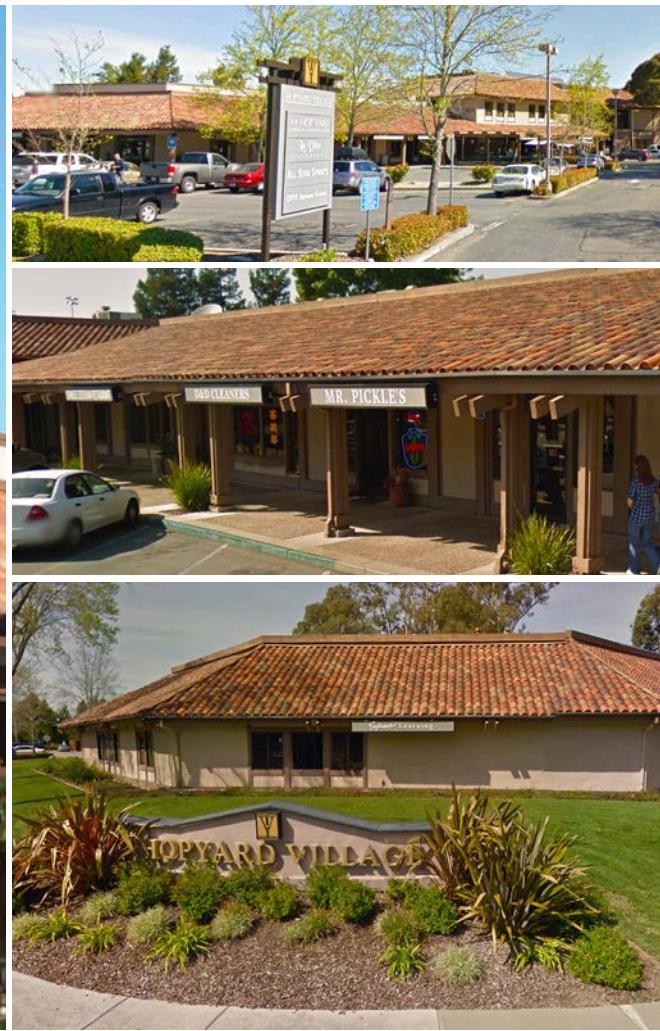


FOR LEASE > 1,750 - 3,500± SF RETAIL SPACE AVAILABLE

Pleasanton, CA

Hopyard Village

3003-3059 HOPYARD ROAD, PLEASANTON, CA



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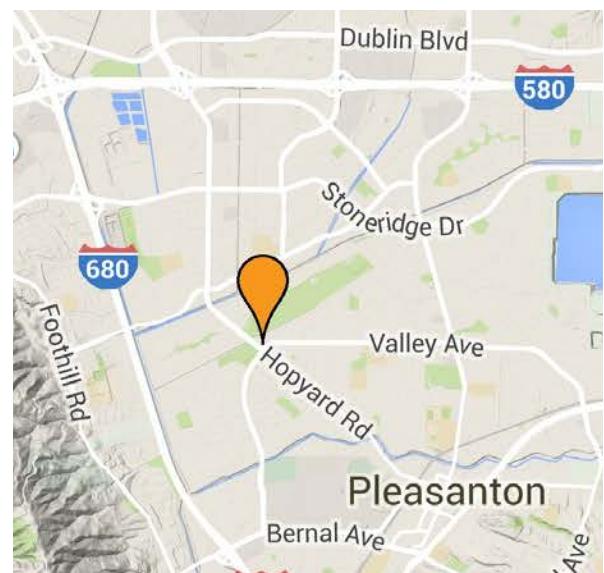


The Property

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.

Highlights

- High daytime population of 16,000± employees and 475 companies comprising 875 acres
- Near schools and one of the largest recreational sports parks in the East Bay
- Great corner location with approximately 34,000 vehicles per day



Demographics

	1 Mile	3 Mile	5 Mile
Population	15,702	88,109	138,308
Average HH Income	\$153,578	\$133,875	\$139,308
Median HH Income	\$127,343	\$106,717	\$110,195

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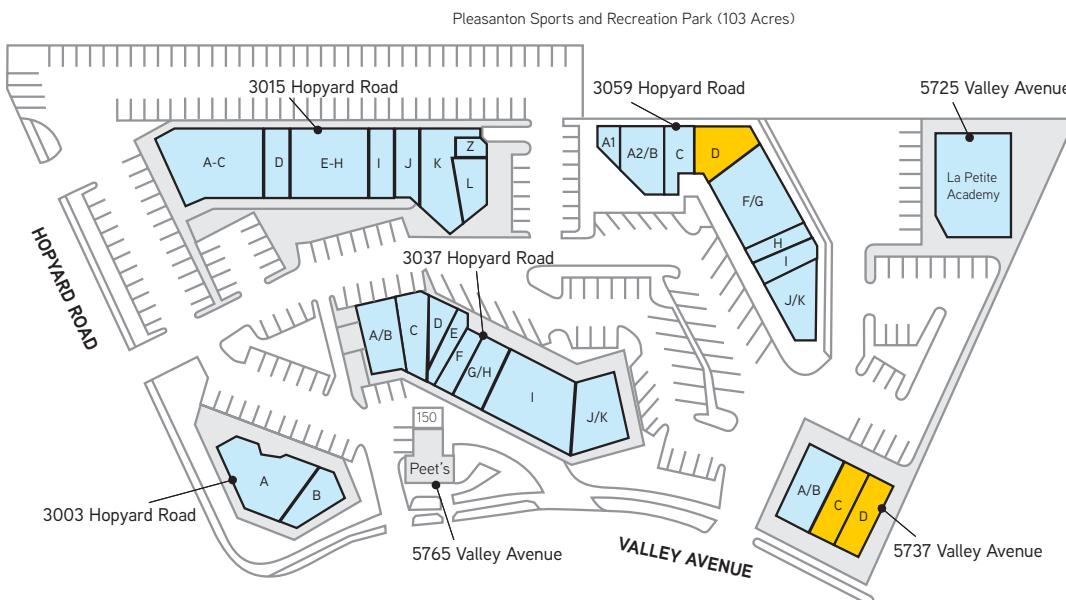
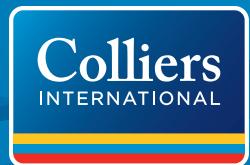
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BUILDING 3003

