

downtown pleasanton

2nd Floor Retail / Office

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Highlights

- ±4,361 SF of 2nd Floor Retail/Office
- Rare 2nd Floor opportunity in historic Downtown Pleasanton
- Just steps from the highly trafficked Main Street
- Convenient stair and elevator access via lobby
- Potential for building and/or blade signage
- Dedicated Free Public Parking Lot with 72 Parking Stalls
- Adjacent to an assortment of Restaurants and Specialty Retail
- Within close proximity to Koll Center Business Park and Hacienda Business Park
- Potential to demise down to ±1,584 SF
- Flexible C-C zoning allows for office, service and retail uses



Located above Beer Baron!



DOWNTOWN PLEASANTON

SITE



Andy & Y's

Strizzia's

Blue Agave Club

True Value
OYO

MAVEN & CO. COLLECTIVE

SCULPTATIONS

Paci
BISTRO & BAR

TUTU School
PLEASANTON

MEADOWLARK DAIRY

HAPS
ORIGINAL

Ramen 101

Downtown Cafe

STUDIO SEVEN

Gourmet Works Chocolates

MURPHY'S PAW

Color Me Mine
Primrose Bakery

LAVENDER ART STUDIO
Restore Harmony
Lash Tycoon
Sun Massage

Solace
Body Therapy
Barely Nude Beauty
OLYMPUS
ELECTROLOGY

Bollinger
Nail Salon

The Everest Momo
Martial Arts
Noland's Cake Shop
Schwän Violins

CITY HALL

CHASE
superfly wheels
Bicycle
Towne Center Books
SABIO
ON MAIN

Nonni's Bistro
Frontier Spice
INDIAN CUISINE
Pasta's Trattoria

PRIME POKÉ
ALMARE GELATO
Peet's COFFEE
WILD ONE
Locanda Amalfi

ZACHARY'S
Chicago Pizza

VETERAN'S MEMORIAL HALL

BERNAL AVE.
FIRST STREET

Pleasanton Ave

St. Mary St
ST MARY STREET

MAIN STREET

Rose Ave

ROSE AVE

NEAL STREET

Angela St

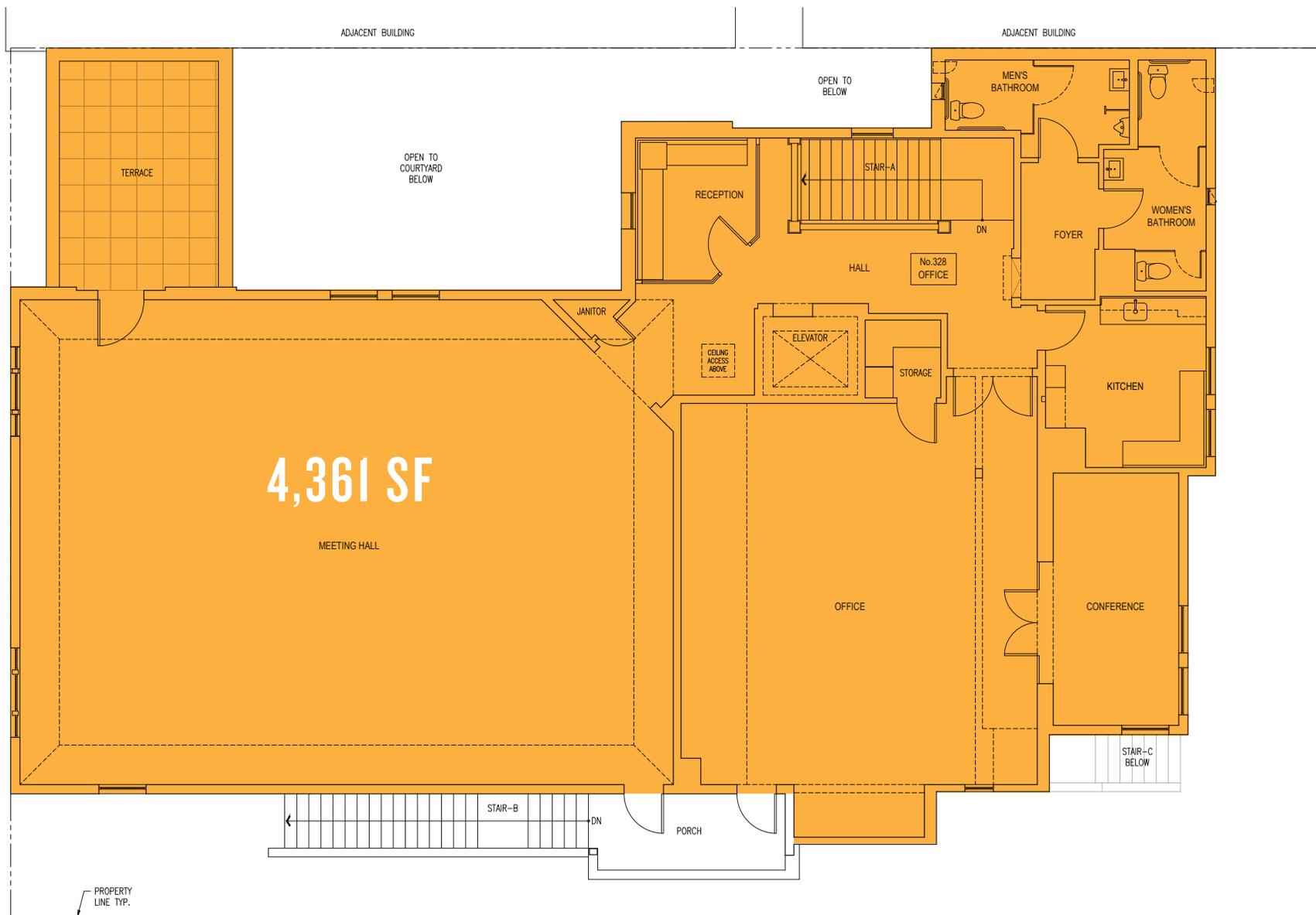
First St

Heritage Ln

Gale Ave

FLOORPLAN

ST MARY STREET



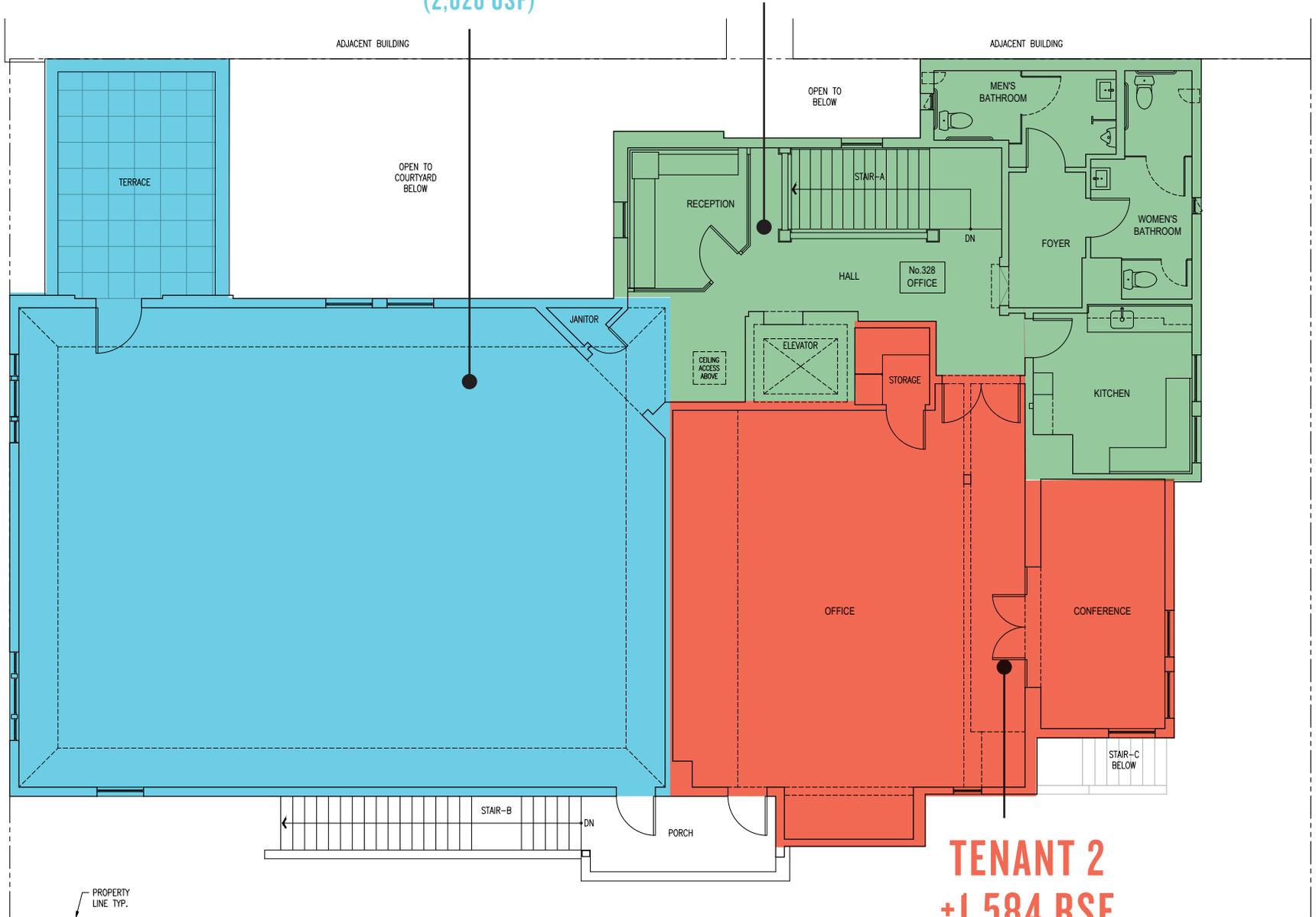
OPEN TO DRIVEWAY BELOW

POTENTIAL DEMISING PLAN

TENANT 1
±2,777 RSF
(2,026 USF)

COMMON AREA

ST MARY STREET



TENANT 2
±1,584 RSF
(1,156 USF)

PARKING



The property benefits from on-street parking along with a 72 space, free public parking lot directly behind the building.

