

SHELBY SWANSON | (408) 400-3879  
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Unit 155  
±800 SF

Unit 135  
±540 SF

Unit 110  
±5,600 SF

LAVENDER  
OASIS  
NAIL SALON

AJU THE SPA

Unit 145  
±1,025 SF

GROCERYOUTLET  
bargain market



CURRY  
PIZZA  
HOUSE

Wayne's  
Sushi Bistro

Little Flowers  
Montessori



BERNAL AVENUE 12,400 ADT

Retail Spaces Available  
For Lease & Anchored by



VINTAGE HILLS  
SHOPPING CENTER  
3500 Bernal Avenue, Pleasanton, CA 94566

# PROJECT HIGHLIGHTS



Grocery anchored shopping center located at the entrance to Pleasanton



Strong suburban demand within the immediate trade area



Ample parking



Seeking a wide variety of uses including: QSR, personal services, financial services & more

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,313	67,622	172,662
Avg. HH Income	\$221,801	\$237,954	\$231,835
Daytime Population	13,146	74,599	192,196

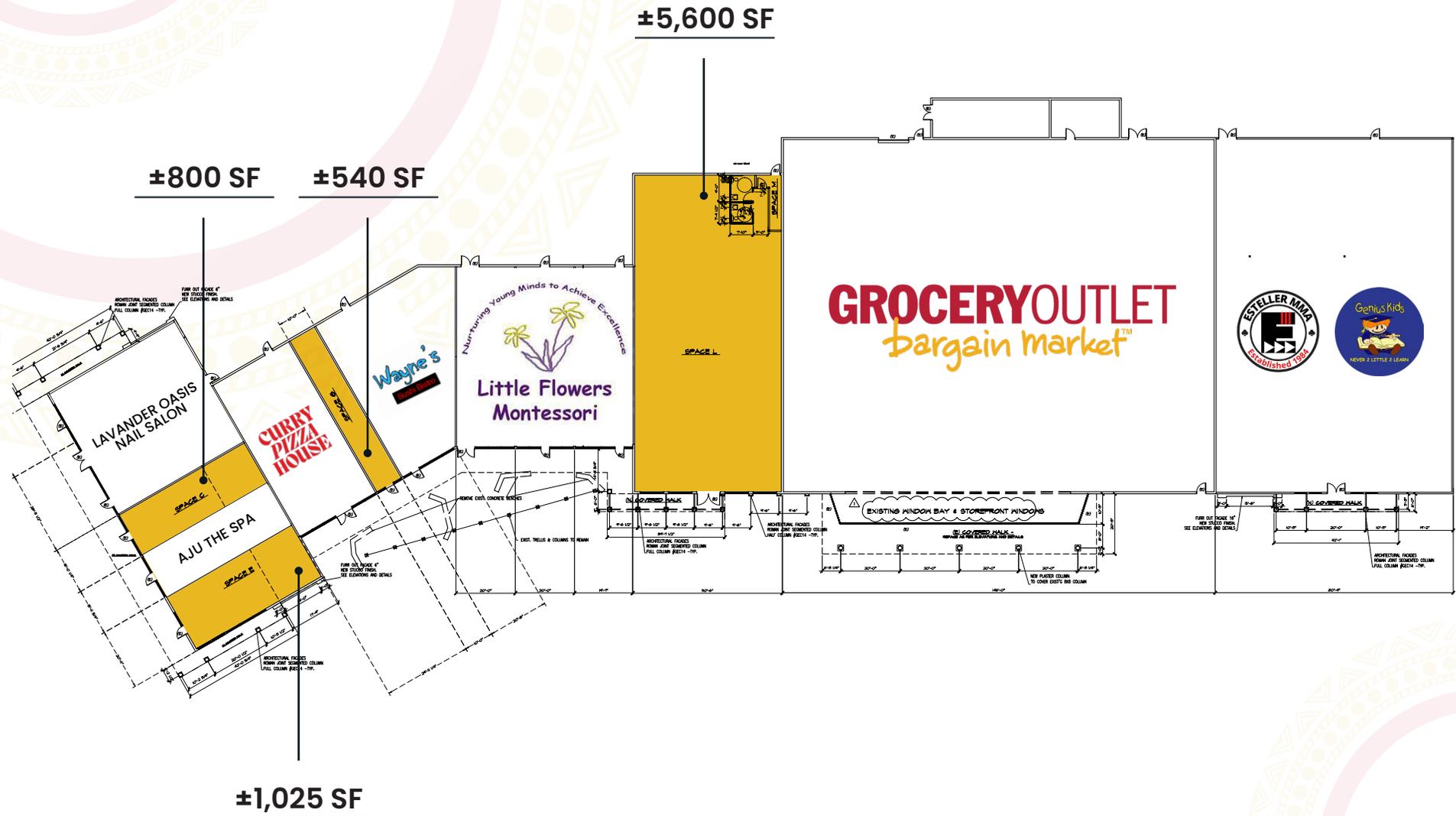
Source: 2025 Esri.

