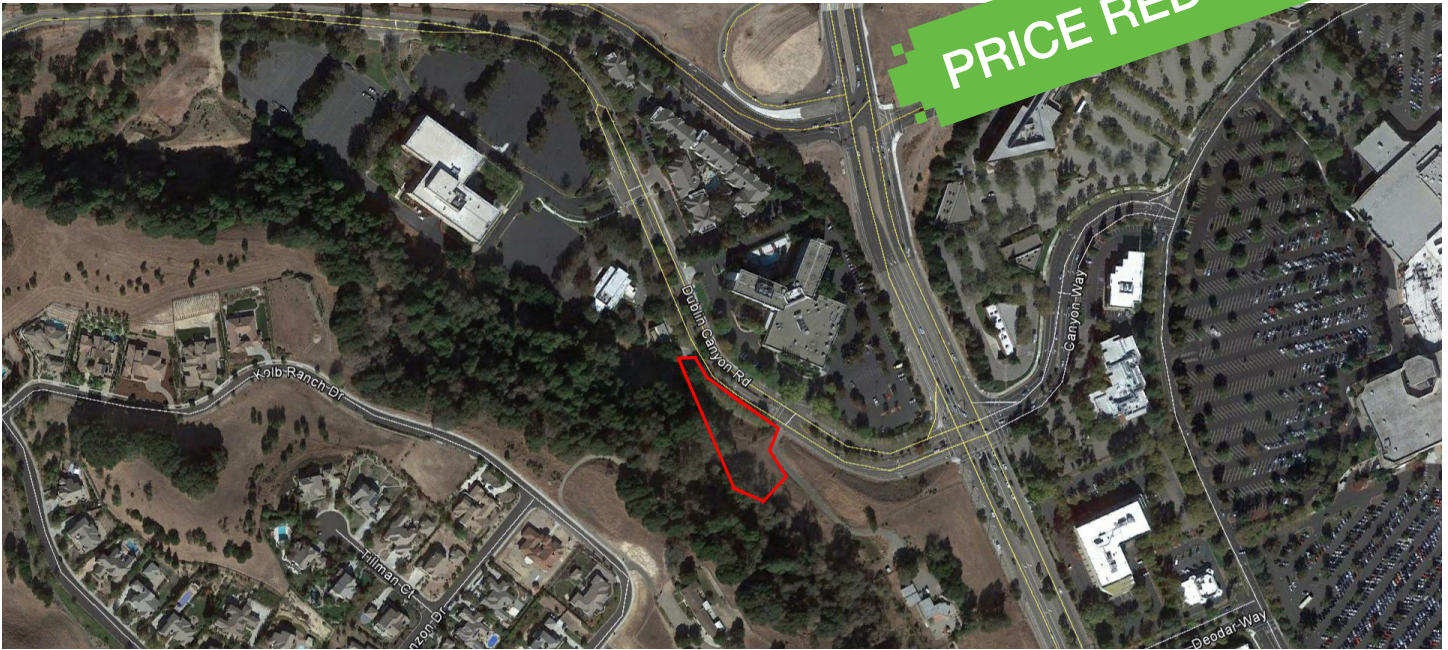


# LAND FOR SALE

±0.80 ACRES ON DUBLIN CANYON ROAD  
PLEASANTON, CA 94588

PRICE REDUCTION

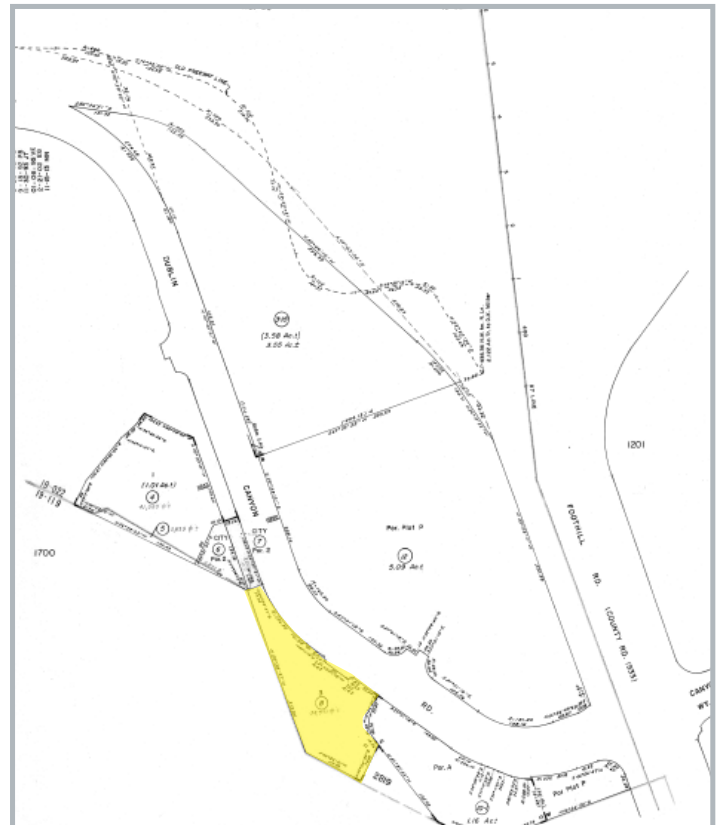
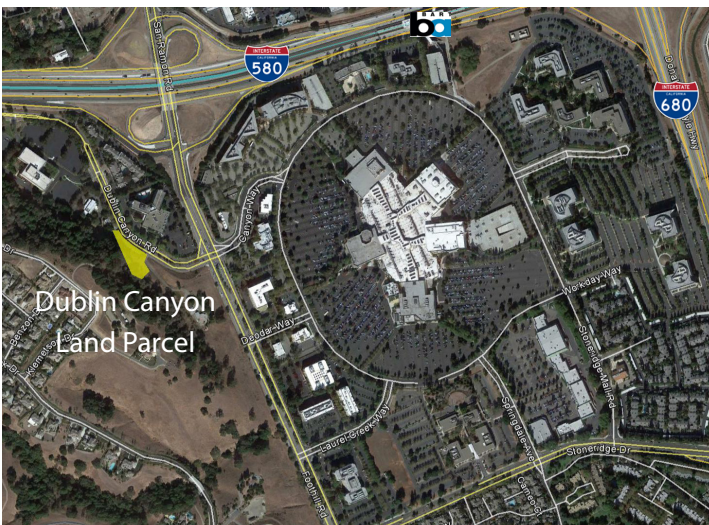


## PROPERTY HIGHLIGHTS

- APN 941-1710-8
- ±34,971 square feet (±0.8028 acres)
- Zoning: PUD-C-O
  - PUD Commercial Office
- Uses allowed under current zoning
  - Administrative/business/professional offices
  - Medical/dental/clinics
- Price reduction: \$599,000 \$499,000

