

RETAIL SPACE FOR LEASE

5321 HOPYARD RD
PLEASANTON, CA



- Exterior Remodel Recently Completed
- High Traffic Counts (45,200 Vehicles Per Day)
- Monument Signage Available
- 625 - \$4.50 NNN

Andrew Lehrhoff

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5321 Hopyard Rd
Pleasanton, CA



Hacienda
Business Park



AhHuevo
Mexican Restaurant
(Coming Soon)

Qamaria
YEMENI
COFFEE CO.
Popular Coffee Chain
(Coming Soon)



NATION'S
BURGERS • BREAKFAST • PIES

Mediterranean Restaurant
(Coming Soon)



URGENT CARE

OWENS DR

HOPYARD ROAD (45,200 VEHICLES PER DAY)



SITE PLAN



Hopyard & Owens Shopping Center

Aerial Map & Demographics



Area Demographics	1 Mile	3 Mile	5 Mile
2023 Population:	13,293	121,154	207,164
Households	5,114	42,037	69,943
Families	3,185	30,494	51,954
Avg. Household Size	2.42	2.80	2.90
Median Age	36.0	39.0	38.7
Avg. Household Income	\$195,600	\$212,479	\$222,612



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