

SHELBY SWANSON | (408) 400-3879
STEPHEN RUSHER | (408) 400-3555



Unit 135 ± 540 SF
Unit 110 $\pm 5,600$ SF

JOAN COFFEE

LAVENDER OASIS NAIL SALON

AJU THE SPA

POSTAL ANNEX
YOUR HOME OFFICE

GROCERY OUTLET
bargain market



CURRY PIZZA HOUSE

Wayne's
Sushi Bistro

Little Flowers
Montessori



BERNAL AVENUE 12,400 ADT

Retail Spaces Available
For Lease & Anchored by

GROCERY
OUTLET
bargain market

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

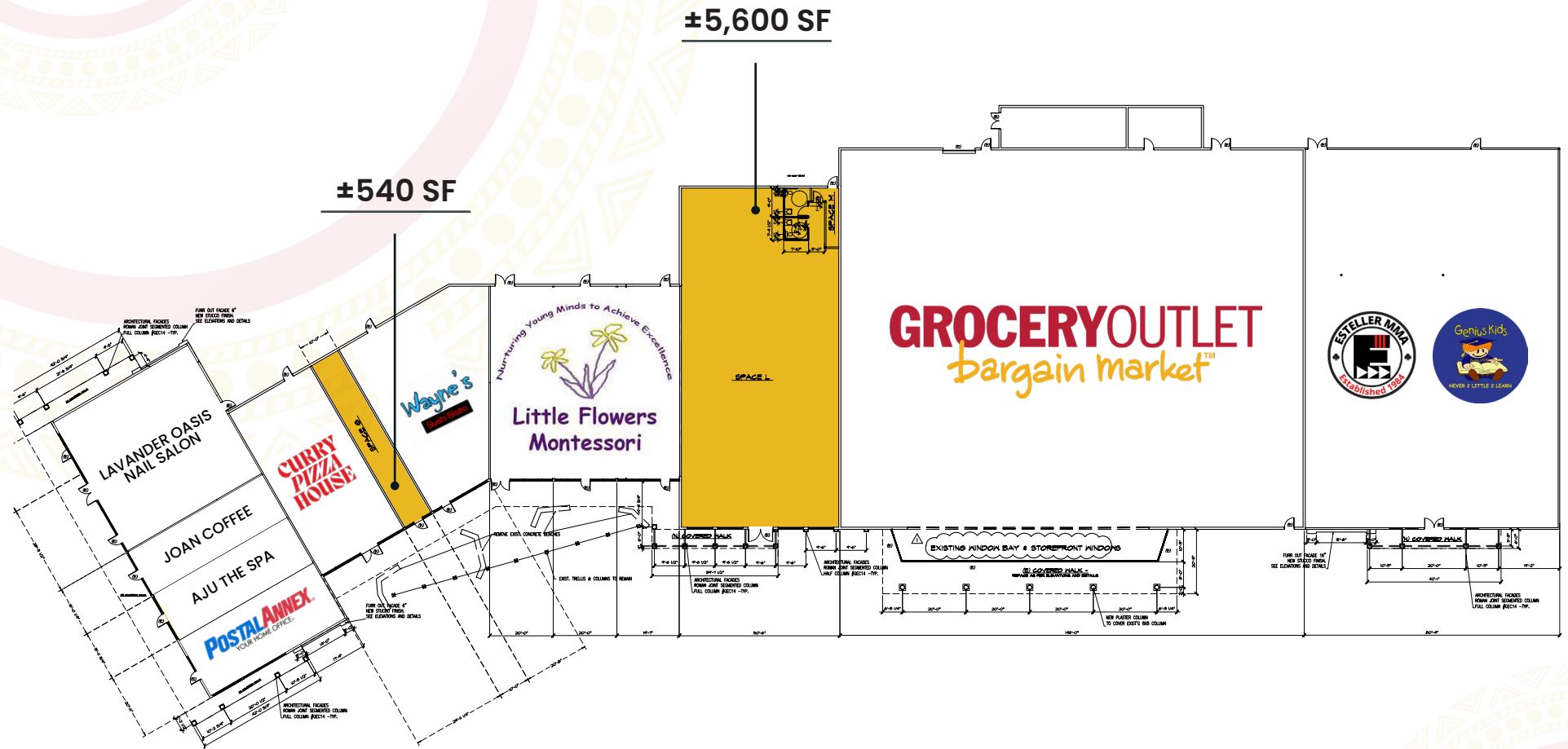
Source: 2025 Esri.

TRAFFIC COUNTS

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



PROJECT SITE PLAN



PROPERTY GALLERY

UNIT 135 - ±540 SF



UNIT 110 - ±5,600 SF



MARKET AERIAL

STONERIDGE SHOPPING CENTER



HACIENDA CROSSINGS SHOPPING CENTER



FALLON GATEWAY



REPUBLIC SQUARE



DUBLIN PLACE



SAN FRANCISCO PREMIUM OUTLETS



PLEASANTON GATEWAY SHOPPING CENTER



PEPPERTREE PLAZA



VINTAGE HILLS

— SHOPPING CENTER —

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