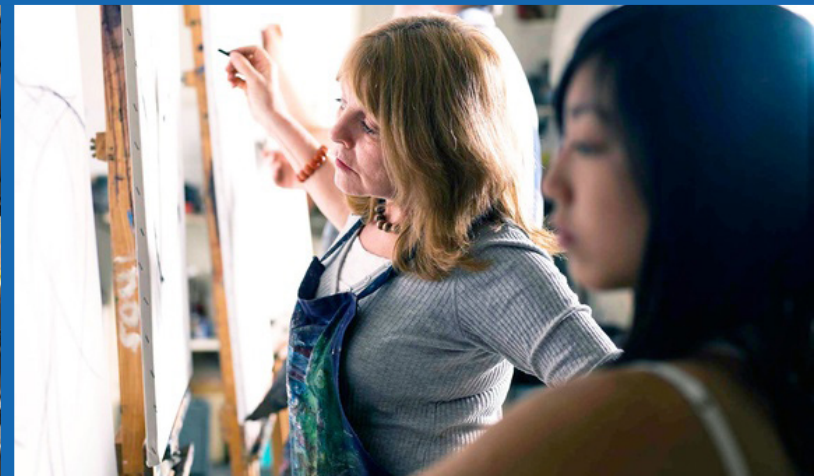


Gateway Square

4801 - 4899 HOPYARD ROAD, PLEASANTON, CA

Colliers
INTERNATIONAL



Gateway Square

4801 - 4899 HOPYARD ROAD, PLEASANTON, CA



LOCATION

- › Major thoroughfare in Pleasanton
- › Corner of Hopyard Road and Stoneridge Drive
- › Easy access to both Highways 580 and 680
- › Walk to BART and hotels & offices



**Located in
the Hacienda
Business Park**

TRAFFIC COUNTS

- › High traffic area with ADT
Hopyard Road: 61,484
Stoneridge Drive: 59,250



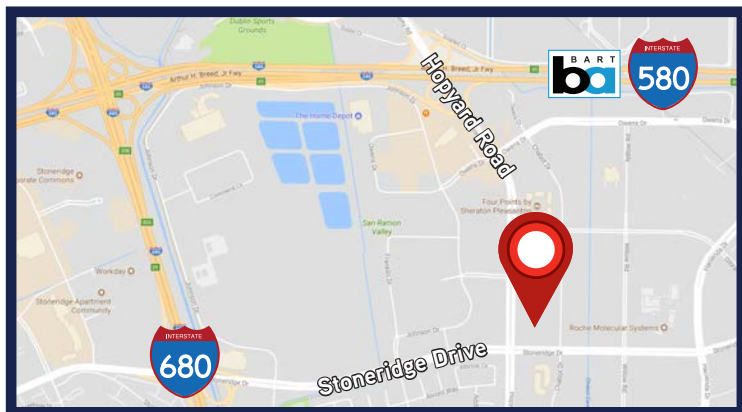
**Easy access to
I-580 & I-680**

SITE DESCRIPTION

- › 88,000 SF open air community center
- › Located in the 875 acre Hacienda Business Park with over 11 million square feet of mixed-use development
- › 550 companies employ over 18,000 people and have over 4,000 residents in the immediate area



**Walking distance
to BART**



DEMOGRAPHICS (2017)

	1 Mile	2 Miles	3 Miles
Daytime Population (2016)	22,301	59,972	80,487
Population	9,050	55,764	113,928
Households	3,245	19,734	39,870
Average HH Income	\$168,078	\$160,709	\$154,918



**Shopping
Center**

CHABOT DRIVE



A	Eddie Papa's	±4,774 SF
B-1	Mark Ballas Dance	±4,000 SF
B-2	Kelly Moore Paints	±6,000 SF
C-1	AVAILABLE*	±2,746 SF
C-3/4	Huntington Learning	±2,523 SF
C-5	City Dry Clean	±1,778 SF
C-6	Umé Sushi	±2,550 SF
C-8/9	AVAILABLE JUNE 1*	±2,410 SF
C-10	Hertz Rental Car	±825 SF
D-1	Intero Chiropractic	±1,650 SF
D-2	Tanning Island	±990 SF
D-3	Professional Nails	±990 SF
D-4	The UPS Store	±1,791 SF
E-1	Aroma & Tapioca Tea & Coffee	±1,367 SF
E-2	AVAILABLE	±1,772 SF
E-3	Bentolicious	±1,441 SF
F-1	OR Park Optometry	±1,658 SF
F-2	The Organic Coup	±3,057 SF
F-10	Maverick's Country Lounge/ Pick 6 Sports Bar	±10,230 SF
F-12	NCAL Computers	±1,239 SF
F-14	Spaceln Art Studio	±1,050 SF
F-15	Purity Day Spa	±600 SF
F-16	Gateway Beauty Salon	±737 SF
F-17	Gateway Dental Care	±996 SF
F-18	Jimmy John's	±1,300 SF
F-19	"Bake a Wish" Bakery	±1,293 SF
F-20	Cheese Steak Shop	±1,391 SF
F-21/22	Apple One Employment	±1,718 SF
F-23	Apple One Employment	±1,433 SF
G-1	Weight Watchers	±1,662 SF
G-2	Gobi Mongolian Grill	±2,594 SF
G-5	AVAILABLE	±1,808 SF
G-6	Expedia Cruiseship Center	±1,400 SF
G-7	Spring Music Academy	±2,837 SF
H-1	GV Montessori & Preschool	±2,825 SF
H-3	GV Montessori & Preschool	±4,000 SF
J	Chili's Restaurant	±6,000 SF

* Please do not disturb tenant.