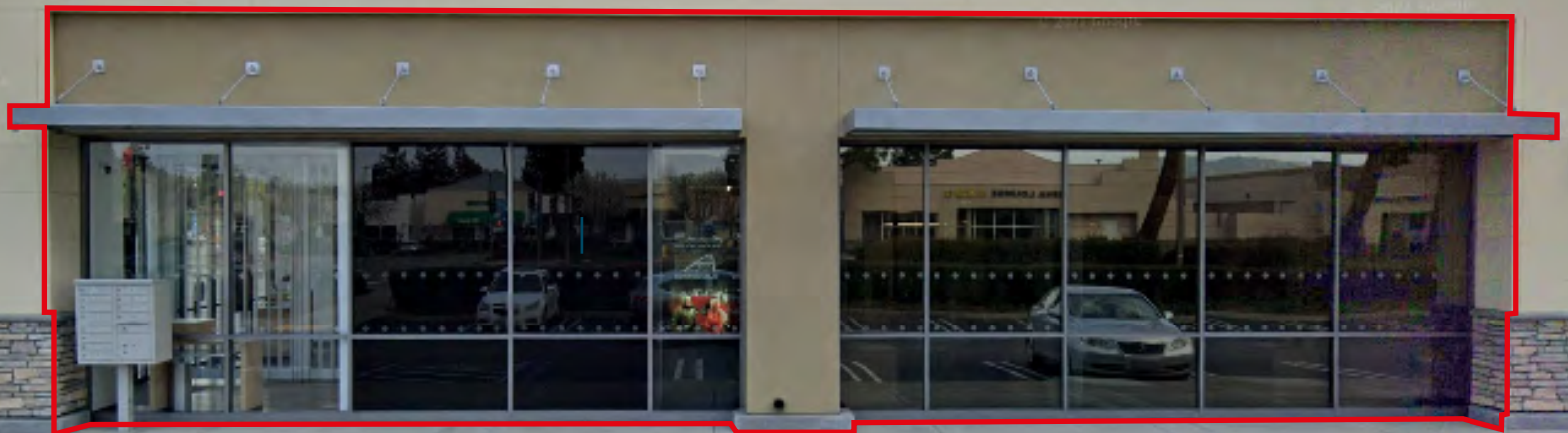
— 4211 —

ROSEWOOD DR

*PLEASANTON*

3,000 RSF

*RETAIL AVAILABLE  
FOR SUBLEASE*



15 MINUTE PARKING

15 MINUTE PARKING

15 MINUTE PARKING

Jones Lang LaSalle Brokerage, Inc.  
Real Estate License #: 01856260



## HIGHLIGHTS

Pleasanton  
**4211**  
 Rosewood Dr

**40,763**  
 households within  
 3 miles

**212,544**  
 ADT on I-580

**94,203**  
 ADT along Santa  
 Rita Rd

# PLEASANTON (4211 ROSEWOOD DR)

## NEIGHBORHOOD DEMOGRAPHICS

**26,525**

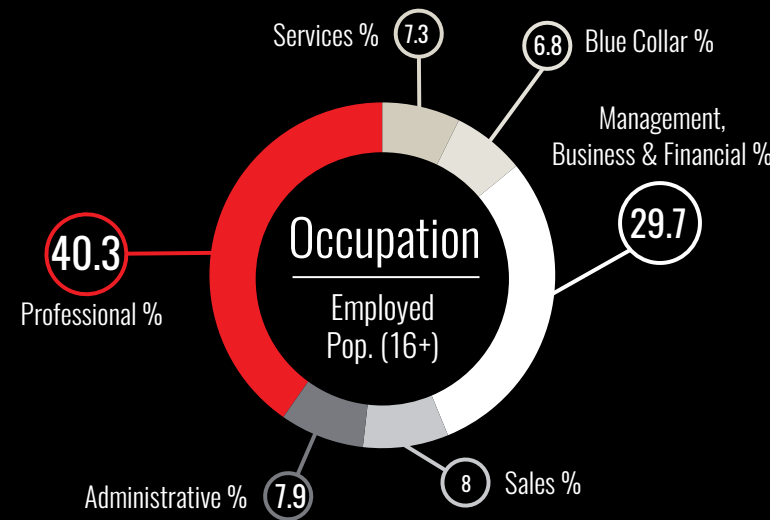
Owner Occupied Housing Units

**14,237**

Renter Occupied Housing Units

**\$220,940**

Average Household Income



## POPULATION PROFILES

**24.6%**  
 Millennials

**24.7%**  
 Single

