

# FREESTANDING RETAIL/MEDICAL/OFFICE BUILDING | PLEASANTON, CA

5737 Valley Avenue At Hopyard Road And Valley Avenue



## ROBIN NEWTON

Dir: 925.413.7613

robin.newton@tricommercial.com

CalDRE #01298897

## PATRIC DAVIS

Dir: 925.519.9999

patric.davis@tricommercial.com

CalDRE #01193278

# RARE FREESTANDING ±6,888 SF RETAIL/ MEDICAL/OFFICE BUILDING PLEASANTON, CA

5737 VALLEY AVE  
Hopyard Village



## PROPERTY OVERVIEW

Available SF: 6,888 SF

Lease Rate: Call For Pricing

## "TOWN & COUNTRY" BOUTIQUE SHOPPING CENTER

Great corner location

Adjacent to and providing amenities for Hacienda Business Park, one of Northern California's largest business parks, employing approximately 35,000 people.

## PROPERTY HIGHLIGHTS

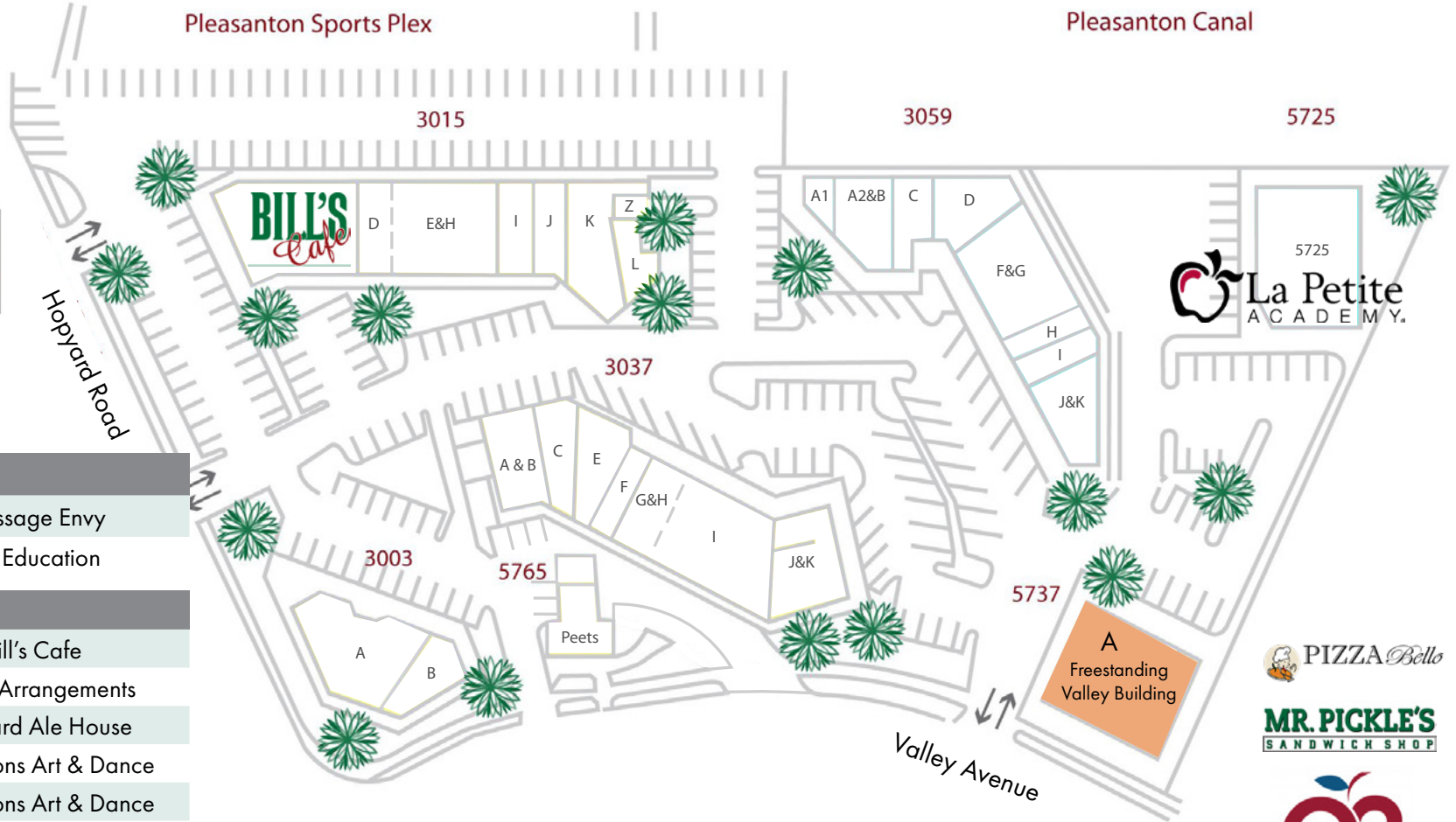
- Ideal for Retail/Medical/Service Users
- Surrounded by upscale residential neighborhoods
- Seeking real estate offices, title, financial institutions, and retail uses including medical
- Bright and light glass-lined interior

