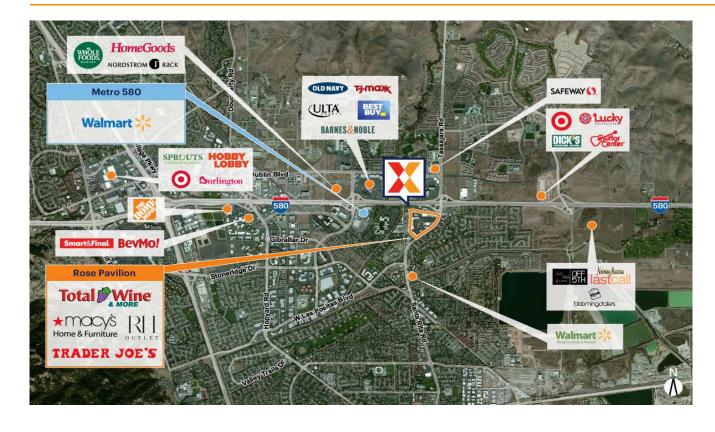
Rose Pavilion

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 Creditntell)

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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	1,285 SF
FS3	Certified Tire	5,612 SF		Center	
FS4	Restoration	28,550 SF	29	Xushi Bento	992 SF
	Hardware			House	
01	99 Ranch Market	44,939 SF	29A	GolfTec	2,113 SF
01A	D1 Sports Training		30	Zillion Jewels	975 SF
01B	Starbucks	614 SF	31	Sharkey's Cuts for	1,005 SF
03	Pho Saigon	3,352 SF		Kids	
	Restaurant		32	The Kebab Shop	2,198 SF
04	9Round	1,198 SF	33	Panda Express	2,285 SF
05	Sakura Spa	1,094 SF	34	Wingstop NY Pizza & Pasta	1,462 SF
06 09	Soho Hair Salon Mach Martial Arts	1,115 SF	35 37		941 SF
10	Sun Healing	4,493 SF 540 SF	38	Sport Clips Baskin-Robbins	1,223 SF 1.173 SF
10	Center	340 SF	39	Leslie's Pool	4,115 SF
11	Macy's Furniture	48.000 SF	33	Supplies	4,115 51
	Gallery	40,000 31	39A	Golden State	2,366 SF
12	Super Burgers &	1.943 SF	5571	Tagueria	2,500 5.
	Breakfast	_,	40	China Lounge	4.490 SF
13	The Joint	1,395 SF	42	DaVita Dialysis	9,694 SF
	Chiropractic		46	Fitness 19	22,994 SF
14	Rosewood	1,500 SF	49A	Phenix Salon	7,508 SF
	Cleaners			Suites	
15	Gel Nails	818 SF	49B	Pet Supplies Plus	7,508 SF
16	Tri Valley Cash for	924 SF	50	Dollar Tree	8,000 SF
	Gold		51	Trader Joe's	13,091 SF
21	JJ's Threading	1,260 SF	51A	Row House	2,402 SF
22	Salon	20 520 65	52	AutoZone	7,655 SF
22	Total Wine & More		53	Animal Medical	2,300 SF
23 25	Mochiholic	1,200 SF		Center of	
25	iniBurger	1,400 SF		Pleasanton	

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