

4855 HOPYARD ROAD, SUITE C-8/9 PLEASANTON, CA 94588



HIGHLIGHTS:

- » Large retail space for Sublease at \$2.53/SF + NNN fees
- » Open space floor plan at approx. 2,410 SF
- » Two Restrooms
- » Plenty of available parking space
- » Heating and cooling
- » Business is available but tied to the current lease agreement



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	13,749	121,841	192,344
2024 Average HH Income	\$235,934	\$235,737	\$248,435

Exclusively Marketed by:

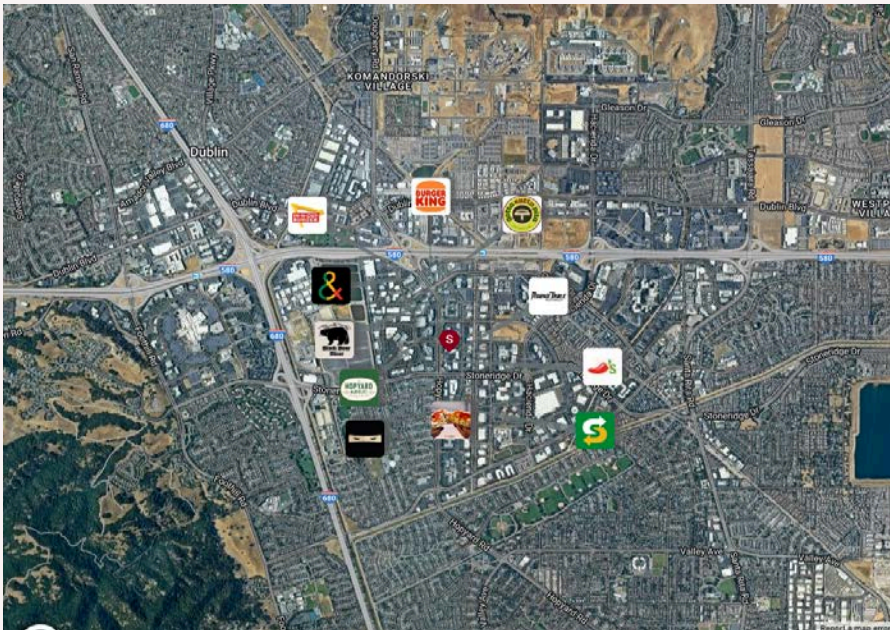
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- The available space for sublease in the Gateway Square shopping center is located in a busy commercial corridor of Pleasanton. The space is currently used as a dance studio and zoned PUD-I/C-O.
- The property is located in the heart of Hacienda Business Park, one of the largest mixed-use business parks in Pleasanton, CA.
- Hacienda Business Park is home to a variety of high-profile companies, including Oracle, Roche, and Kaiser Permanente, creating a strong daytime population.
- The area offers a plethora of dining options, such as Pacific Catch, Round Table, Chili's, and Starbucks, providing convenient meal options for employees and visitors.
- Retail amenities nearby include Stoneridge Shopping Center, a popular shopping destination with a wide range of stores and restaurants, attracting both locals and visitors.
- The property enjoys excellent visibility and accessibility, located near major highways such as I-580 and I-680, facilitating easy commuting for employees and customers.



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