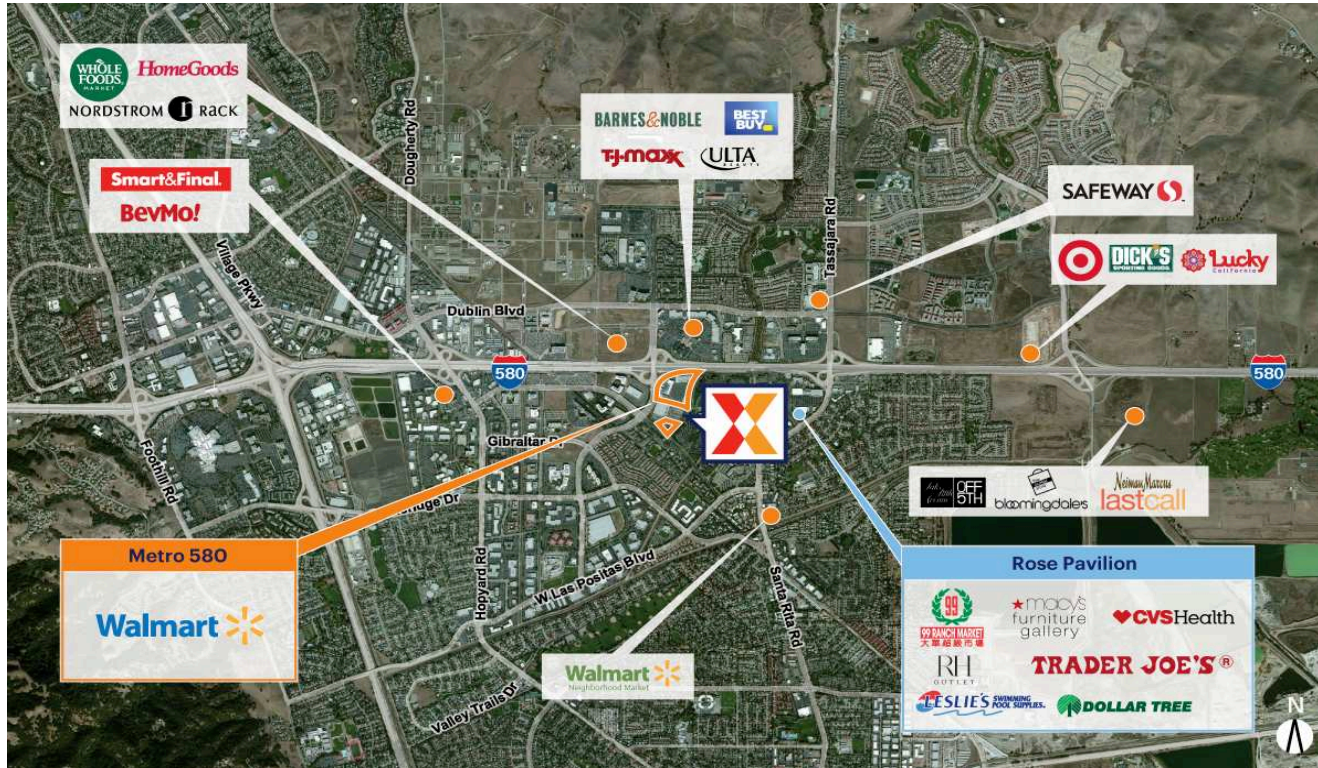


# Metro 580

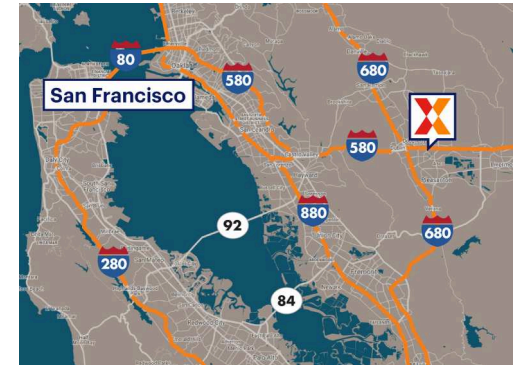
San Francisco-Oakland-Berkeley, CA

37.6998, -121.8864

4500 Rosewood Drive | Pleasanton, CA 94588



Center Size: 177,573 SF



Demographics	5 Mile	10 Mile	20 Mile
	184,935	427,425	1,831,9
	63,921	150,206	630,20
	\$199,216	\$192,978	\$157,4

Surrounded by a dense population of 184,000+ with an average household income of \$199,000+ within 5 miles

Located within the Hacienda Business Park with more than 475 companies, plus a daytime population of 204,000+ within 5 miles

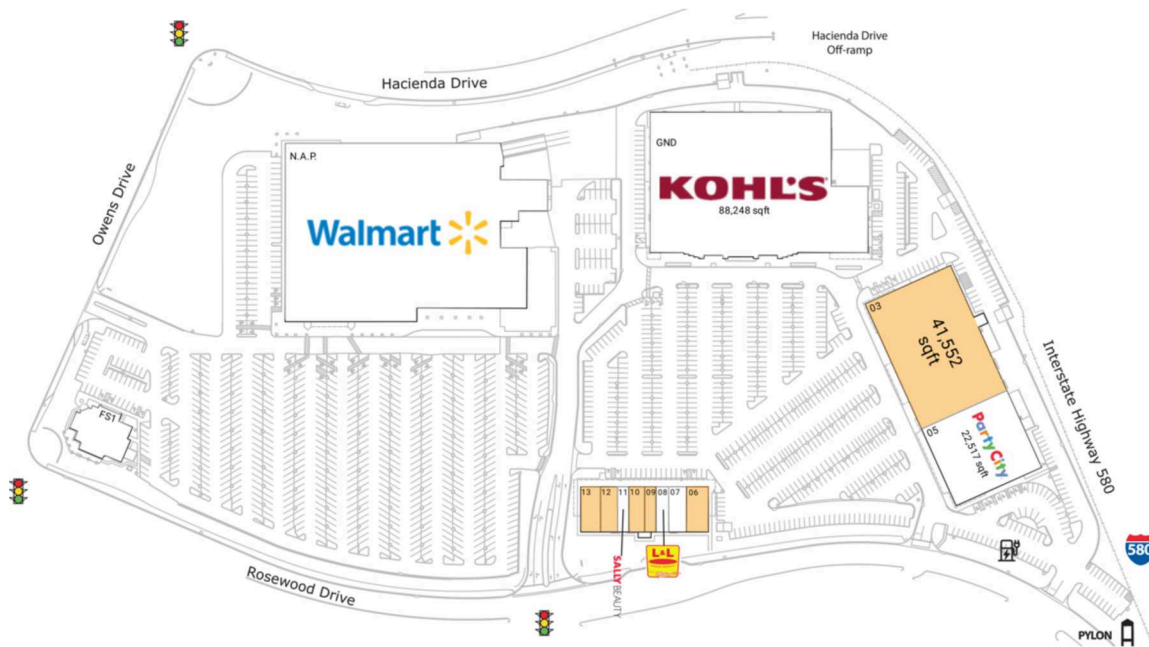
High visibility from I-580 with 241,000+ VPD and two major freeways connecting the Tri-Valley to the Silicon Valley

Anchored by Walmart drawing an estimated 7,300 visits/day and 2.7M visits/year (based on Creditmell)

# Metro 580

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37.6998, -121.8864  
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## Available Space

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
GND	Kohl's	88,248 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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