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



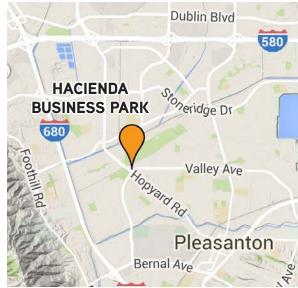
3003-3059 HOPYARD ROAD, PLEASANTON, CA



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

BUILDING 3015

A-C

E-H

D

J

| А | Massage Envy |
|---|--------------|
| В | C2 Education |

Edible Arrangements

Expressions Art & Dance

Sato Japanese Restaurant

Hopyard Ale House

Expressions Art & Dance

Bill's Café

iCandv

| A1 | Nail Salon |
|------|--------------------------------|
| A2/B | Pleasanton Veterinary Hospital |
| С | Specialty Pharmacy |
| D | The Coop |
| F/G | Chinese Restaurant |
| Н | Dry Cleaners |
| 1 | Mr. Pickles |
| J/K | Pans on Fire |





BUILDING 5725

| F72F | |
|------|-------------------|
| 5725 | La Petite Davcare |







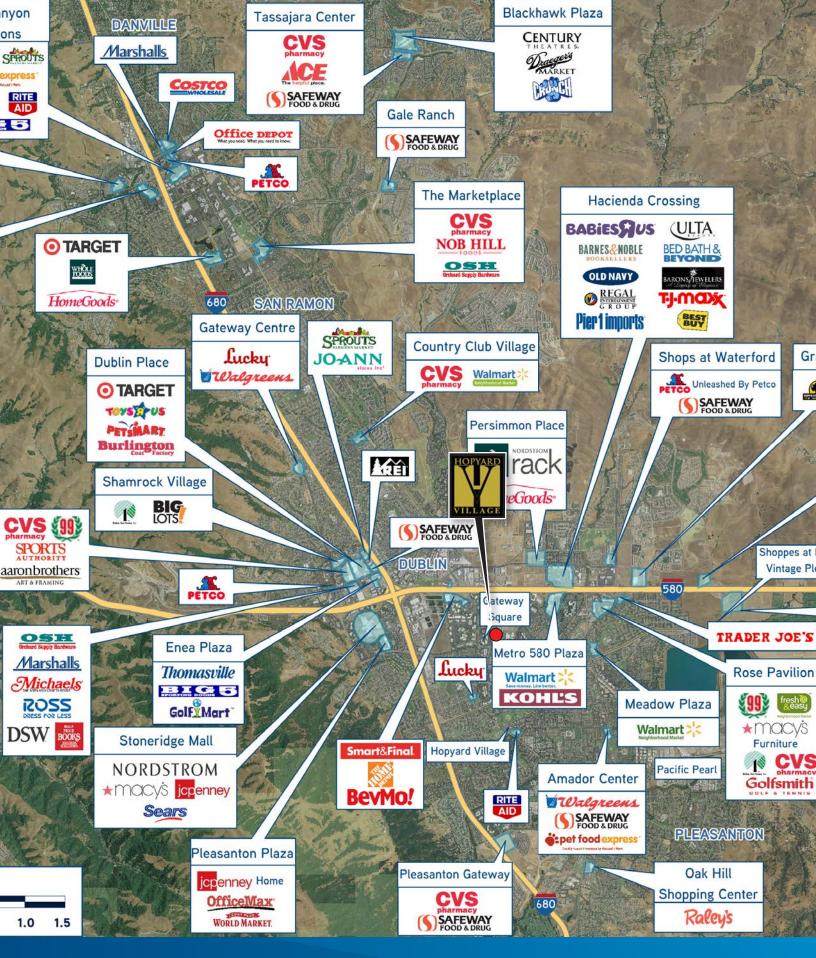
(Can be demised)



| BUILDING | 5765 | |
|----------|----------------------|--|
| 100 | Peet's Coffee | |
| 150 | State Farm Insurance | |



| BUILDING 3037 | | | |
|---------------|-------------------------|---------|--|
| A/B | All-Star Sports | | |
| С | Bello Pizza | | |
| D | Image Salon & Day Spa | | |
| Е | Available | ±645 SF | |
| F | Florist | | |
| G/H | Vedas Indian Restaurant | | |
| 1 | Orthodontist | | |
| J/K | Valley Health Mill | | |



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