



The Galloway
AT OWENS

NEWMARK | PACIFIC ESSEX

RETAIL SPACE
AVAILABLE
±2,248 SF - ±3,071 SF

About

- Prime retail opportunities at The Galloway at Owens
- Highly visible and high traffic corner locations at Owens Drive & Willow Road, directly across from the Dublin/Pleasanton BART station
- Outdoor courtyard setting connecting the two retail spaces, designed to encourage foot traffic and community gathering



Daily
BART
Commuters

Location

25,000+
employees within
Hacienda Business Park

500+
onsite residents seeking
walkable amenities

WELL SUITED FOR



RESTAURANT OR CAFÉ

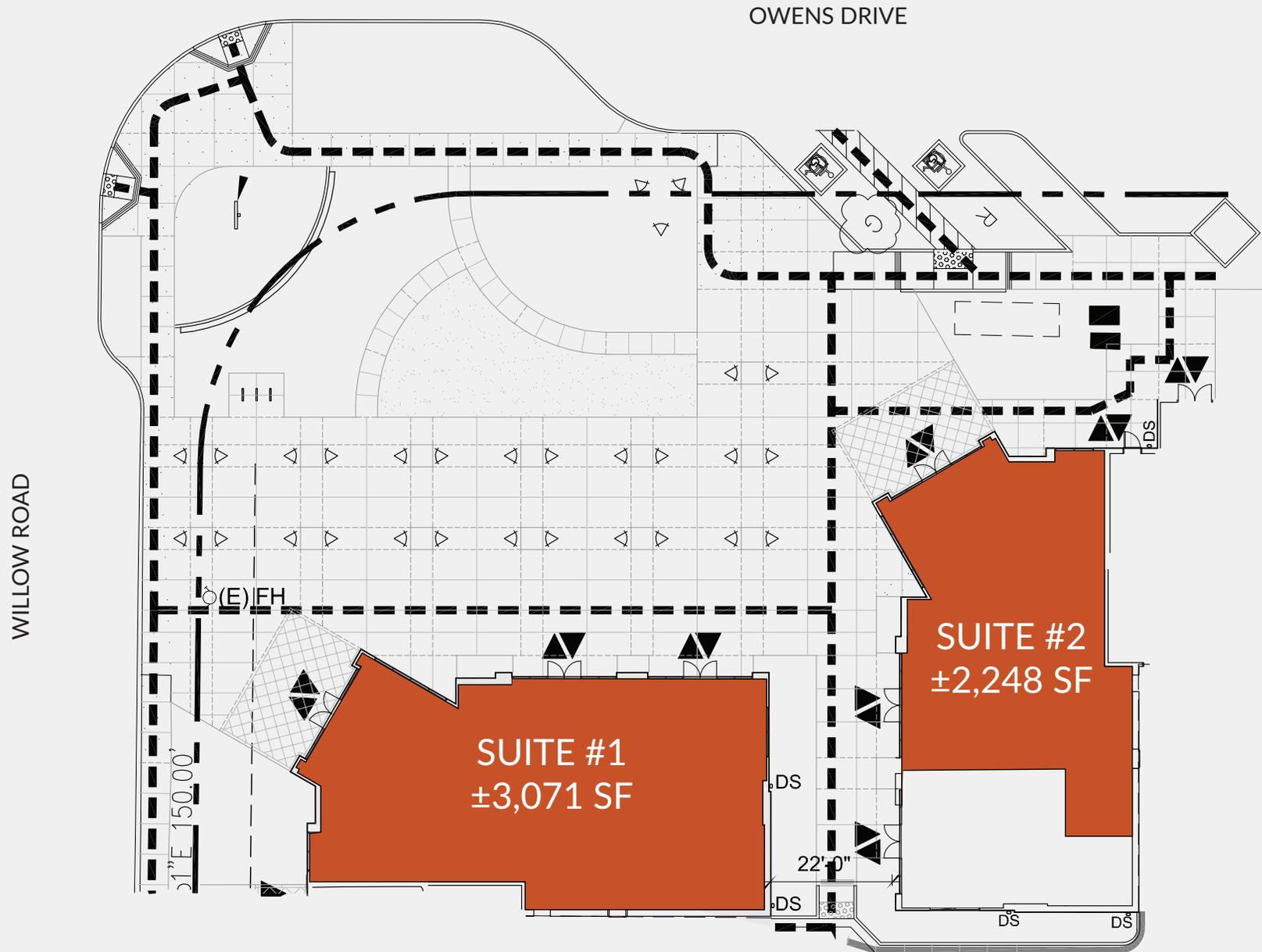


SMALL-FORMAT GROCERY OR SPECIALTY MARKET



FITNESS, WELLNESS, OR PROFESSIONAL SERVICES

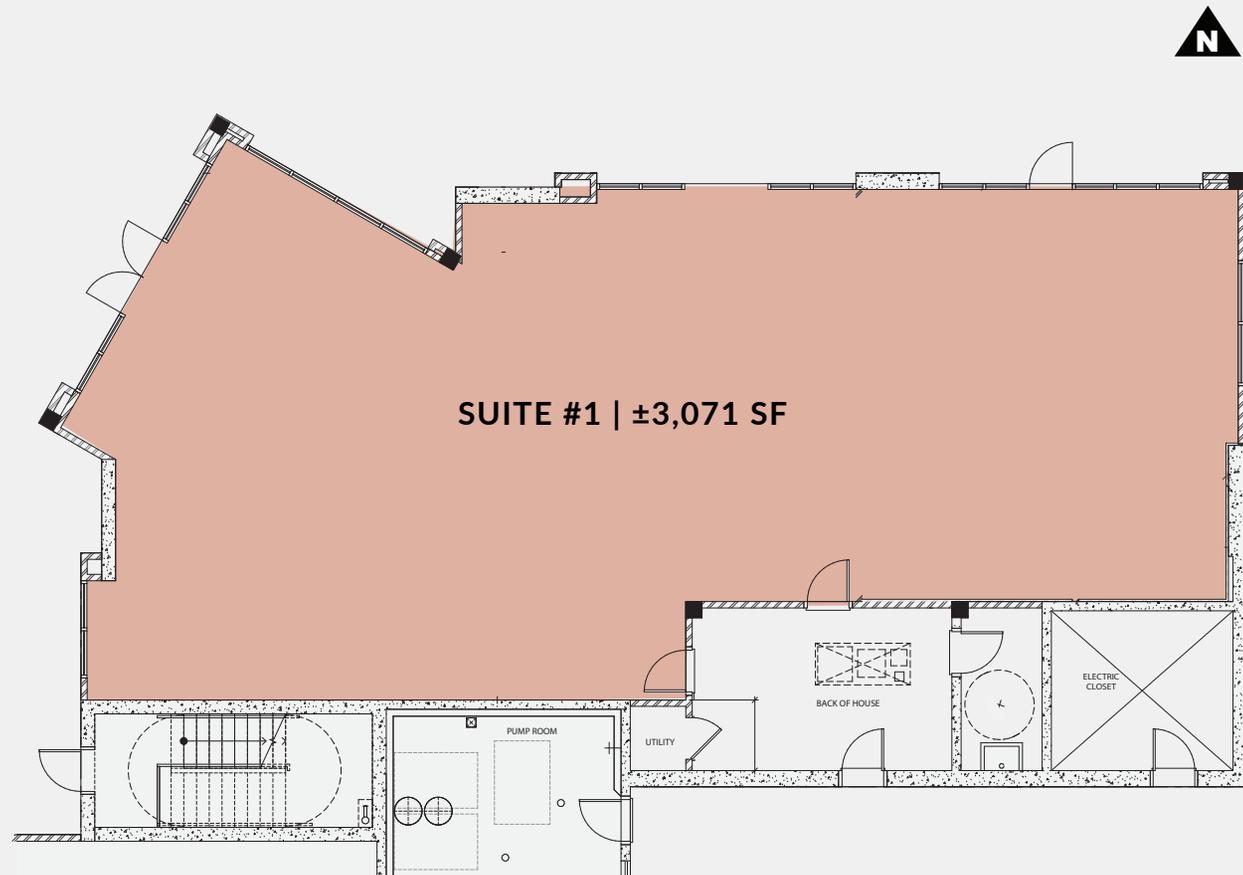




SUITE #1

±3,071 SF

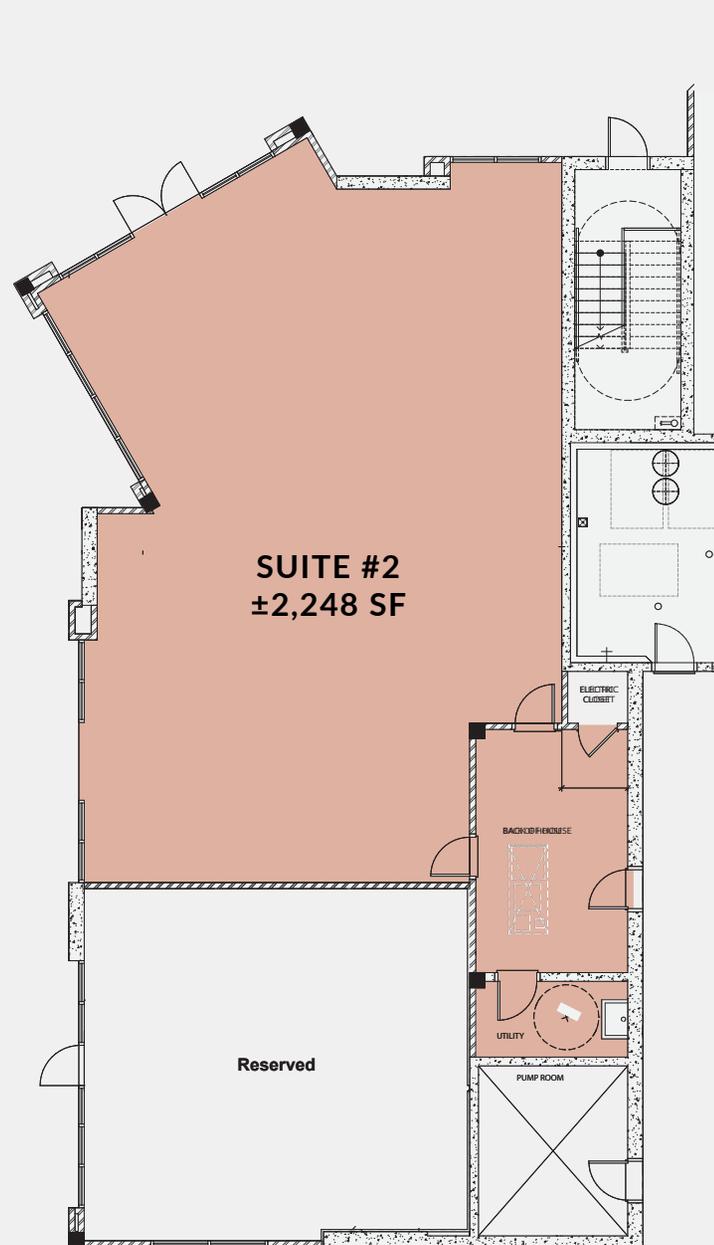
- Premier corner frontage at The Galloway Apartments with strong daily visibility
- Large storefront windows that pull in natural light and support strong merchandising
- High foot traffic driven by on-site residents and surrounding office workforce
- Corner Location
- High Ceilings
- Clear Window Line
- Motivated Ownership



SUITE #2

±2,248 SF

- Premier corner frontage at The Galloway Apartments with strong daily visibility
- Large storefront windows that pull in natural light and support strong merchandising
- High foot traffic driven by on-site residents and surrounding office workforce
- Corner Location
- High Ceilings
- Clear Window Line
- Motivated Ownership



