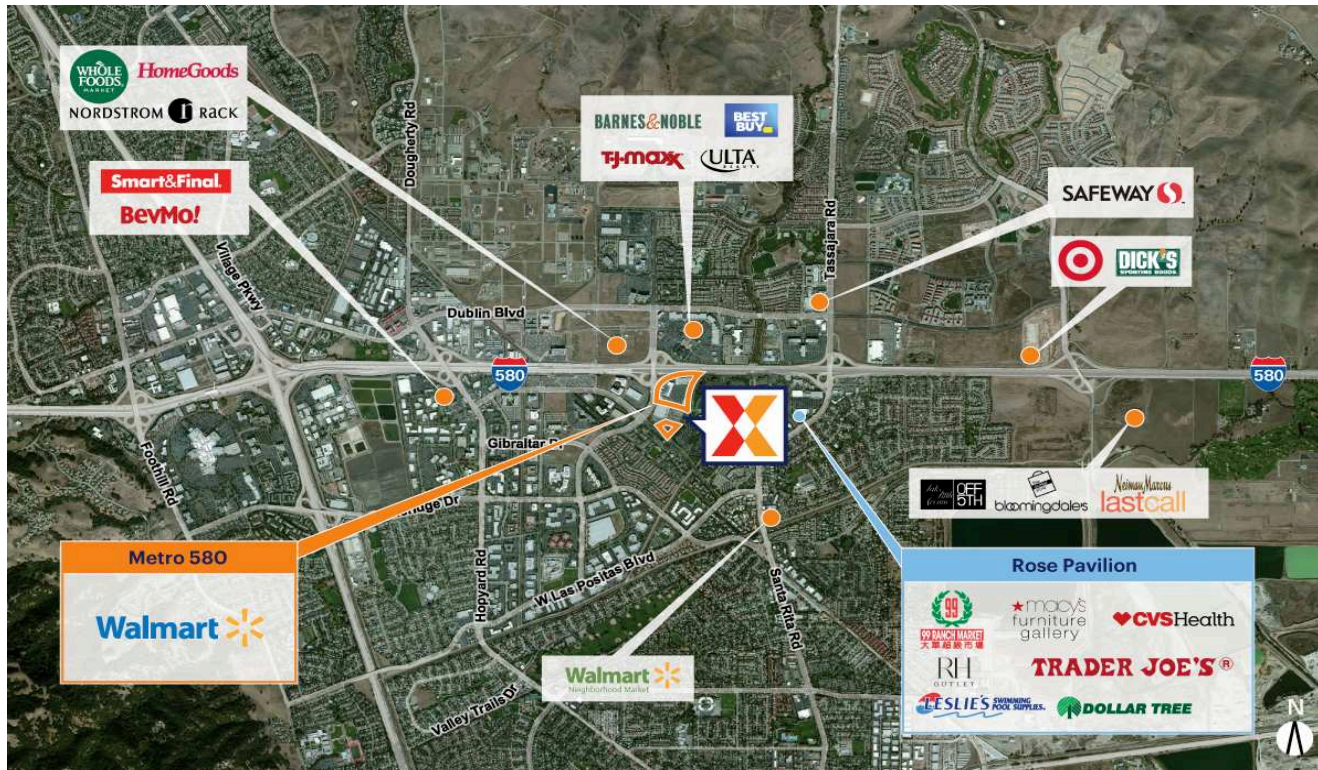


Metro 580

San Francisco-Oakland-Fremont, CA

37.6998, -121.8864

4500 Rosewood Drive | Pleasanton, CA 94588



Center Size: 177,573 SF



Demographics	5 Mile	10 Mile	20 Mile
	197,907	441,524	1,874,401
	66,875	151,362	631,024
	\$194,828	\$189,234	\$153,391

Anchored by Walmart and surrounded by a dense population of 197,000+ with an average household income of \$194,000+ within 5 miles

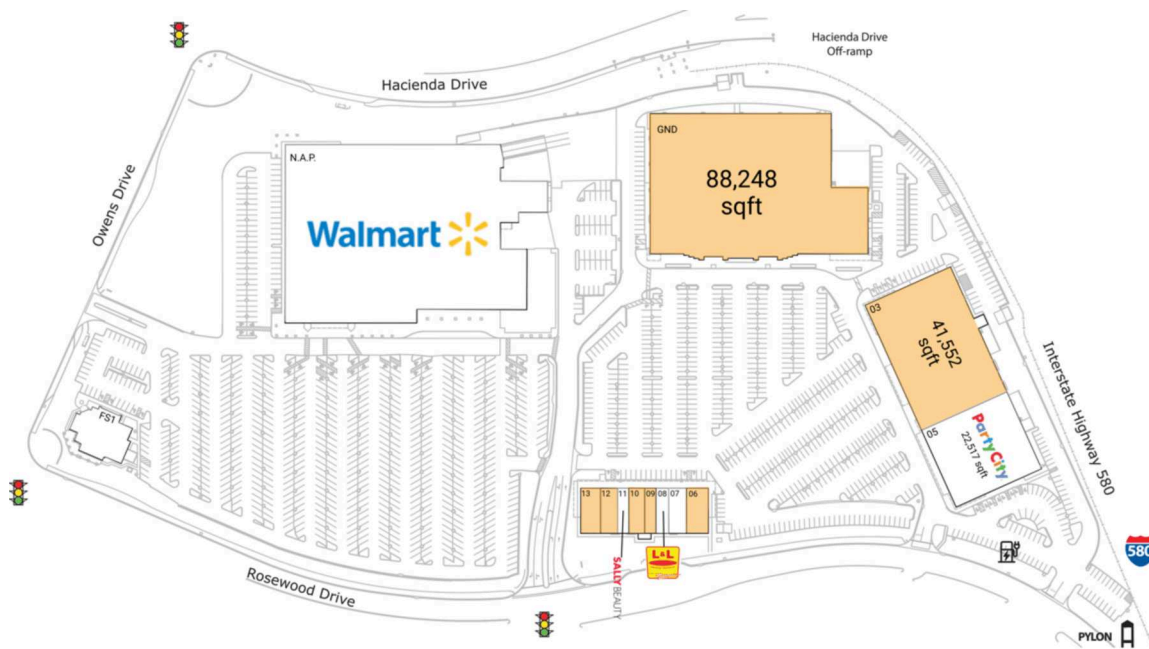
Located within the Hacienda Business Park with more than 475 companies, plus a daytime population of 209,000+ within 5 miles

High visibility from I-580 with 241,000+ VPD and two major freeways connecting the Tri-Valley to the Silicon Valley

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Available Space

GND	88,248 SF
03	41,552 SF
06	3,100 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
05	Party City	22,517 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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