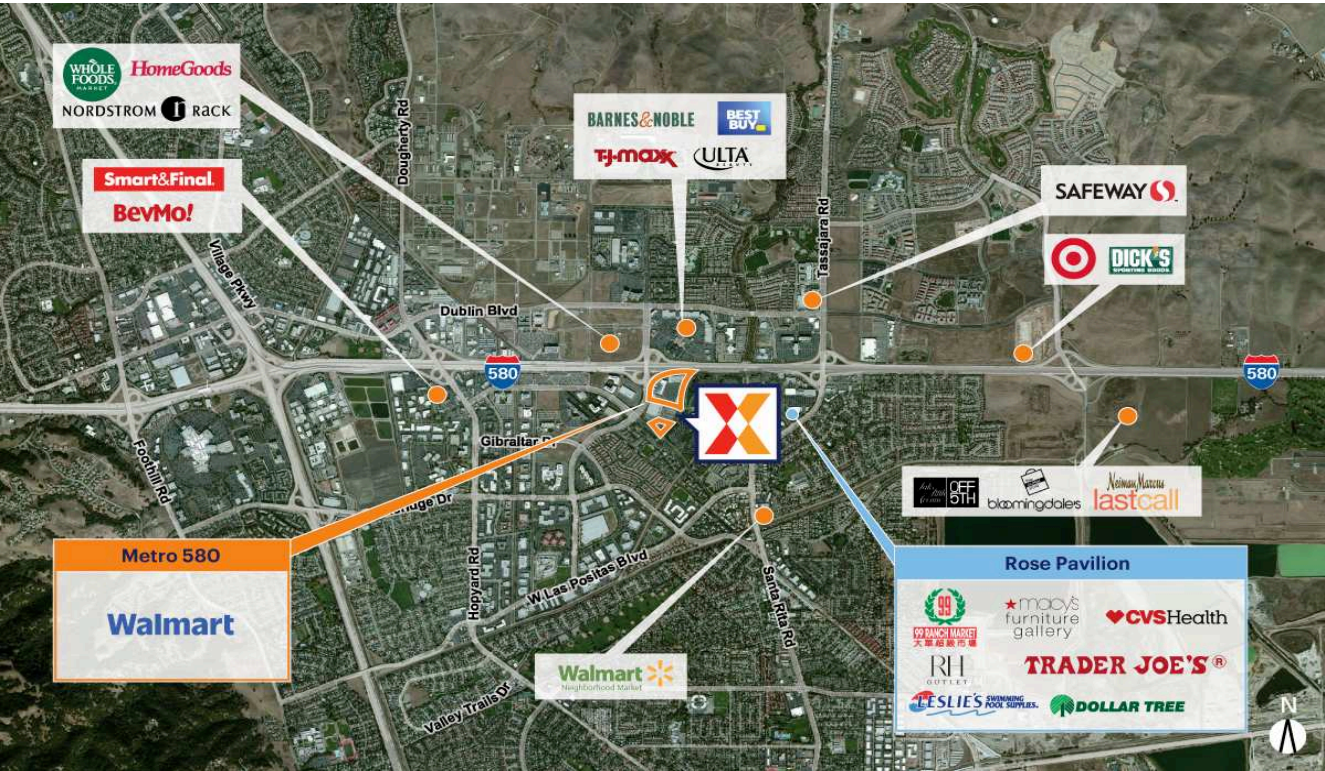


Metro 580

San Francisco-Oakland-Fremont, CA

37.6998, -121.8864
4500 Rosewood Drive | Pleasanton, CA 94588



Center Size: 177,573 SF



Demographics	1 Mile	3 Mile	5 Mile
	21,332	120,240	197,178
	7,218	41,231	66,580
	\$198,959	\$226,042	\$234,934

Highly trafficked Walmart anchored center drawing an estimated 2.4 annual visits (Placer.ai 2024)

Located within the 11M+ SF Hacienda Business Park with more than 650 companies and a daytime population of 156K+ within 3-miles

Surrounded by a dense, affluent, and well-educated population of 120K+ with an average household income of \$226K+ and 68% college educated within a 3-mile radius

High visibility from 230K+ VPD on I-580, 19K+ VPD on Owens Dr, and 29K+ VPD on Hacienda Dr (Kalibrate, 2022)

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Available Space

GND	88,248 SF
03	41,552 SF
05	22,517 SF
09	1,600 SF
10	2,000 SF
12	2,400 SF
13	3,000 SF

Current Retailers

FS1	Denica's Real Food Kitchen	7,256 SF
N.A.P.	Walmart	0 SF
06	Kehkashan Rugs	3,100 SF
07	Arusuvai Virunthu	2,500 SF
08	L&L Hawaiian Barbeque	1,800 SF
11	Sally Beauty Supply	1,600 SF

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