TRI VALLEY MAP



Dublin High
2,273 students

Eleanor Murray
Fallon Middle
1,388 students

DUBLIN PLACE

TARGET
PETSMART Burlington

Wells Middle
996 students

HACIENDA CROSSINGS

BARNES & NOBLE
TJ-maxx
BEST BUY
REGAL

SHOPS AT WATERFORD

SAFEWAY
Fidelity
Peets
AAA
WELLS FARGO

PERSIMMON PLACE

WHOLE FOODS
Fack
Habit
HomeGoods

FALLON GATEWAY

TARGET
DICK'S SPORTING GOODS
Center
BJS RESTAURANT BREWERY

Emerald High
2,500 students

DUBLIN RETAIL CENTER

Marshall's
ROSS
Michaels

HACIENDA BUSINESS PARK
35,000 EMPLOYEES

METRO 580

Walmart
KOHL'S

ROSE PAVILION

99 RANCH MARKET
CVS pharmacy
Total Wine
RII
TRADER JOE'S

SAN FRANCISCO PREMIUM OUTLETS

blommingdales
Saks OFF 5TH

STONERIDGE MALL

macy's JCPenney
FOREVER 21
H&M
The Cheesecake Factory

Thomas Hart Middle
1,167 students

HOPYARD VILLAGE

education
Peets
THE HOPYARD

AMADOR CENTER

SAFEWAY
Walgreens

Foothill High
2,085 students

Amador Valley High
2,628 students

SITE

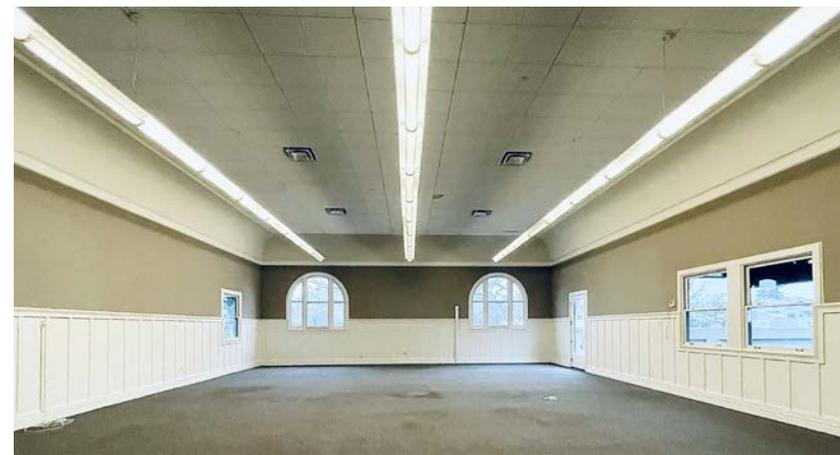
DOWNTOWN PLEASANTON

VINTAGE

CVS pharmacy
BottleLaps
Orangetheory FITNESS

PLEASANTON GATEWAY

