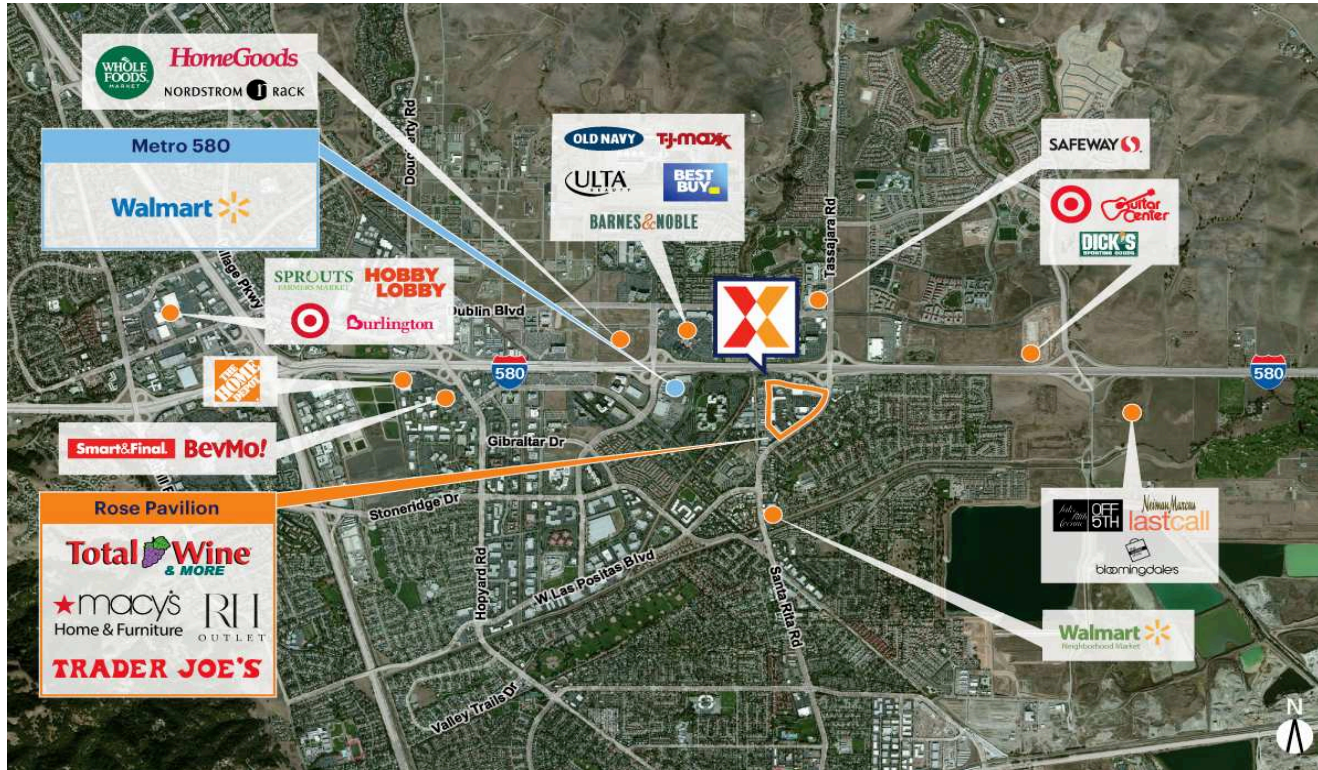


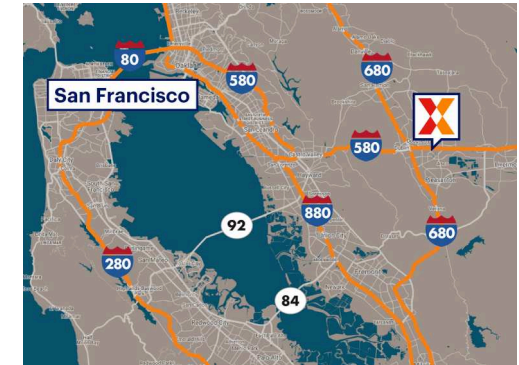
# Rose Pavilion

San Francisco-Oakland-Berkeley, CA

37.6985, -121.8755  
4225 Rosewood Drive | Pleasanton, CA 94588



**Center Size:** 329,421 SF



| Demographics | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------|-----------|-----------|-----------|
|              | 23,665    | 114,933   | 197,483   |
|              | 8,315     | 39,261    | 66,953    |
|              | \$171,929 | \$188,911 | \$194,011 |

