

# Rose Pavilion

San Francisco-Oakland-Berkeley, CA

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



Center Size: 329,421 SF



Demographics	1 Mile	3 Mile	5 Mile
	22,816	105,134	187,334
	8,839	36,704	64,660
	\$175,128	\$189,476	\$198,023

Major anchor renovation with new tower elements, visibility from Santa Rita Road & Rosewood Drive with signage opportunities

Surrounded by a dense population of 105,000+ with an average household income of \$189,000+ within 3 miles

Benefits from high traffic counts and immediate access to I-580 with visibility from 241,000+ VPD

Ideally situated in the Tri-Valley retail hub with a daytime population of 130,000+ within a 3-mile radius

Featuring Starbucks, Blaze Fast Fire'd Pizza, The Kebab Shop and Panda Express. Anchored by Trader Joe's, 99 Ranch Market, Macy's Home Furniture & Restoration Hardware, drawing an estimated 13,300 visits/day and over 4.9M visits/year (based on CreditIntell)

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## Available Space

02	1,688 SF
20	2,983 SF
24	1,400 SF
26	4,100 SF
36	1,178 SF
41	970 SF
45	2,847 SF
1719	3,000 SF

## Current Retailers

FS1	CVS/pharmacy	14,500 SF	27	Blaze Pizza	2,265 SF
FS2	Taco Bell	1,900 SF	28	European Wax Center	1,285 SF
FS3	Certified Tire	5,612 SF		Xushi Bento House	992 SF
FS4	Restoration Hardware	28,550 SF	29	GolfTec	2,113 SF
01	99 Ranch Market	44,939 SF	29A	Zillion Jewels	975 SF
01A	D1 Sports Training	6,000 SF	30	Sharkey's Cuts for Kids	1,005 SF
01B	Starbucks	614 SF	31	The Kebab Shop	2,198 SF
03	Pho Saigon Restaurant	3,352 SF	32	Panda Express	2,285 SF
04	9Round	1,198 SF	33	Wingstop	1,462 SF
05	Sakura Spa	1,094 SF	34	NY Pizza & Pasta	941 SF
06	Soho Hair Salon	1,115 SF	35	Sport Clips	1,223 SF
09	Mach Martial Arts	4,493 SF	37	Baskin-Robbins	1,173 SF
10	Sun Healing Center	540 SF	38	Leslie's Pool Supplies	4,115 SF
11	Macy's Furniture Gallery	48,000 SF	39	Golden State Taqueria	2,366 SF
12	Super Burgers & Breakfast	1,943 SF	39A	China Lounge	4,490 SF
13	The Joint	1,395 SF	40	DaVita Dialysis	9,694 SF
14	Chiropractic		42	Fitness 19	22,994 SF
15	Rosewood Cleaners	1,500 SF	46	Phenix Salon Suites	7,508 SF
16	Gel Nails	818 SF	49A	Pet Supplies Plus	7,508 SF
21	Tri Valley Cash for Gold	924 SF	49B	Dollar Tree	8,000 SF
22	JJ's Threading Salon	1,260 SF	50	Trader Joe's	13,091 SF
23	Total Wine & More	28,530 SF	51	Row House	2,402 SF
25	Mochiholic	1,200 SF	51A	AutoZone	7,655 SF
	iniBurger	1,400 SF	52	Animal Medical Center of Pleasanton	2,300 SF
			53		

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