NEARBY THE GALLOWAY



1,598
Total Businesses



25,577
Total Employees



17,714
Total Population



35.3 Years
Median Age



\$223,401
Average Household Income

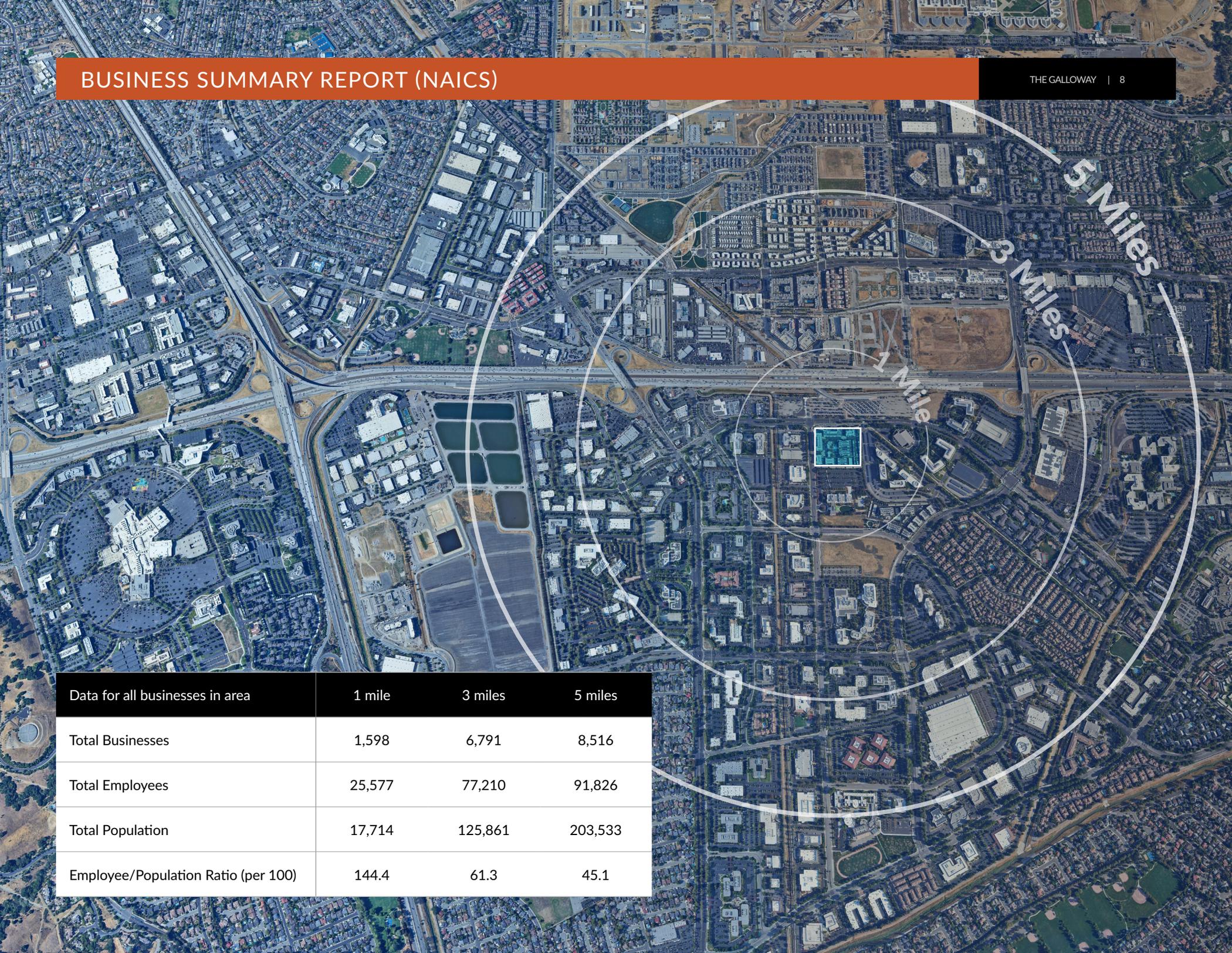


38%
of Households
Incomes of \$200k+

The Galloway Apartments at Owen are ideally positioned in the heart of a thriving, high-traffic corridor. The property sits at the convergence of major commuter routes, with direct visibility from 580 that carries thousands of vehicles daily. This location benefits from a constant flow of residents, professionals, and visitors moving through the area for work, shopping, dining, and entertainment.

Within walking distance, tenants have access to national retailers, grocery anchors, fitness studios, and popular restaurants, driving consistent foot traffic throughout the day and evening. The surrounding trade area is bolstered by strong demographics, with a growing residential base and an expanding employment hub that fuels demand for housing, retail, and services.





Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	1,598	6,791	8,516
Total Employees	25,577	77,210	91,826
Total Population	17,714	125,861	203,533
Employee/Population Ratio (per 100)	144.4	61.3	45.1

DEMOGRAPHIC AND INCOME PROFILE

Summary	1 Mile			3 Mile			5 Mile		
	Census 2020	2025	2030	Census 2020	2025	2030	Census 2020	2025	2030
Total Population	14,904	17,714	18,548	122,939	125,861	127,560	199,975	203,533	205,535
Total Households	5,822	6,798	7,089	42,402	43,583	44,258	67,430	68,797	69,533
Family Households	3,922	4,589	4,806	31,973	32,356	32,943	52,493	52,738	53,393
Average Household Size	2.4	2.45	2.47	2.81	2.83	2.82	2.90	2.91	2.91
Owner Occupied Housing Units	1,387	2,162	2,187	25,650	26,784	26,785	43,502	44,853	45,027
Renter Occupied Housing Units	4,435	4,636	4,902	16,752	16,799	17,472	23,928	23,944	24,506
Median Age	33.1	35.3	36.2	37.9	39.4	40.1	38.6	40.1	40.6

Trends 2025 - 2030	1 Mile			3 Mile			5 Mile		
	Area	State	National	Area	State	National	Area	State	National
Population	0.9%	0.1%	0.4%	0.3%	0.1%	0.4%	0.2%	0.1%	0.4%
Households	0.8%	0.3%	0.6%	0.3%	0.3%	0.6%	0.2%	0.3%	0.6%
Family Population	0.9%	0.3%	0.5%	0.4%	0.3%	0.5%	0.2%	0.3%	0.5%
Owner Occupied Housing Units	0.2%	0.5%	0.0%	0.0%	0.5%	0.0%	0.1%	0.5%	0.0%
Median Household Income	1.9%	2.3%	2.5%	2.6%	2.3%	2.5%	2.3%	2.3%	2.5%



The Galloway
AT OWENS

NEWMARK | PACIFIC ESSEX

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