

2693-2733 STONERIDGE DRIVE // PLEASANTON, CA 94588



Newmark
Knight Frank



3 OVERVIEW

4 TRI-VALLEY
MAP

5 SITE
PLAN

6 SHOPPING
CENTER
AERIAL

7 COMPETITION
AERIAL



PLEASANTON, CA

EXCLUSIVE LISTING AGENTS

SANDY BERRY
408.982.8474
sberry@ngkf.com
CA RE License #00880014

CINDY LIN
408.982.8408
clin@ngkf.com
CA RE License #02040046

MEGHAN BASSO
925.974.0117
mbasso@ngkf.com
CA RE License #01880016

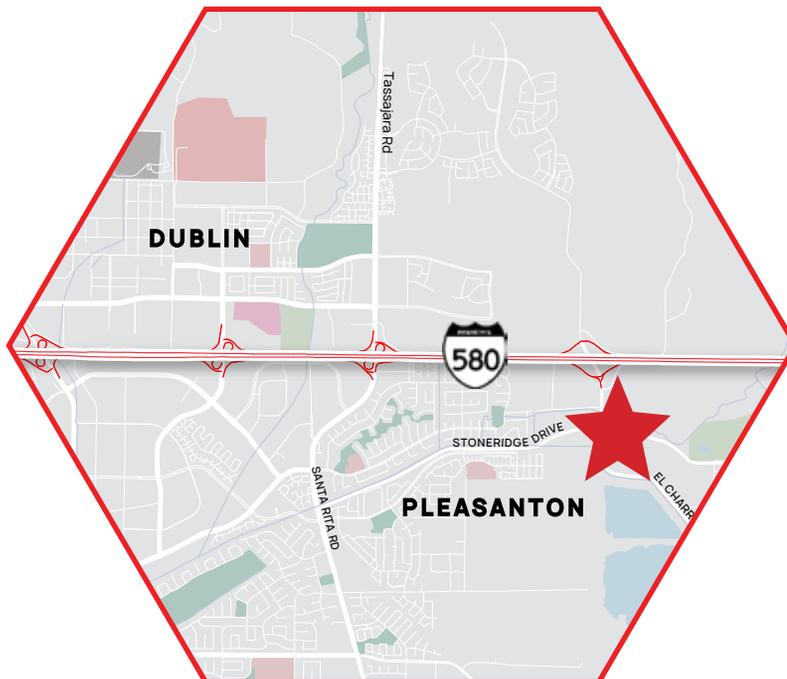
DANIELLE BROMSTEAD
925.974.0235
dbromstead@ngkf.com
CA RE License #01339574





REGIONAL DRAWING / GROCERY-ANCHORED / ASIAN-THEMED SHOPPING CENTER

- >> Asian-themed, food centric center anchored by **99 Ranch Market** with new and exciting restaurant concepts and specialty retail and services that drive traffic
- >> Located in the heart of the Tri-Valley trade area serving Dublin, Pleasanton and Livermore
- >> Immediate Trade Area has over 200,000 people
- >> Direct access off of I-580



| | |
|-----------------------|--|
| ADDRESS | 2693 - 2733 Stoneridge Drive, Pleasanton, CA |
| INTERSECTION | El Charro @ Stoneridge |
| TOTAL GLA | ±110,534 SF |
| % LEASED | ±90% |
| YEAR BUILT | 2017 |
| PARKING RATIO | 569 Stalls / 5.15 per 1,000 SF |
| TRAFFIC COUNTS | Interstate 580 ±208,000 ADT El Charro ±11,100 |

LOCATION, LOCATION, LOCATION

Pacific Pearl is part of over ±800,000 square feet of recent commercial development, including:

>> San Francisco Premium Outlets

Immediately adjacent to Pacific Pearl, this ±700,000 SF outlet center attracts over 7 million visitors annually. Home to Off 5th, Bloomingdales, Prada, Armani, Gucci and a number of other high-end brands.

>> The Shops at Livermore

A new ±115,000 SF regional shopping center opening soon and anchored by Crate & Barrel Outlet, Ross, Ulta, and Kirklands.