CVS pharmacy
Sourdough & Co
STRETCH LAB



**INTERIOR
PHOTOS**

DOWNTOWN PLEASANTON *Vibe*



2024 DEMOGRAPHICS

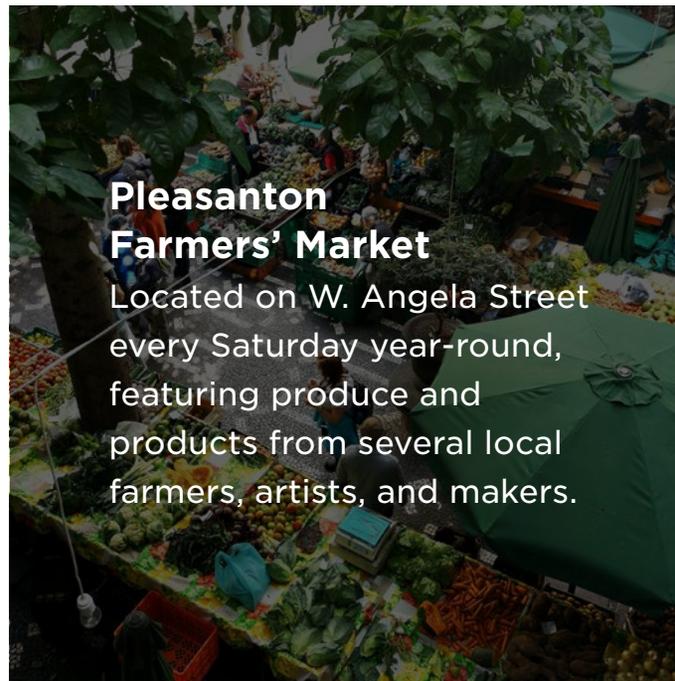
	1 mile	3 miles	5miles
Est. Population	15,225	69,997	151,889
Est. Households	5,925	26,109	54,505
Est. Median Age	43.3	42.8	40.5
Est. Avg. HH Income	\$227,426	\$253,520	\$254,714
Est. Total Businesses	1,416	4,778	8,780
Est. Total Employees	12,628	56,012	103,289



1.2M annual visitors*

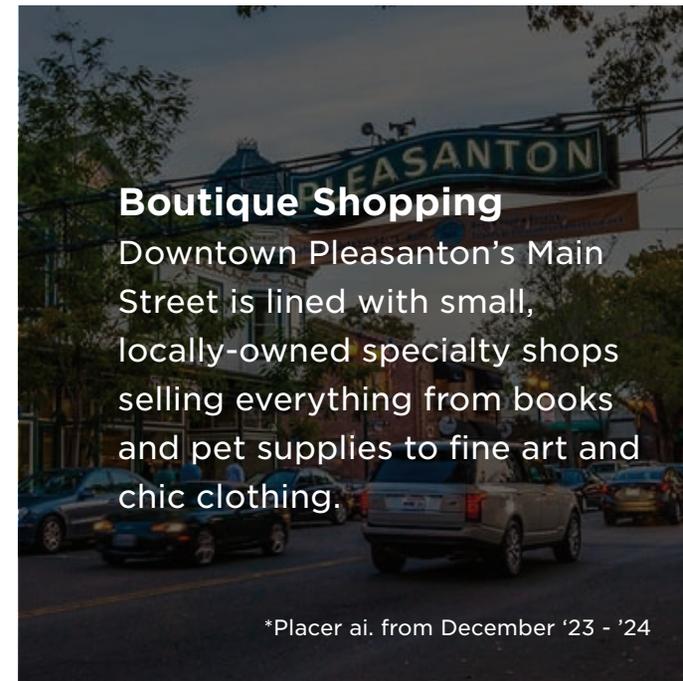
Alameda County Fairgrounds

Home to more than 300 events every year, including the award-winning annual Alameda County Fair.



Pleasanton Farmers' Market

Located on W. Angela Street every Saturday year-round, featuring produce and products from several local farmers, artists, and makers.



Boutique Shopping

Downtown Pleasanton's Main Street is lined with small, locally-owned specialty shops selling everything from books and pet supplies to fine art and chic clothing.

*Placer ai. from December '23 - '24

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DRE# 01445169