Major anchor renovation with new tower elements, visibility from Santa Rita Road & Rosewood Drive with signage opportunities

Surrounded by a dense population of 115,000+ with an average household income of \$188,000+ within 3 miles

Benefits from high traffic counts and immediate access to I-580 with visibility from 241,000+ VPD

Ideally situated in the Tri-Valley retail hub with a daytime population of 130,000+ within a 3-mile radius

Featuring Starbucks, Blaze Fast Fire'd Pizza, The Kebab Shop and Panda Express. Anchored by Trader Joe's, 99 Ranch Market, Macy's Home Furniture & Restoration Hardware, drawing an estimated 12,700 visits/day and over 4.6M visits/year (based on CreditIntell)

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## Available Space

|      |          |
|------|----------|
| 04   | 1,198 SF |
| 06   | 1,115 SF |
| 10   | 540 SF   |
| 15   | 818 SF   |
| 24   | 1,400 SF |
| 30   | 975 SF   |
| 36   | 1,178 SF |
| 45   | 2,847 SF |
| 49B  | 7,508 SF |
| 51A  | 2,402 SF |
| 1719 | 3,000 SF |

## Current Retailers

|     |                            |           |     |                                     |           |
|-----|----------------------------|-----------|-----|-------------------------------------|-----------|
| FS1 | CVS/pharmacy               | 14,500 SF | 28  | European Wax Center                 | 1,285 SF  |
| FS2 | Taco Bell                  | 1,900 SF  |     | Xushi Bento House                   | 992 SF    |
| FS3 | Certified Tire Restoration | 5,612 SF  | 29  | GolfTec                             | 2,113 SF  |
| FS4 | Hardware                   | 28,550 SF | 29A | Sharkey's Cuts for Kids             | 1,005 SF  |
| 01  | 99 Ranch Market            | 44,939 SF | 31  | The Kebab Shop                      | 2,198 SF  |
| 01A | D1 Sports Training         | 6,000 SF  | 31  | Panda Express                       | 2,285 SF  |
| 01B | Starbucks                  | 614 SF    | 32  | Wingstop                            | 1,462 SF  |
| 02  | Madras Idli Kadai          | 1,688 SF  | 33  | NY Pizza & Pasta                    | 941 SF    |
| 03  | Pho Saigon Restaurant      | 3,352 SF  | 34  | Sport Clips                         | 1,223 SF  |
| 05  | Sakura Spa                 | 1,094 SF  | 35  | Baskin-Robbins                      | 1,173 SF  |
| 09  | Mach Martial Arts          | 4,493 SF  | 37  | Leslie's Pool Supplies              | 4,115 SF  |
| 11  | Macy's Furniture Gallery   | 48,000 SF | 38  | Golden State Taqueria               | 2,366 SF  |
| 12  | Super Burgers & Breakfast  | 1,943 SF  | 39  | Niku-ya Stone Grill & Bar           | 4,490 SF  |
| 13  | The Joint Chiropractic     | 1,395 SF  | 39A | Origin Sushi                        | 970 SF    |
| 14  | Rosewood Cleaners          | 1,500 SF  | 40  | DaVita Dialysis                     | 9,694 SF  |
| 16  | Tri Valley Cash for Gold   | 924 SF    | 41  | Fitness 19                          | 22,994 SF |
| 20  | Massage Envy               | 3,129 SF  | 42  | Phenix Salon Suites                 | 7,508 SF  |
| 21  | JJ's Threading Salon       | 1,260 SF  | 46  | Dollar Tree                         | 8,000 SF  |
| 22  | Total Wine & More          | 28,530 SF | 49A | Trader Joe's                        | 13,091 SF |
| 23  | Mochiholic                 | 1,200 SF  | 50  | AutoZone                            | 7,655 SF  |
| 25  | iniBurger                  | 1,400 SF  | 51  | Animal Medical Center of Pleasanton | 2,300 SF  |
| 26  | Russian School of Math     | 4,100 SF  | 52  |                                     |           |
| 27  | Blaze Pizza                | 2,265 SF  | 53  |                                     |           |

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