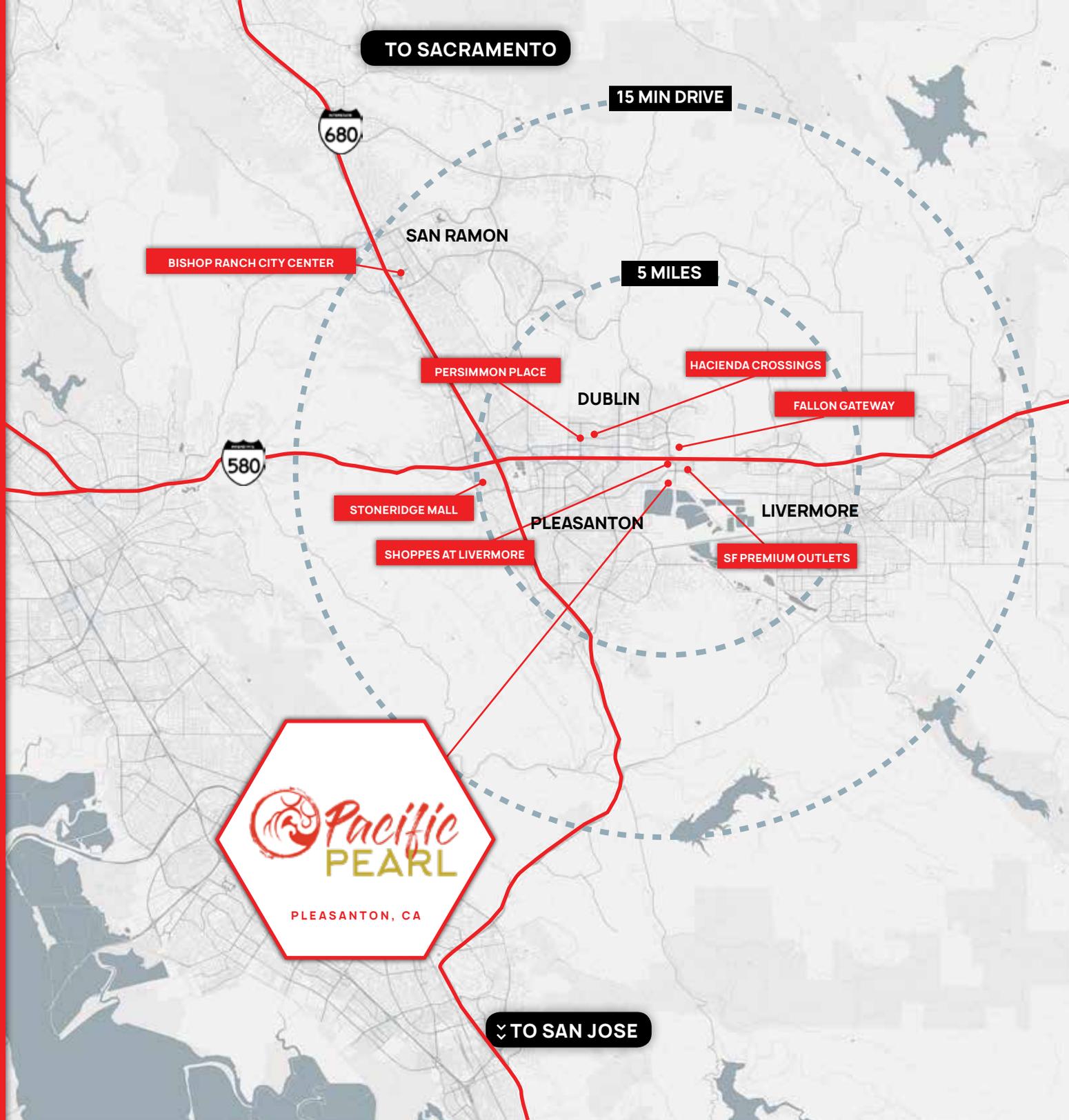
AVAILABILITY

- >> Seeking *Restaurant, Financial Services, Health & Wellness and Specialty Retail Uses

