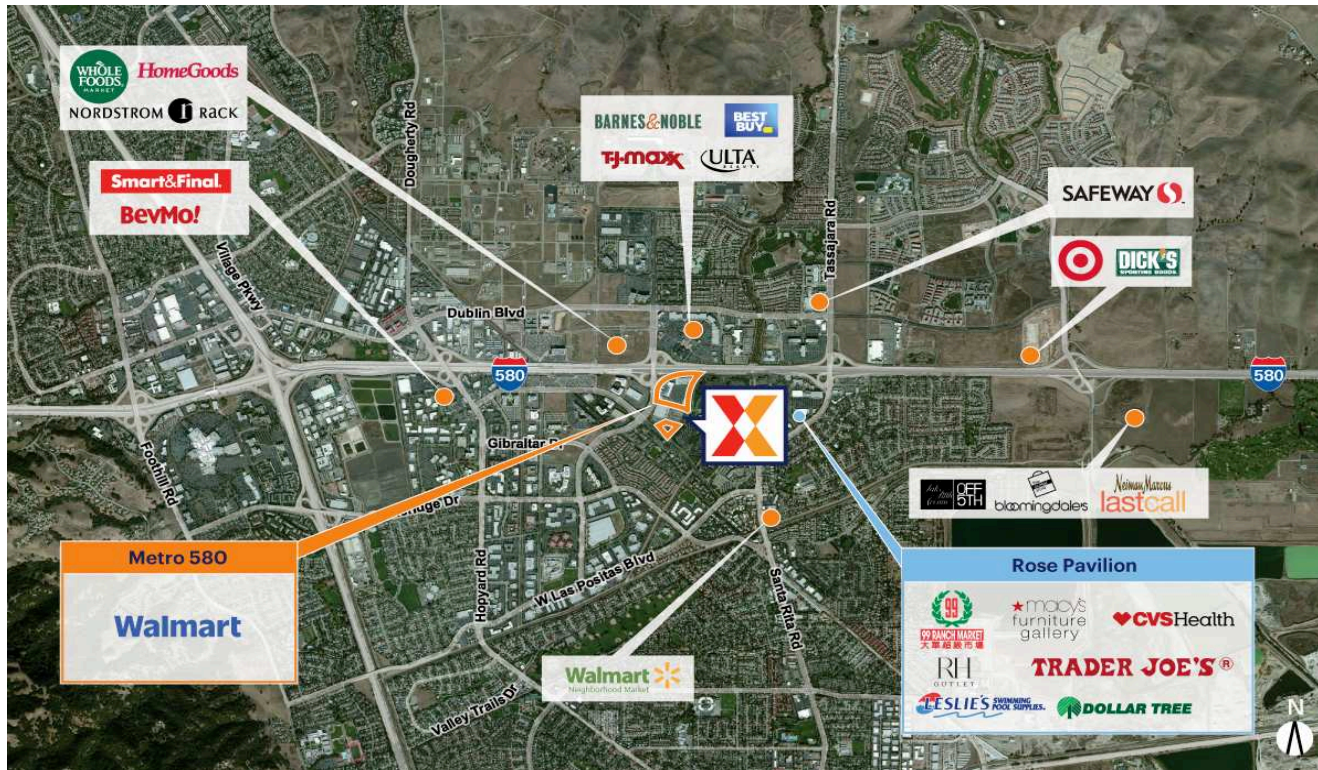


# Metro 580

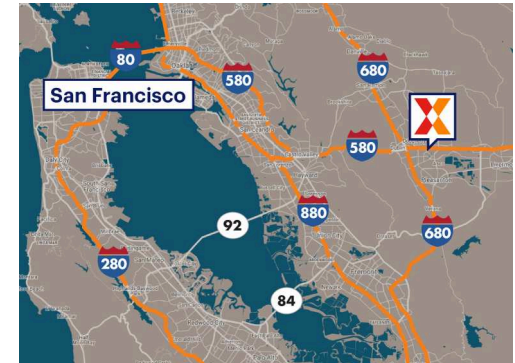
San Francisco-Oakland-Fremont, CA

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

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)

# Metro 580

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37.6998, -121.8864  
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## Available Space

GND	88,248 SF
03	41,552 SF
05	22,517 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
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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