

# Rose Pavilion

San Francisco-Oakland-Fremont, CA

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



Center Size: 328,940 SF



| Demographics | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------|-----------|-----------|-----------|
|              | 23,523    | 114,590   | 196,834   |
|              | 8,276     | 39,110    | 66,683    |
|              | \$207,203 | \$228,156 | \$234,545 |

Highly trafficked center anchored by 99 Ranch Market, Macy's Home Furniture, Restoration Hardware, and Total Wine & More with a strong lineup of national tenants including Trader Joe's, Blaze Fast Fire'd Pizza, The Kebab Shop, and Starbucks drawing an estimated 5.2M+ annual visits (Placer.ai 2024)

Ideally situated in the Tri-Valley retail hub with a strong daytime population of 143K+ within 3-miles and close proximity to the 167-bed Valleycare Medical Center

Surrounded by a dense, affluent, and well-educated population of 114K+ with an average household income of \$228K+ and 68% college educated within a 3-mile radius

High visibility from 230K+ VPD on I-580 and 43K+ VPD on Tassajara Rd (Kalibrate, 2022)

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## Available Space

|      |          |
|------|----------|
| 10   | 540 SF   |
| 15   | 818 SF   |
| 36   | 1,178 SF |
| 1719 | 3,000 SF |

## Current Retailers

|          |                           |           |     |                           |           |
|----------|---------------------------|-----------|-----|---------------------------|-----------|
| FS1      | CVS/pharmacy              | 14,500 SF | 29  | Xushi Bento               | 992 SF    |
| FS2      | Taco Bell                 | 1,900 SF  |     | House                     |           |
| FS3      | Certified Tire            | 5,612 SF  | 29A | GolfTec                   | 2,113 SF  |
| FS4      | Restoration Hardware      | 28,550 SF | 30  | Zillion Jewels            | 975 SF    |
| 01       | 99 Ranch Market           | 44,939 SF | 31  | Sharkey's Cuts for Kids   | 1,005 SF  |
| 01A      | D1 Sports Training        | 6,000 SF  | 32  | The Kebab Shop            | 2,198 SF  |
| 01B      | Starbucks                 | 614 SF    | 33  | Panda Express             | 2,285 SF  |
| 02       | Madras Idli Kadai         | 1,688 SF  | 34  | Wingstop                  | 1,462 SF  |
| 03       | Pho Saigon Restaurant     | 3,352 SF  | 35  | NY Pizza & Pasta          | 941 SF    |
| 04/05/06 | iSmash                    | 3,407 SF  | 37  | Sport Clips               | 1,223 SF  |
| 09       | Mach Martial Arts         | 4,493 SF  | 38  | Baskin-Robbins            | 1,173 SF  |
| 11       | Macy's Furniture Gallery  | 48,000 SF | 39  | Leslie's Pool Supplies    | 4,115 SF  |
| 12       | Super Burgers & Breakfast | 1,943 SF  | 39A | Golden State Taqueria     | 2,366 SF  |
| 13       | The Joint                 | 1,395 SF  | 40  | Niku-ya Stone Grill & Bar | 4,490 SF  |
| 14       | Chiropractic              |           | 41  | Origin Sushi              | 970 SF    |
| 14       | Rosewood Cleaners         | 1,500 SF  | 42  | DaVita Dialysis           | 9,694 SF  |
| 16       | Tri Valley Cash for Gold  | 924 SF    | 45  | NT Nails                  | 2,847 SF  |
| 20       | Massage Envy              | 3,129 SF  | 46  | Fitness 19                | 22,994 SF |
| 21       | JJ's Threading Salon      | 1,260 SF  | 49A | Phenix Salon Suites       | 7,508 SF  |
| 22       | Total Wine & More         | 28,530 SF | 49B | Pet Supplies Plus         | 7,508 SF  |
| 23       | Mochiolic                 | 1,200 SF  | 50  | Dollar Tree               | 8,000 SF  |
| 24       | Firehouse Subs            | 1,400 SF  | 51  | Trader Joe's              | 13,091 SF |
| 25       | iniBurger                 | 1,400 SF  | 51A | B12 Love                  | 2,402 SF  |
| 26       | Russian School of Math    | 4,100 SF  | 52  | AutoZone                  | 7,655 SF  |
| 27       | Blaze Pizza               | 2,265 SF  | 53  | Animal Medical            | 2,300 SF  |
| 28       | European Wax Center       | 1,285 SF  |     | Center of Pleasanton      |           |

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