

# RETAIL SPACES AVAILABLE @ OAK HILLS SHOPPING CENTER 5410-5480 SUNOL BOULEVARD, PLEASANTON



## DETAILS:



AVAILABLE  
1,954± SF - 1,961± SF

JESSICA MAUSER

LIC.ID #01728720

[jmauser@lee-associates.com](mailto:jmauser@lee-associates.com)

925.737.4168

MARK RINKLE

LIC.ID #01512632

[mrinkle@lee-associates.com](mailto:mrinkle@lee-associates.com)

925.737.4145

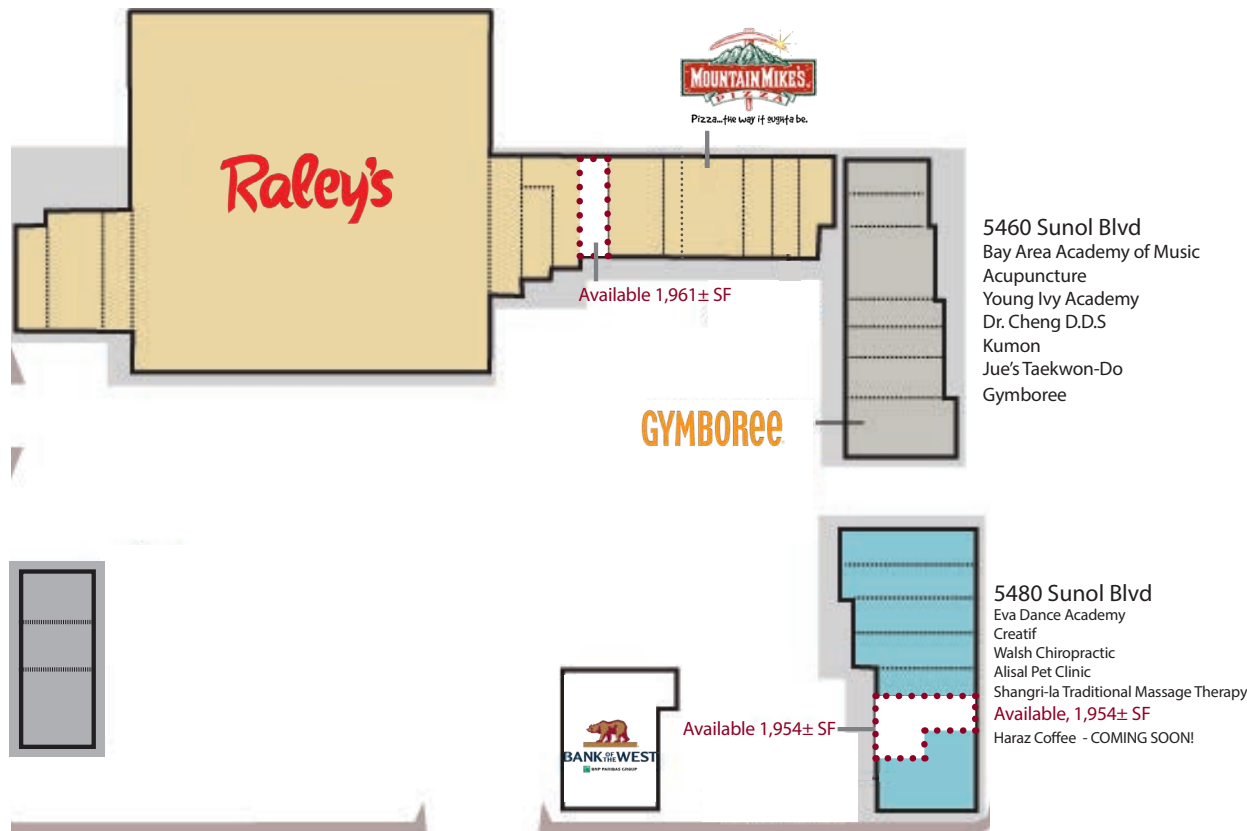
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COMMERCIAL REAL ESTATE SERVICES

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RETAIL**  
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# OAK HILLS SHOPPING CENTER - PLEASANTON

## CURRENT AVAILABILITY

- 1,954± SF - 1,961± SF available
- Easy ingress/egress, multiple signals and curb cuts to access the center from all directions
- End cap space available
- Anchored by Raley's featuring Peet's Coffee
- Cotenants include: Bank of the West, Mountain Mike's Pizza, Jim's Country Restaurant and Gymboree
- Within two miles of the gated "Castlewood Residential Community" and private country club



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

5000 Pleasanton Ave., Suite 220 | Pleasanton, CA 94566 | 925-460-6200 | [lee-associates.com/pleasanton/](http://lee-associates.com/pleasanton/)

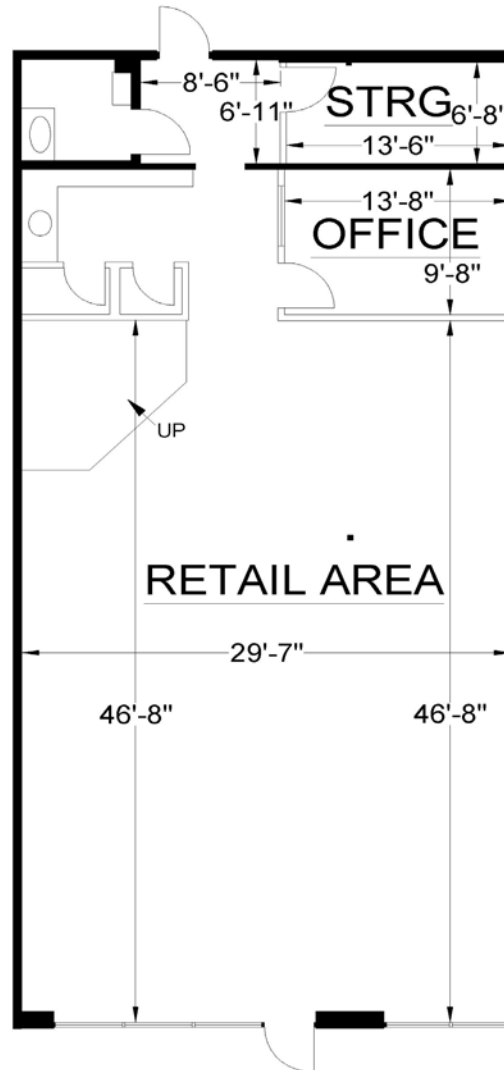
# OAK HILLS SHOPPING CENTER - PLEASANTON