**69.7%**  
 Bachelor's Degree  
 or Higher

**97.1%**  
 Employed

**120,139**  
 Total Population

**133,161**  
 Daytime Population

## AVERAGE ANNUAL SPENDING

**Apparel** \$4,949

**Entertainment** \$7,412

**Eating Out** \$8,903

**HH Goods** \$5,297

**Health + Beauty** \$2,092

**Travel** \$6,307

HACIENDA CROSSINGS SHOPPING CENTER

ROSEWOOD COMMONS

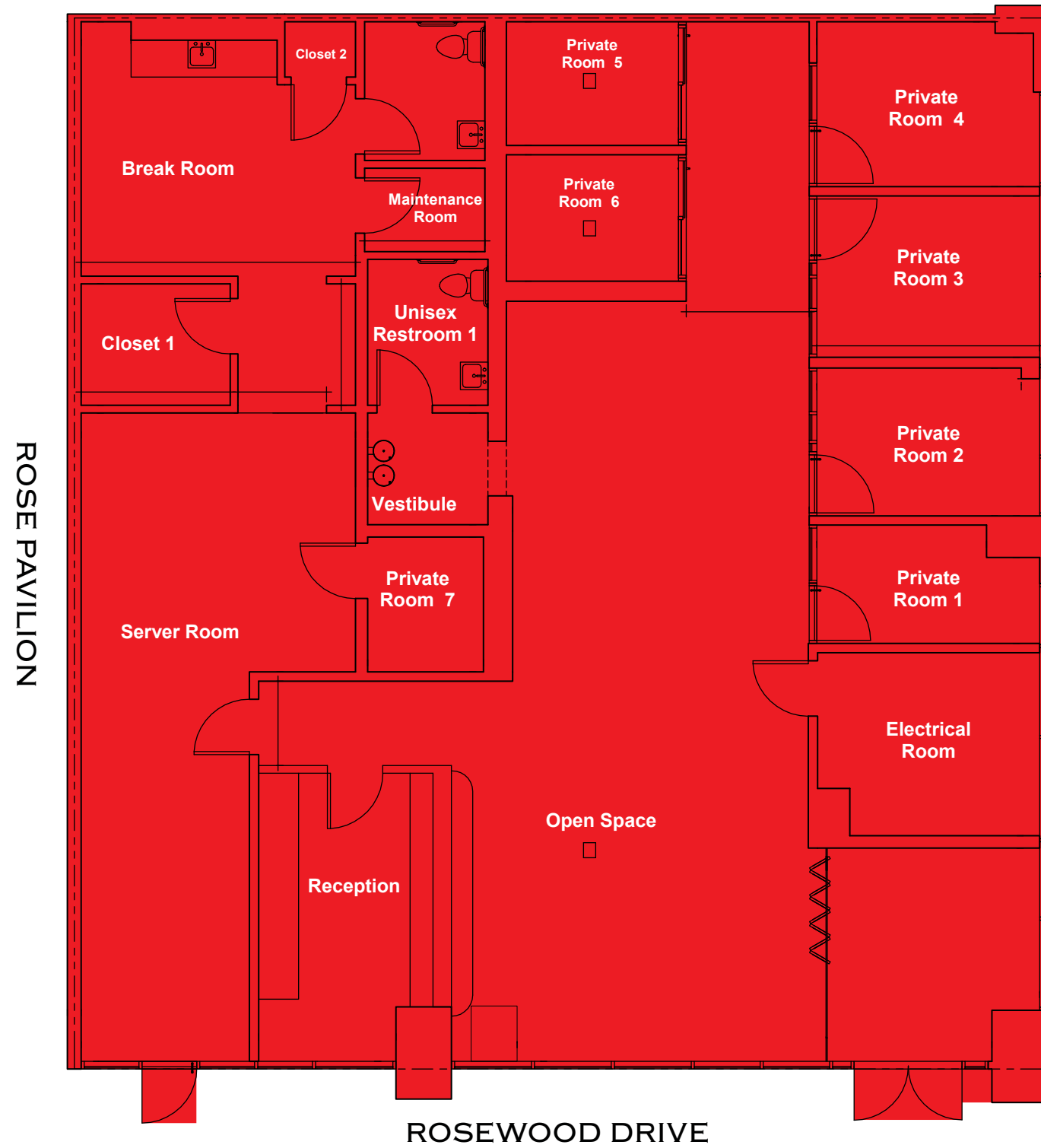
4211 ROSEWOOD DR



3,000 RSF

## HIGHLIGHTS

- » Lease expiration on 11/30/2029
- » Prominent end cap
- » Located within dominant power center in Pleasanton trade area
- » Excellent visibility at entrance to center
- » Buildout and finishes completed in 2018





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