

# FOR LEASE | BERNAL PLAZA

6654 KOLL CENTER PARKWAY, PLEASANTON, CA 94566



PROMINENT PLEASANTON NEIGHBORHOOD SHOPPING CENTER

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# NEIGHBORHOOD RETAIL

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Bernal Plaza is a well-established neighborhood Shopping Center in Pleasanton, prominently situated just off the Bernal Avenue freeway ramps to/from I-680 at the fully-signalized intersection of Bernal Avenue and Valley Avenue, and the entrance to Bernal Corporate Park, with over 1.4 million square feet of Class A office space currently at +/-65% occupancy. Just across the street is the Alameda County Fairgrounds, home of the wildly-popular annual Alameda County Fair drawing more than 400,000 attendees in addition to various large regional events held throughout the year.

- Well-established neighborhood Shopping Center
- Prominent visibility from Bernal Avenue and Valley Avenue
- Strong tenant roster including several national tenants
- Situated within Bernal Corporate Park with +1.4 million sf of Class A Office space at +65% occupancy
- Various sizes of shop space available

## AVAILABLE

|                  |           |
|------------------|-----------|
| <b>±1,981 SF</b> | Suite 115 |
| <b>±1,229 SF</b> | Suite 130 |
| <b>±804 SF</b>   | Suite 135 |
| <b>±818 SF</b>   | Suite 137 |
| <b>±899 SF</b>   | Suite 324 |



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| AVAILABLE |           |                                |
|-----------|-----------|--------------------------------|
| ●         | ±1,981 SF | Suite 115                      |
| ●         | ±1,229 SF | Suite 130 Built Out Hair Salon |
| ●         | ±804 SF   | Suite 135                      |
| ●         | ±818 SF   | Suite 137                      |
| ●         | ±899 SF   | Suite 324 Seeking Food User    |

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