## LOCATION HIGHLIGHTS

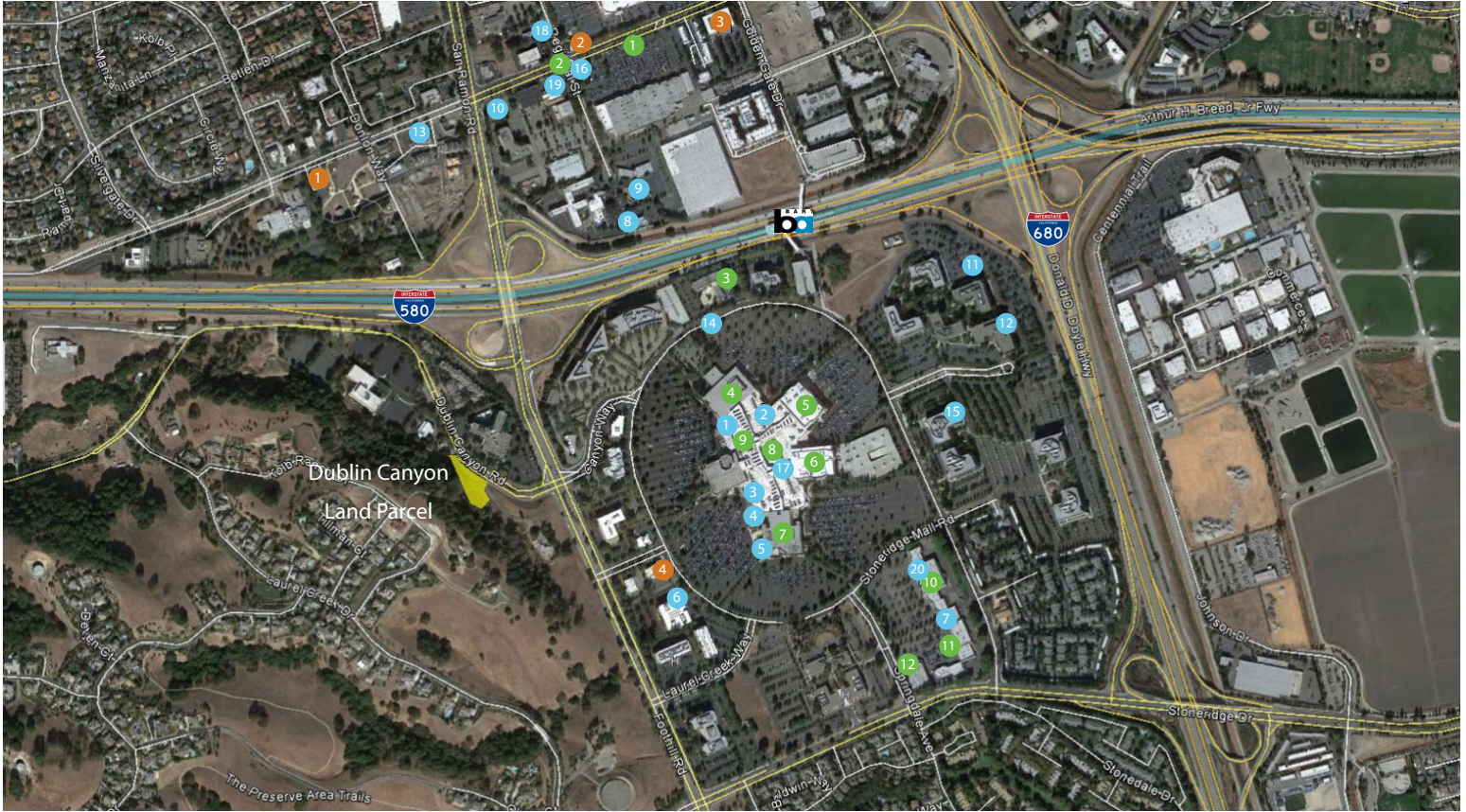
- Direct access to I-580 and I-680
- Walking distance to BART
- Excellent eastern views of Pleasanton
- Located across from Stoneridge Mall Road



**ROBERT VANCE**  
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## AREA AMENITIES

### COFFEE/RESTAURANTS

- 1 Baja Fresh Mexican Grill
- 2 McDonald's
- 3 California Pizza Kitchen
- 4 The Cheesecake Factory
- 5 P. F. Chang's China Bistro
- 6 Atrium Cafe
- 7 Togo's
- 8 Outback Steakhouse
- 9 Willow Tree
- 10 Hooters
- 11 Hershey Co.
- 12 Wall Street Cafe
- 13 Frankie, Johnnie & Luigi, Too!
- 14 Anderson Bakery
- 15 Specialty's Cafe & Bakery
- 16 Burger King
- 17 Starbucks
- 18 Cafe Tapioca
- 19 Starbucks
- 20 Planet Fresh Gourmet Burritos

### BANKS

- 1 U.S. Bank
- 2 Citibank
- 3 Chase Bank
- 4 Wells Fargo

### STORES

- 1 Ross Dress For Less
- 2 Marshall's
- 3 Macy's
- 4 JCPenney
- 5 Nordstrom
- 6 Sears
- 7 Macy's
- 8 Motherhood Maternity
- 9 Pottery Barn
- 10 JCPenney
- 11 Cost Plus
- 12 Office Max

## • Dublin Canyon Road: 8,600 DEMOGRAPHICS

- 1.9 Million people in the Bay Area have a bachelor's degree or higher
- East Bay (Alameda & Contra Costa Counties) represent 58% of all Bay Area degree earners

## AVERAGE DAILY TRAFFIC COUNTS

- Foothill Road: 41,200



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