

SHELBY SWANSON | (408) 400-3879
STEPHEN RUSHER | (408) 400-3555



Unit 155
±800 SF

Unit 135
±540 SF

Unit 110
±5,600 SF

LAVENDER
OASIS
NAIL SALON

AJU THE SPA

POSTAL ANNEX
YOUR HOME OFFICE

GROCERY OUTLET
bargain market



CURRY
PIZZA
HOUSE

Wayne's
Sushi Bistro

Little Flowers
Montessori



BERNAL AVENUE 12,400 ADT

Retail Spaces Available
For Lease & Anchored by



VINTAGE HILLS
SHOPPING CENTER
3500 Bernal Avenue, Pleasanton, CA 94566

PROJECT HIGHLIGHTS



Grocery anchored shopping center located at the entrance to Pleasanton



Strong suburban demand within the immediate trade area



Ample parking



Seeking a wide variety of uses including: QSR, personal services, financial services & more

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,313	67,622	172,662
Avg. HH Income	\$221,801	\$237,954	\$231,835
Daytime Population	13,146	74,599	192,196

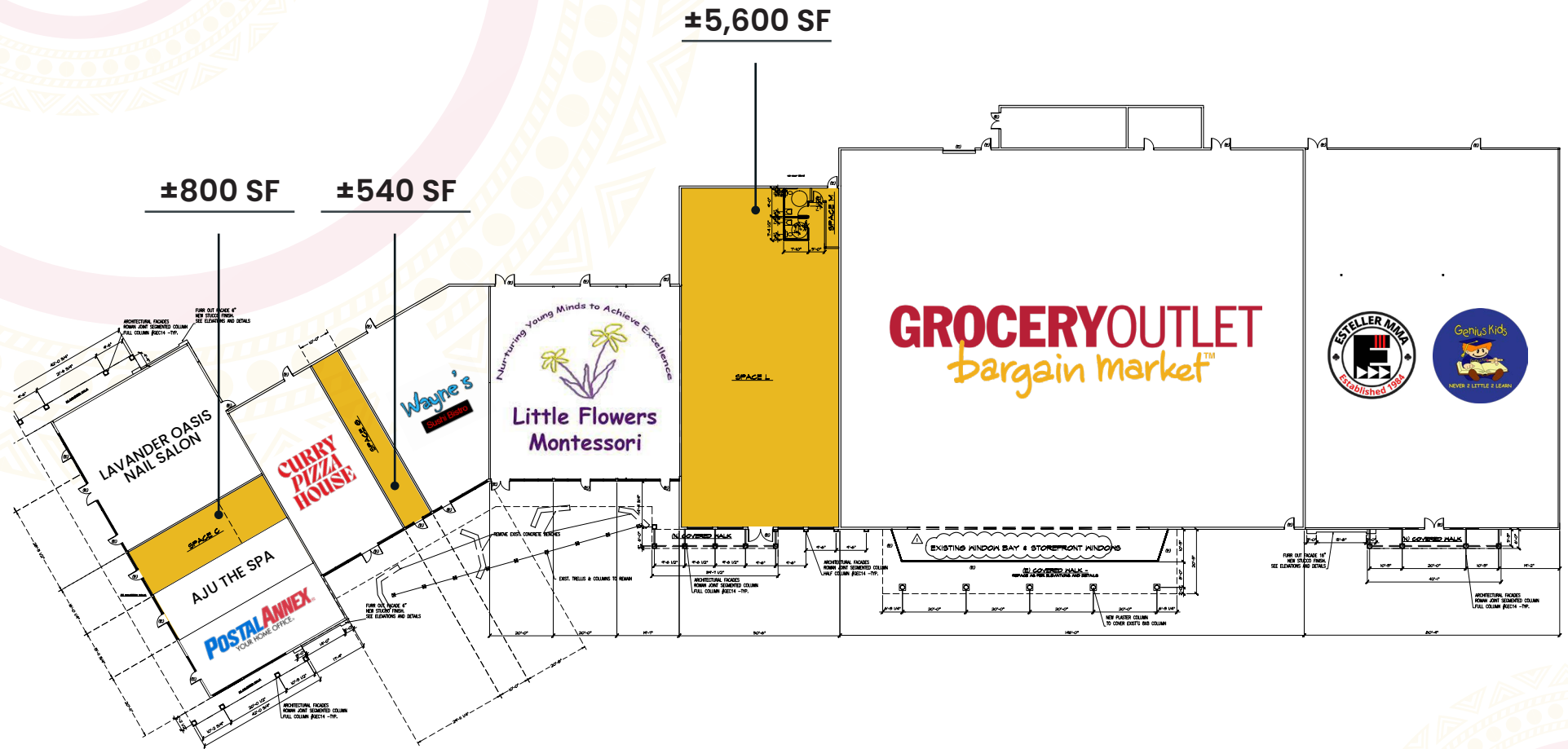
Source: 2025 Esri.