A	Massage Envy
B	C2 Education

BUILDING 3015

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

BUILDING 3037

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

BUILDING 3059

A1	Nail Salon	
A2/B	Pleasanton Veterinary Hospital	
C	Zen Fitness	
D	AVAILABLE	±3,132 SF
F/G	Chinese Restaurant	
H	Dry Cleaners	
I	Mr. Pickles	
J/K	Pans on Fire	

BUILDING 5725

5725	La Petite Daycare
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BUILDING 5737

A/B	Play-Well	
C	AVAILABLE	±1,750 SF
D	AVAILABLE	±1,750 SF

BUILDING 5765

100	Peet's Coffee
150	State Farm Insurance



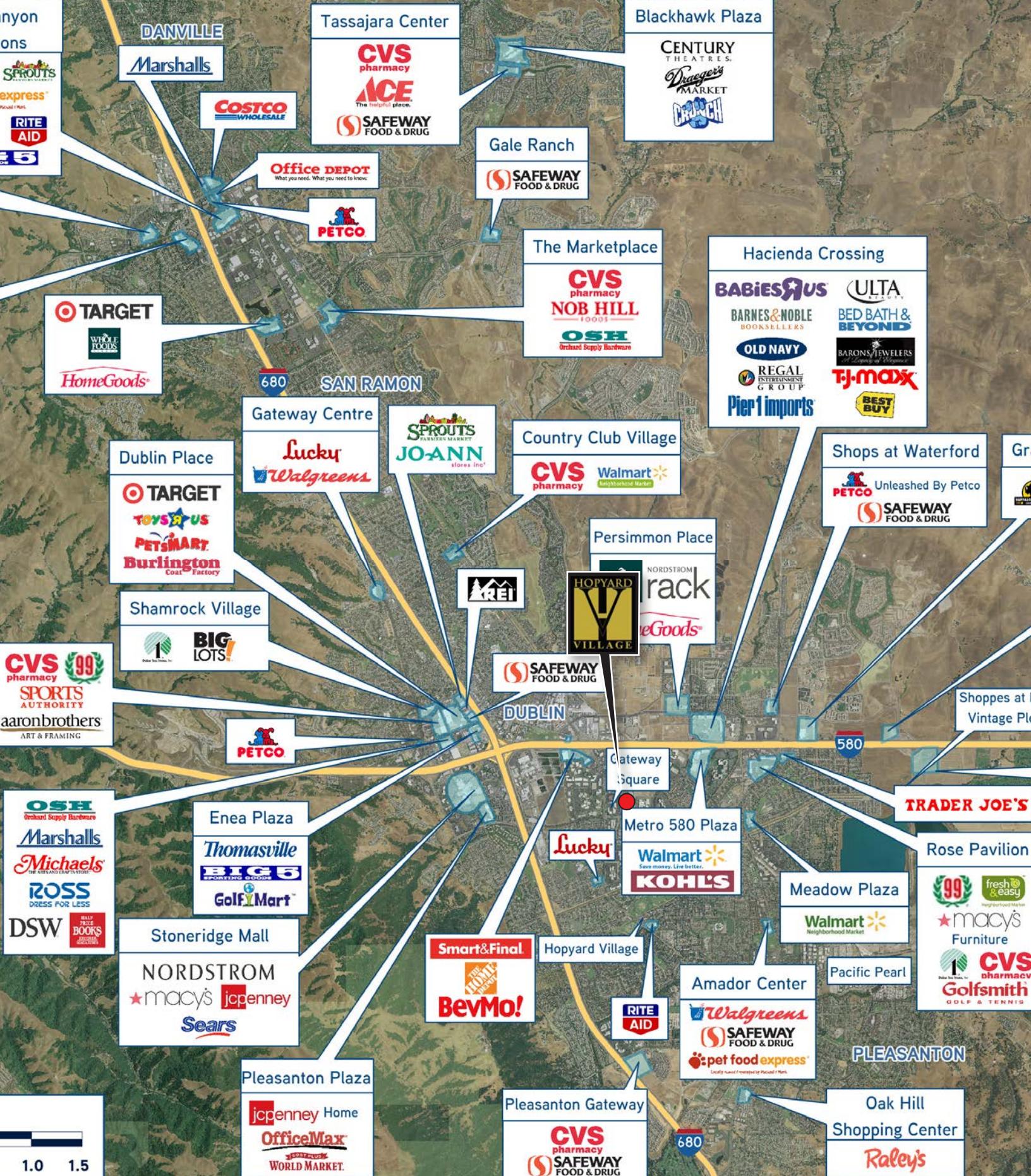
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