



Pacific PEARL

the econic
company®

INTERO



RETAIL & RESTAURANT
SPACES AVAILABLE

±1,174 - 7,444 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



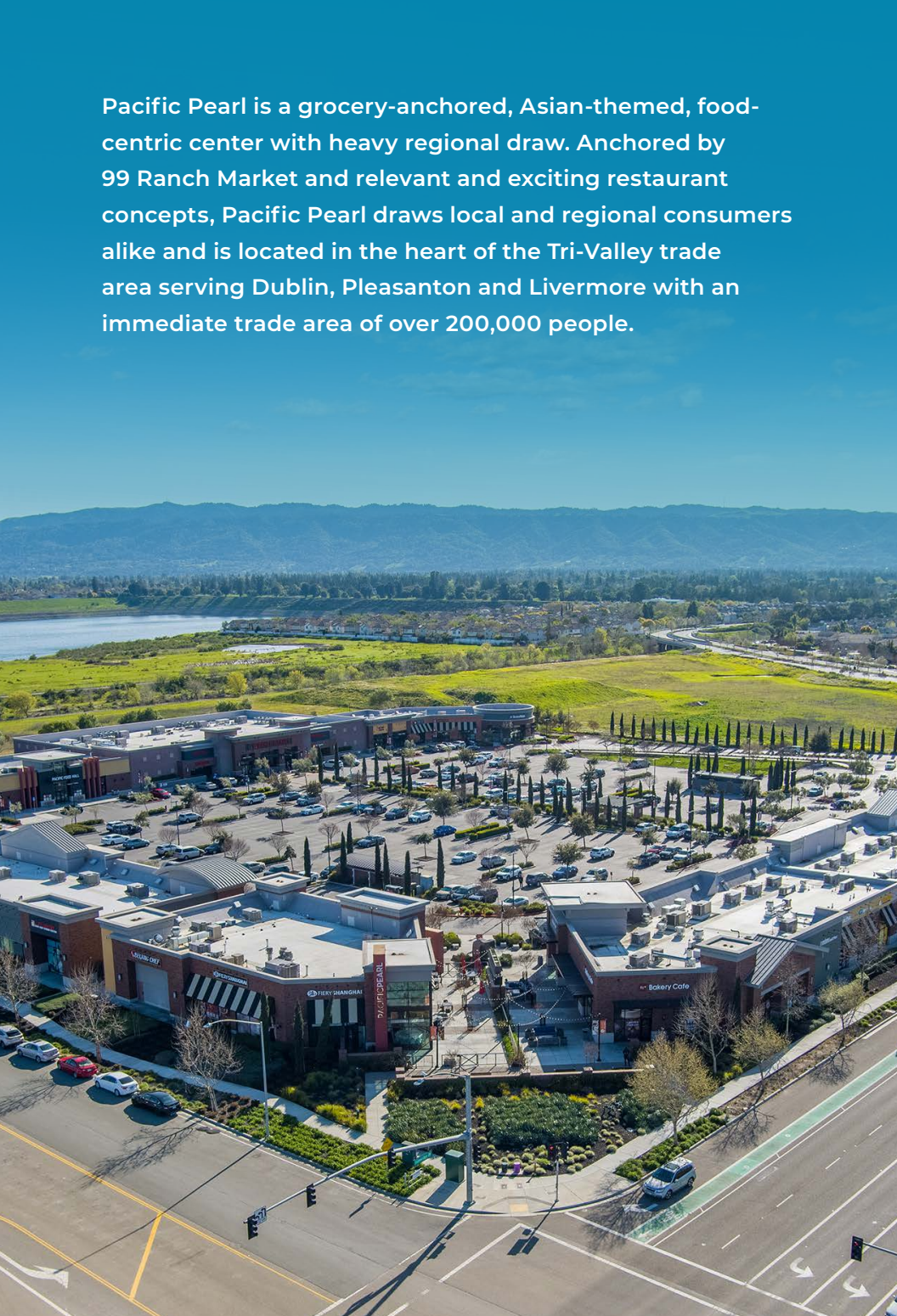
569 Parking stalls / 5.15 per 1,000 SF



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

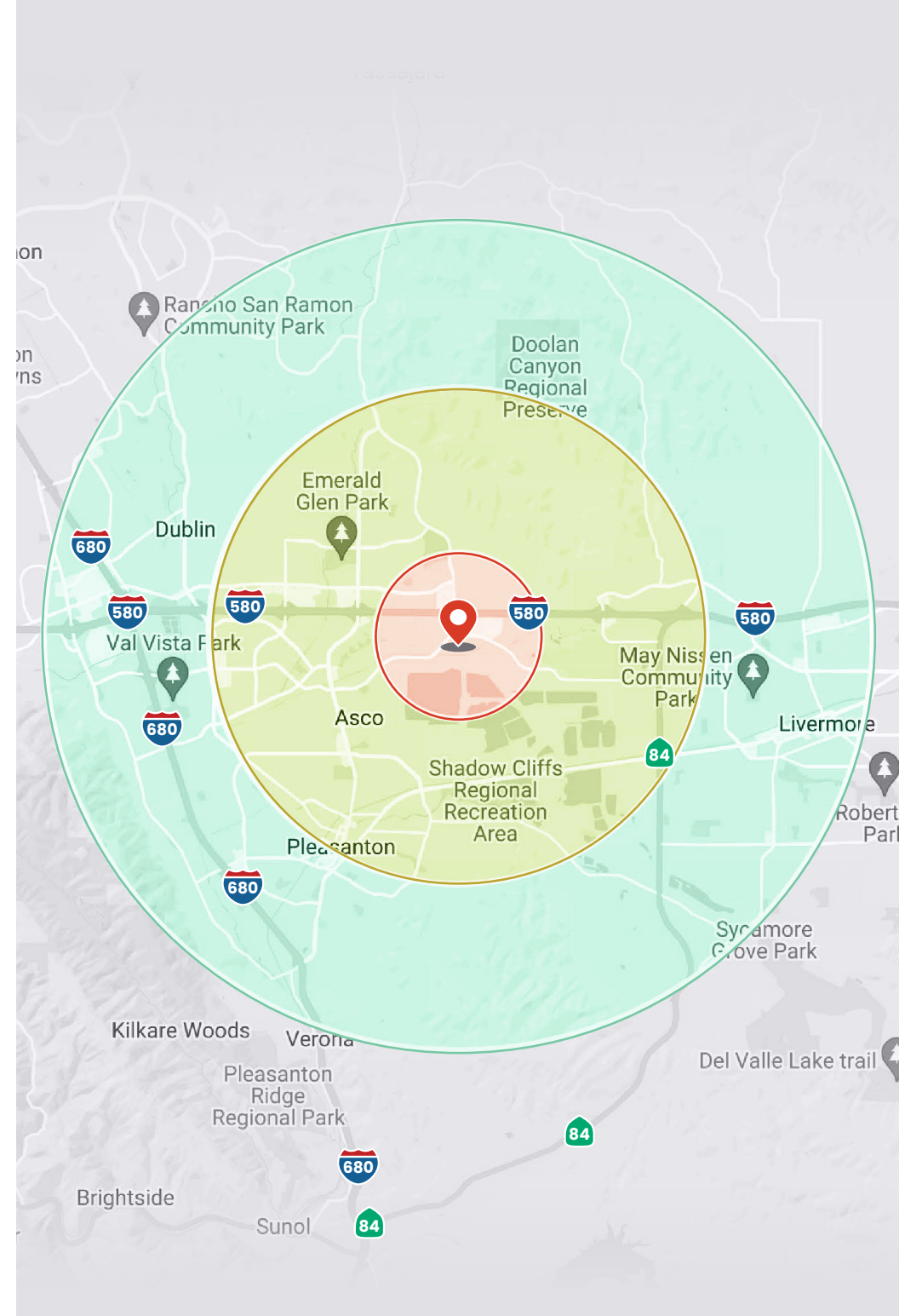
UNIT	TENANT	SF
A-101	AVAILABLE	3,690
A-102	AVAILABLE	3,754
A-105	TOP POT	2,968
B-101	85 DEGREES BAKERY	3,044
B-103	MUMU HOTPOT	2,617
B-104	MYEONGDONG JA JANG	1,403
B-105	LERN EDUCATION	963
B-106	SOMISOMI SOFT SERVE	963
B-107	HEY! IM YOGOST	958
B-109	BONCHON CHICKEN	1,906
B-110	HAIR CODE SALON	963
B-113	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	BAMBU	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	AVAILABLE	1,220
D-108	AVAILABLE	1,174
D-109	TRANSPACIFIC INSURANCE	1,605
D-110	LEASED	1,706
D-112	EAST BAY VISION CENTER	1,532
E-101	CLOUDDISH	1,371
E-102	AVAILABLE	1,647
E-103	SPECIAL NOODLE	2,424
E-104	YIN JI CHANG FEN	1,798
E-106	LEASED	3,166
F-108	99 RANCH MARKET	30,125
G-101	KING WAH	15,625



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 SPORTS
 KAY JEWELERS claire's BOX LUNCH LEGO Apple
 GameStop McDonald's 7-Eleven PF. CHANG'S
 FOREVER 21 WINDSOR PANDA EXPRESS

HACIENDA CROSSINGS SHOPPING CENTER

WOB WORLD OF BEER ULTA BEAUTY TJ-MAXX MARKET TAVERN Lucky Market