# RARE STAND ALONE RETAIL SERVICE BUILDING IN PLEASANTON



**VALLEY BUILDING**





**Building 3003**

A	Massage Envy
B	C2 Education

**Building 3015**

A-C	Bill's Cafe
D	Edible Arrangements
E-H	Hopyard Ale House
I	Expressions Art & Dance
J	Expressions Art & Dance
K	Sato Japanese Restaurant
L	Available   985 SF

**Building 3037**

A/B	All-Star Sports
C	Pizza Bello
D	Image Salon & Day Spa
E	Gold N Time
G/H	Vedas Indian Restaurant
I	Orthodontist
J/K	Valley Health Mill

**Building 3059**

A1	Nail Salon
A2/B	Pleasanton Veterinary Hosp.
C	Specialty Pharmacy
D	The Coop
F/G	Chinese Restaurant
H	Dry Cleaners
I	Mr. Pickles
J/K	Available Soon   1,973 SF

**Building 5725**

5725	La Petite Daycare
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**Building 5737**

A	AVAILABLE   6,888 SF
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**Building 5765**

100	Peet's Coffee
150	State Farm Insurance





**THE HOME DEPOT** **BevMo!** **Smart&Final** **IN-N-OUT BURGER**

**HACIENDA CROSSINGS**  
**BED BATH & BEYOND** **TILLYS** **BEST BUY**  
**BARNES & NOBLE** **TJ-MAXX** **REGAL CINEMAS** **STARBUCKS**

**FALLON GATEWAY**  
**Target** **DICK'S SPORTING GOODS** **RESTAURANT BREWHOUSE** **TAMORA**

**SAN FRANCISCO PREMIUM OUTLETS**  
**OFF 5TH** **TOMMY HILF** **BANANA REPUBLIC FACTORY STORE**  
**kate spade NEW YORK** **NikeFactoryStore** **THE NORTH FACE**

**DUBLIN PLACE**  
**CVS pharmacy** **99** **Target** **WALGREENS** **KREI**

**PERSIMMON PLACE**  
**Habit** **WHOLE FOODS** **NORDSTROM** **rack**  
**HomeGoods**

**METRO 580**  
**KOHL'S** **Walmart**



**HACIENDA BUSINESS PARK**

**HOPYARD VILLAGE**

**ROSE PAVILION**  
**99** **CVS pharmacy** **Total Wine** **Ruca Zeno**

**STONERIDGE SHOPPING CENTER**  
**Apple Store** **POTTERY BARN** **Cheesecake Factory**  
**JCPenney** **FOREVER 21**  
**macy's** **NORDSTROM** **H&M**



**AMADOR CENTER**  
**Walgreens**

**DOWNTOWN PLEASANTON**

**PLEASANTON GATEWAY**  
**Walgreens** **CVS pharmacy** **MIKE'S BIKES**

**LIVERMORE**

# RARE STAND ALONE RETAIL SERVICE BUILDING IN PLEASANTON



## POPULATION

	1 MILE	3 MILE	5 MILE
Population	16,145	96,623	156,993
Median Age	44.6	40.1	39.2
Average Household Income	\$209,065	\$182,037	\$187,276
Bachelor's Degree or Greater	64.2%	62.4%	61.6%

Great Street Visibility:  
32,600 AADT on Hopyard Rd &  
13,300 AADT on Valley Ave