TRAFFIC COUNTS

Vinyard Ave	13,100 ADT
Bernal Ave	12,400 ADT



PROJECT SITE PLAN



PROPERTY GALLERY

UNIT 135 - ±540 SF



UNIT 155 - ±800 SF



UNIT 110 - ±5,600 SF



MARKET AERIAL

STONERIDGE SHOPPING CENTER

- macy's JCPenney The Cheesecake Factory ZARA
- california PIZZA KITCHEN H&M sleep number AT&T
- AÉROPOSTALE AMERICAN EAGLE OUTFITTERS T Mobile SUBWAY
- COTTON ON SPORTSFEVER LUSH CHAMPS
- KAY JEWELERS claire's BOX LUNCH LEGO Apple
- GameStop McDonald's PF. CHANG'S
- FOREVER 21 WINDSOR PANDA EXPRESS

HACIENDA CROSSINGS SHOPPING CENTER

- W&B WORLD OF BEER ULTA TJ-maxx MARKET TAVERN
- Sri-Thai KANPAL SUSHI HYATT PLACE COLD STONE
- (Kobe) PHO & GRILL BARONS Barnes & Noble Shell
- OLD NAVY Jamba TILLYS SHARMA DENTAL CENTER BEST BUY
- REGAL FIVE GUYS Applebee's Lazy DOG

FALLON GATEWAY

- Lucky TARGET PETSMART
- Guitar Center DICK'S Sporting Goods GOLF GALAXY
- Sourdough & Co MATTRESS FIRM
- Pizza Hut Starbucks UPS BJ's
- CHAAT CAFE T Mobile Panera BREAD
- the Vitamin Shoppe TACO BELL Chevron

- COSTCO WHOLESALE
- SAFeway Goodwill CVS
- ACE Hardware GROCERY OUTLET FITNESS 19
- Walgreens 99¢ ONLY Orangetheory FITNESS

580

99% RANCH MARKET

- ROSS DRESS FOR LESS
- Kirklands Home TORRID Crate & Barrel
- ULTA

REPUBLIC SQUARE

- GLO Yoga CALI Meet Fresh dekalash

TRADER JOE'S

DUBLIN PLACE

- TARGET Burlington Bassett HOME FURNISHINGS
- metro PETSMART Patenco CREDIT UNION
- BANK OF WEST Starbucks HOBBY LOBBY

Lucky

SAN FRANCISCO PREMIUM OUTLETS

- BURBERRY H&M kate spade NEW YORK
- NIKE PAC SUN SKECHERS OUTLET
- Bath & Body Works GUCCI OLD NAVY COACH OUTLET

PLEASANTON GATEWAY SHOPPING CENTER

- SAFeway Starbucks CVS
- PANDA EXPRESS Great Clips pure barre

SAFeway Walgreens

- pet food express Hallmark NOB'S

VINTAGE HILLS SHOPPING CENTER

- GROCERY OUTLET Bargain Market
- CURRY PIZZA HOUSE Little Flowers Montessori

PEPPERTREE PLAZA

- NOB HILL FOODS RITE AID
- menchie's UPS SUBWAY

680

Raley's

84

RUBY HILL WINERY

VINTAGE HILLS

— SHOPPING CENTER —

3500 Bernal Avenue, Pleasanton, CA 94566

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