 Sri-Thai KANPAI SUSHI HYATT PLACE COLD STONE CREAMERY Shell
 (Kobe) PHO & GRILL BARONS A Legacy of Elegance BARNES & NOBLE SHARMA DENTAL CENTER BEST BUY
 OLD NAVY Jamba TILLYS LAZY DOG FIVE GUYS Applebee's REGAL

FALLON GATEWAY

Lucky TARGET PETSMART
 Guitar Center DICK'S SPORTING GOODS 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 99¢ ONLY Orangetheory FITNESS

COSTCO WHOLESALE

Pacific PEARL

ROSS DRESS FOR LESS ULTA BEAUTY
 Kirkland's Home TORRID Crate & Barrel

REPUBLIC SQUARE

GLO Yoga CALI Meet Fresh dekaLash

DUBLIN PLACE

TARGET Durlington Bassett HOME FURNISHINGS
 metro by S-MART PETSMART Patelco CREDIT UNION
 BANK OF WEST Starbucks HOBBY LOBBY

Lucky

SAN FRANCISCO PREMIUM OUTLETS

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

TRADER JOE'S

PLEASANTON GATEWAY SHOPPING CENTER

SAFEWAY Starbucks CVS
 PANDA EXPRESS Great Clips pure barre

SAFEWAY Walgreens
 pet food express Hallmark NOAH'S ARK

GROCERY OUTLET Bargain Market

Raley's

RUBY HILL WINERY



Shelby Swanson

ASSOCIATE

sswanson@theeconiccompany.com

(408) 400-3879

LIC. 02075363

INTERO

Ronald Lin, 林冀 (Chi Lin)

VICE PRESIDENT

ronaldl@intero-commercial.com

(909) 859-9780

LIC. 01959413

Yuan Chang

SENIOR VICE PRESIDENT

yuanc@intero-commercial.com

(408) 417-0099

LIC. 01352021