## FLOOR PLAN

5424 Sunol Blvd.

Suite 4 - 1,961± SF

- Available July 1, 2026
- \$2.75/sf/month NNN plus \$.63/sf/month NNN's



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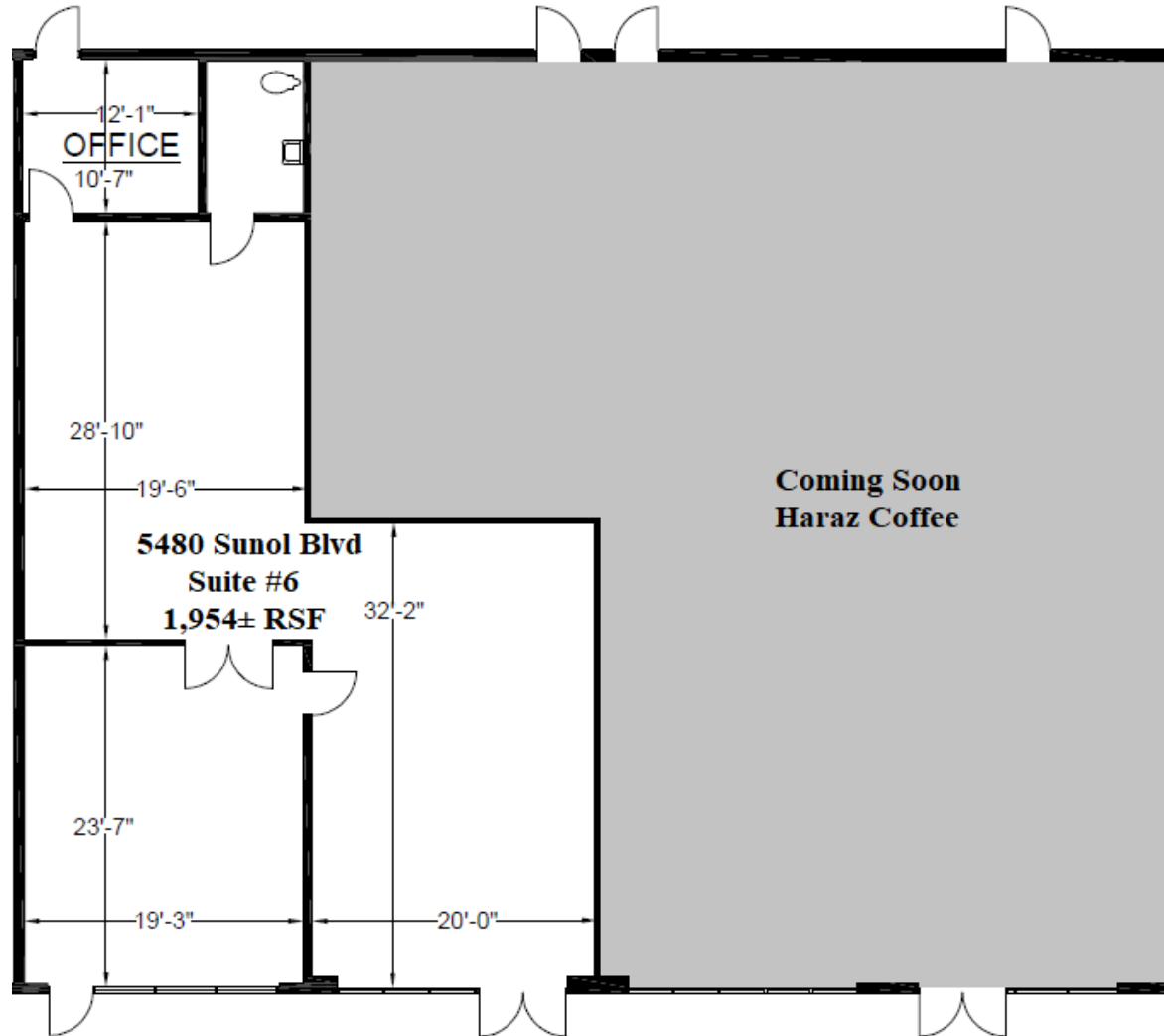
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# OAK HILLS SHOPPING CENTER - PLEASANTON

## FLOOR PLAN

5480 Sunol Blvd.  
Suite 6 - 1,954± SF



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jmauser@lee-associates.com  
925.737.4168

MARK RINKLE  
LIC.ID #01512632  
mrinkle@lee-associates.com  
925.737.4145

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**LEE RETAIL**  
LEE & ASSOCIATES

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# OAK HILLS SHOPPING CENTER - PLEASANTON

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,552	60,628	115,072
DAYTIME POPULATION	6,465	30,131	63,491
AVERAGE HH INCOME	\$126,075	\$136,655	\$139,353



BERNAL AVENUE

SUNOL BLVD.

OAK HILLS  
SHOPPING  
CENTER

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