- >> Spaces ranging from ±963 SF to ±4,000 SF

**±3,000 SF remaining for food users*

TRI-VALLEY MAP



INCOME

5 Mile Radius
\$173,021
15 Minute Drive
\$182,982



POPULATION

5 Mile Radius
198,576
15 Minute Drive
355,622



DAYTIME POPULATION

5 Mile Radius
154,549
15 Minute Drive
287,527



TRAFFIC COUNTS

I-580
±208,000 ADT



BUILDING A 2733

| SUITE | SF |
|-------|-------------------|
| 103 | 3,754 (divisible) |

BUILDING B 2725

| SUITE | SF |
|-------|-------|
| 115 | 1,296 |
| 114 | 1,309 |
| 106 | 963 |

BUILDING D 2709

| SUITE | SF |
|-------|-------|
| 109 | 1,605 |
| 108 | 1,174 |
| 105 | 1,301 |

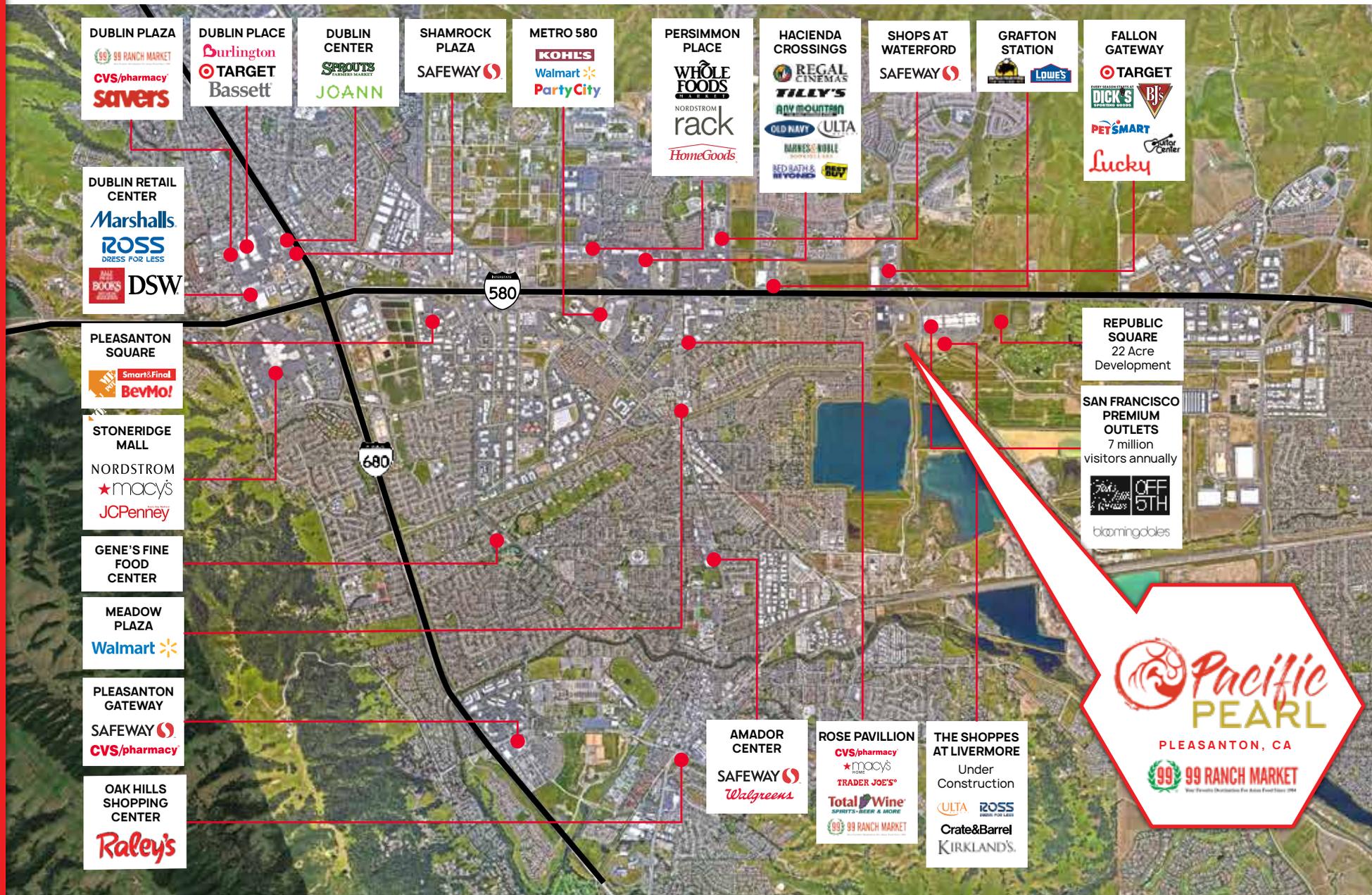
BUILDING E 2693

| SUITE | SF |
|-------|-------|
| 102 | 1,647 |

SHOPPING CENTER AERIAL



COMPETITION AERIAL



Pacific PEARL
 PLEASANTON, CA
 99 RANCH MARKET
Your Favorite Distribution For Asian Food Since 1984



EXCLUSIVE LISTING AGENTS

SANDY BERRY
408.982.8474
sberry@ngkf.com
CA RE License #00880014

CINDY LIN
408.982.8408
clin@ngkf.com
CA RE License #02040046

MEGHAN BASSO
925.974.0117
mbasso@ngkf.com
CA RE License #01880016

DANIELLE BROMSTEAD
925.974.0235
dbromstead@ngkf.com
CA RE License #01339574

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