## TRAFFIC COUNTS

Vinyard Ave	13,100 ADT
Bernal Ave	12,400 ADT



# PROJECT SITE PLAN



# PROPERTY GALLERY

UNIT 135 - ±540 SF



UNIT 145 - ±1,025 SF



UNIT 110 - ±5,600 SF



UNIT 155 - ±800 SF



# 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 SPORTSFEVER LUSH CHAMPS
- KAY JEWELERS claire's BOX LUNCH LEGO Apple
- GameStop McDonald's PF. CHANG'S
- FOREVER 21 WINDSOR PANDA EXPRESS

## HACIENDA CROSSINGS SHOPPING CENTER

- W&B WORLD OF BEER ULTA TJ-maxx MARKET TAVERN
- Sri-Thai KANPAL SUSHI HYATT PLACE COLD STONE
- (Kobe) PHO & GRILL BARONS Barnes & Noble Shell
- OLD NAVY Jamba TILLYS SHARMA DENTAL CENTER BEST BUY
- REGAL FIVE GUYS Applebee's Lazy DOG

## FALLON GATEWAY

- Lucky TARGET PETSMART
- Guitar Center DICK'S Sporting Goods GOLF GALAXY
- Sourdough & Co MATTRESS FIRM
- Pizza Hut Starbucks UPS BJs
- CHAAT CAFE T Mobile Panera BREAD
- the Vitamin Shoppe TACO BELL Chevron

- COSTCO WHOLESALE
- SAFeway Goodwill CVS
- ACE Hardware GROCERY OUTLET FITNESS 19
- Walgreens 99c ONLY Orangetheory FITNESS

580

## 99% RANCH MARKET

- ROSS DRESS FOR LESS ULTA
- Kirklands Home TORRID Crate & Barrel

## REPUBLIC SQUARE

- GLO Yoga CALI Meet Fresh dekalash

## TRADER JOE'S

## DUBLIN PLACE

- TARGET Burlington Bassett HOME FURNISHINGS
- metro PETSMART Patelco CREDIT UNION
- BANK OF WEST Starbucks HOBBY LOBBY

## Lucky

## SAN FRANCISCO PREMIUM OUTLETS

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

## PLEASANTON GATEWAY SHOPPING CENTER

- SAFeway Starbucks CVS
- PANDA EXPRESS Great Clips pure barre

## SAFeway Walgreens

- pet food express Hallmark NOB'S

## VINTAGE HILLS SHOPPING CENTER

## GROCERY OUTLET Bargain Market

- CURRY PIZZA HOUSE Little Flowers Montessori

## PEPPERTREE PLAZA

- NOB HILL RITE AID
- menchie's UPS SUBWAY

680

## Raley's

84

## RUBY HILL WINERY

# VINTAGE HILLS

## — SHOPPING CENTER —

3500 Bernal Avenue, Pleasanton, CA 94566

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