FOR LEASE > 6,888± SF

# Stand-Alone Retail Building in Pleasanton Hopyard Village



3003-3059 HOPYARD ROAD, PLEASANTON, CA





### Highlights

- Wonderful "Town & Country" boutique shopping center
- Surrounded by upscale residential neighborhoods
- Serving Hacienda Business Park and several schools along with the largest East Bay sports park
- Great corner location with approximately 37,700 vehicles per day

## Stand-Alone Retail Building in Pleasanton

## Hopyard Village



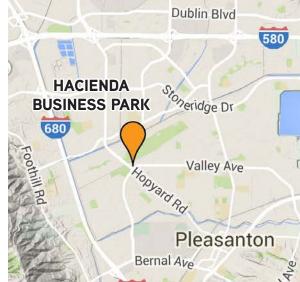




### The Property

Located at the busy intersection of Valley Avenue and Hopyard Road is Hopyard Village, a landmark, boutique shopping center, nestled in the heart of Pleasanton. Its location is next to the sports park with high visibility on two major thoroughfares just off I-680 and the Hacienda Business Park.





#### Demographics (2018)

	1 Mile	3 Mile	5 Mile
Population	16,445	95,728	148,518
Average HH Income	\$209,614	\$180,971	\$184,892
Median HH Income	\$162,862	\$141,220	\$143,046

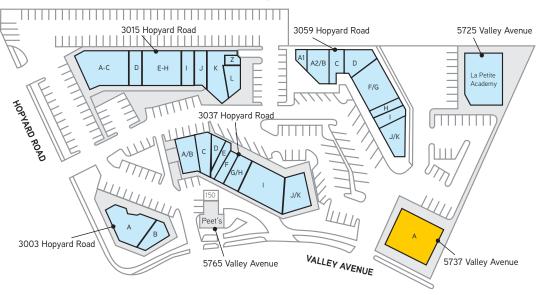
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Pleasanton Sports and Recreation Park (103 Acres)











BUILDING 3003			
Α	Massage Envy		
В	C2 Education		

BUILDING 3015		
A-C	Bill's Café	
D	Edible Arrangements	
E-H	Hopyard Ale House	
I	Expressions Art & Dance	
J	Expressions Art & Dance	
K	Sato Japanese Restaurant	
L	iCandy	

BUILDING 3037		
A/B	All-Star Sports	
С	Bello Pizza	
D	Image Salon & Day Spa	
E	Available	±645 SF
F	Florist	
G/H	Vedas Indian Restaurant	
I	Orthodontist	
J/K	Valley Health Mill	

BUILDING 3059		
A1	Nail Salon	
A2/B	Pleasanton Veterinary Hospital	
С	Specialty Pharmacy	
D	The Coop	
F/G	Chinese Restaurant	
Н	Dry Cleaners	
I	Mr. Pickles	
J/K	Pans on Fire	

BUILDING 572	5	
5725	La Petite Daycare	

BUILDIN	G 5737	
Α	AVAILABLE	±6,888 SF
(Can be demised)		
BUILDIN	G 5765	

BUILDING	5765	
100	Peet's Coffee	
150	State Farm Insurance	



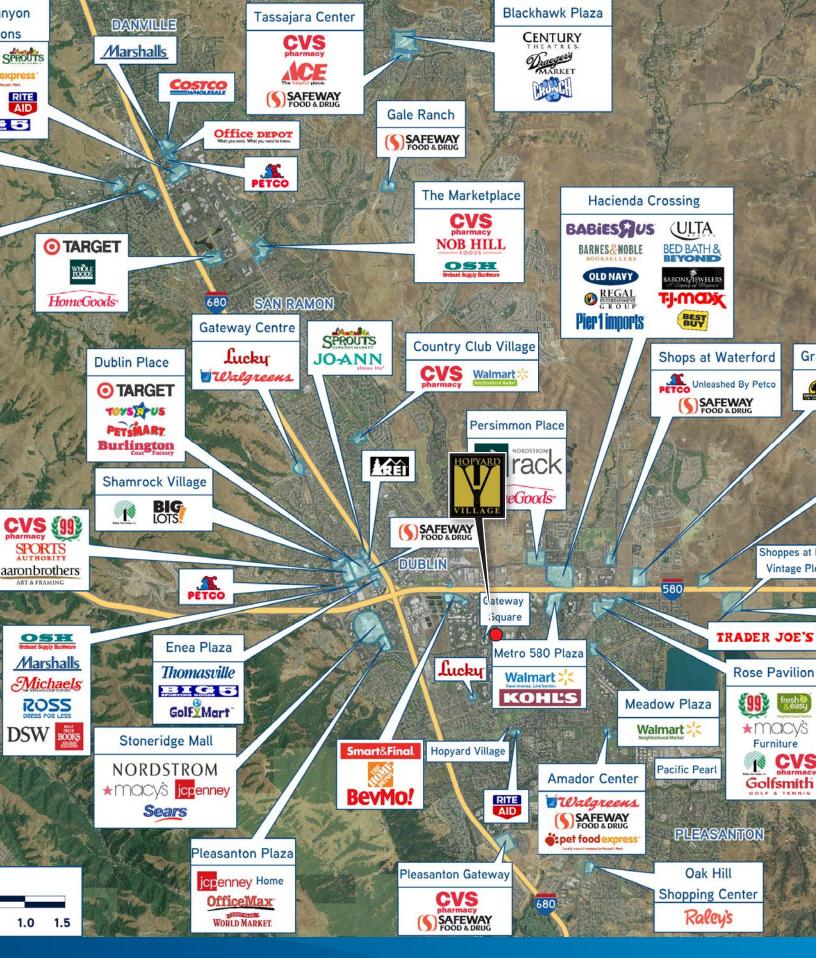












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