

Rose Pavilion

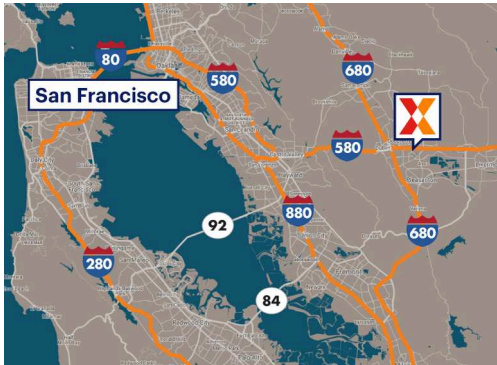
San Francisco-Oakland-Berkeley, CA

37.6986, -121.8754

4225 Rosewood Drive | Pleasanton, CA 94588



Center Size: 328,958 SF



Demographics	1 Mile	3 Mile	5 Mile
	25,102	114,000	198,811
	9,769	39,967	68,935
	\$155,953	\$163,044	\$166,945

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

Surrounded by a dense population of 114,000+ with an average household income of \$163,000+ 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 141,000+ 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 Outlet, drawing an estimated 9,700 visits/day and over 3.5M visits/year

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Available Space

02	1,688 SF
20	2,983 SF

Current Retailers

FS1	CVS/Pharmacy	14,500 SF	29	Xushi Bento House	992 SF
FS2	Oil Changers	1,737 SF	29A	GolfTec	2,113 SF
FS3	Certified Tire	5,612 SF	30	Miyuko Nail Salon	975 SF
FS4	Restoration Hardware	28,550 SF	31	Sharkey's Cuts For Kids	1,005 SF
01	99 Ranch Market	44,939 SF	32	The Kebab Shop	2,198 SF
01A	Furniture Outlet	6,000 SF	33	Panda Express	2,285 SF
01B	Starbucks	614 SF	34	Taco Bell Express	1,462 SF
03	Pho Saigon Restaurant	3,352 SF	35	NY Pizza & Pasta	941 SF
04	9Round	1,198 SF	36	The Cigar Parlor	1,178 SF
05	Zen Wellness	1,094 SF	37	Sport Clips	1,223 SF
06	Soho Hair Salon	1,115 SF	38	Baskin-Robbins	1,173 SF
07	Enterprise-Rent-A-Car	1,013 SF	39	Leslie's Swimming	4,115 SF
08	Kasper's	1,080 SF	39A	Pool Supplies	
09	Mach Martial Arts	2,400 SF	40	Golden State Taqueria	2,366 SF
10	Sun Healing Center	540 SF	41	China Lounge	4,490 SF
11	Macy's Furniture Gallery	48,000 SF	42	Simply Greek	970 SF
12	Super Burgers & Breakfast	1,943 SF	45	Satellite Healthcare	9,694 SF
13	The Joint	1,395 SF	46	King Kong Comics	2,847 SF
14	Rosewood Cleaners	1,500 SF	49A	And Games	
15	Gel Nails	818 SF	50	Fitness 19	22,994 SF
16	Tri Valley Cash For Gold	924 SF	51	Phenix Salon Suites	7,508 SF
21	JJ's Threading Salon	1,260 SF	51A	Pet Supplies Plus	7,508 SF
22	Total Wine & More	28,530 SF	52	Dollar Tree	8,000 SF
23	Westea Cafe	1,200 SF	53	Trader Joe's	13,091 SF
24	Jenny Craig	1,400 SF	51A	Row House	2,402 SF
25	IniBurger	1,400 SF	52	AutoZone	7,655 SF
26	Academic Plus	4,100 SF	53	Animal Medical Center Of Pleasanton	2,300 SF
27	Blaze Pizza	2,265 SF	1719	HSBC Bank	3,000 SF
28	Cookies By Design	1,285 SF			