

# 328 St Mary Street

*Downtown Pleasanton*

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# Highlights

- ±4,361 SF of 2nd Floor Retail/Office
- Rare 2nd Floor opportunity in historic Downtown Pleasanton
- Just steps from the highly trafficked Main Street
- Convenient stair and elevator access via lobby
- Potential for building and/or blade signage
- Dedicated Free Public Parking Lot with 72 Parking Stalls
- Adjacent to an assortment of Restaurants and Specialty Retail
- Within close proximity to Koll Center Business Park and Hacienda Business Park
- Potential to demise down to ±1,584 SF
- Flexible C-C zoning allows for office, service and retail uses



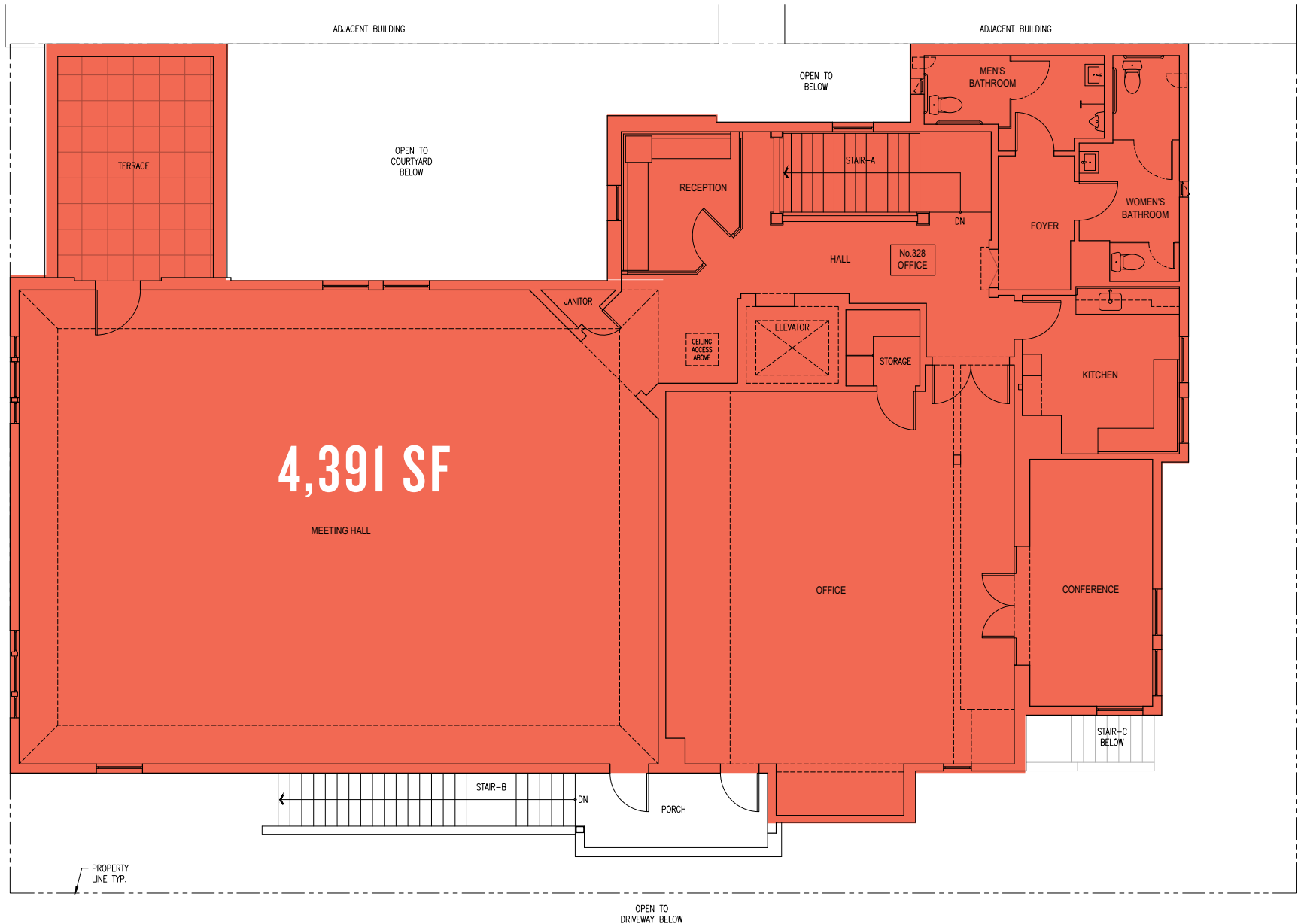
*Located above Beer Baron!*





# FLOORPLAN

ST MARY STREET

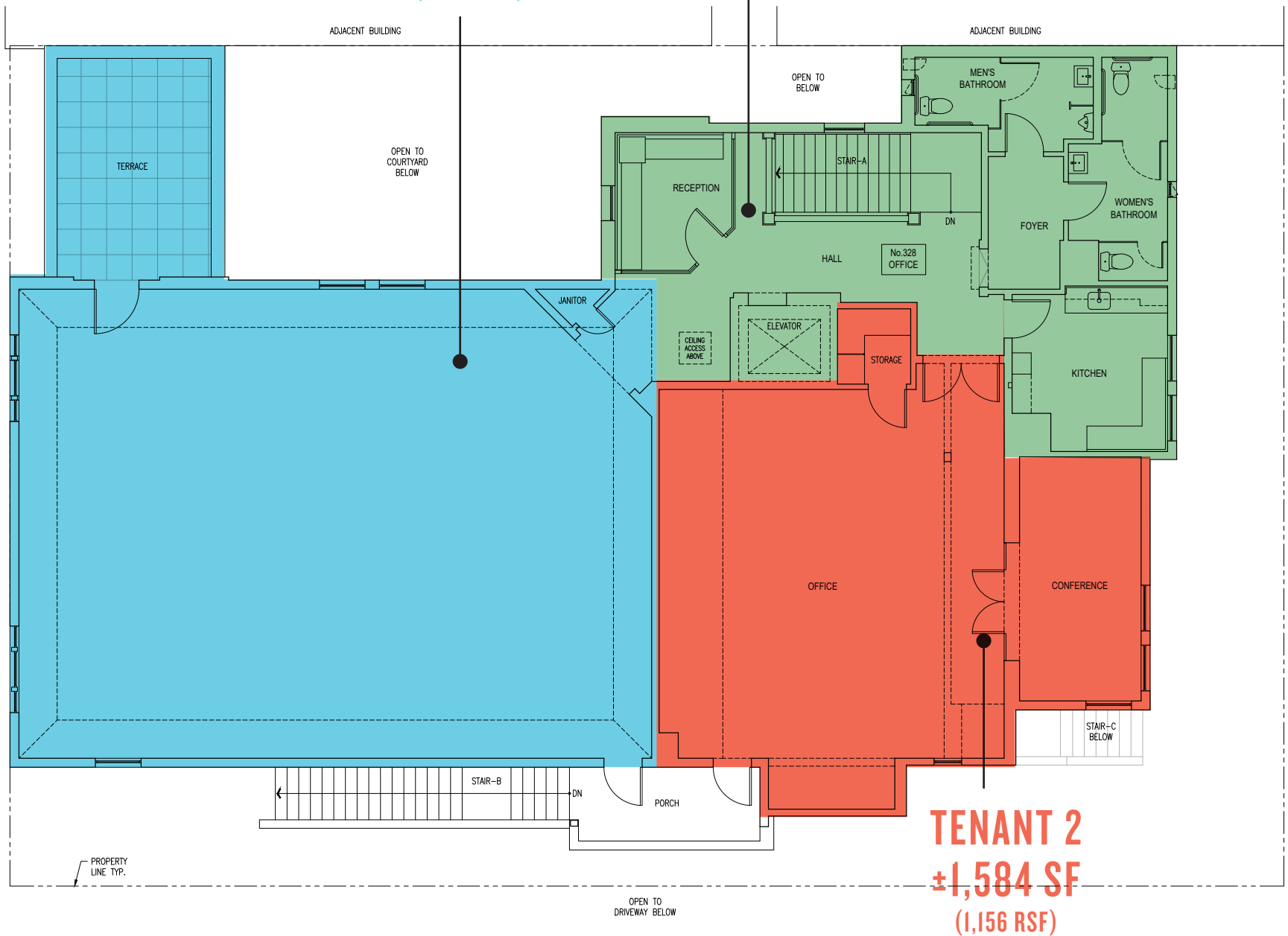


# POTENTIAL DEMISING PLAN

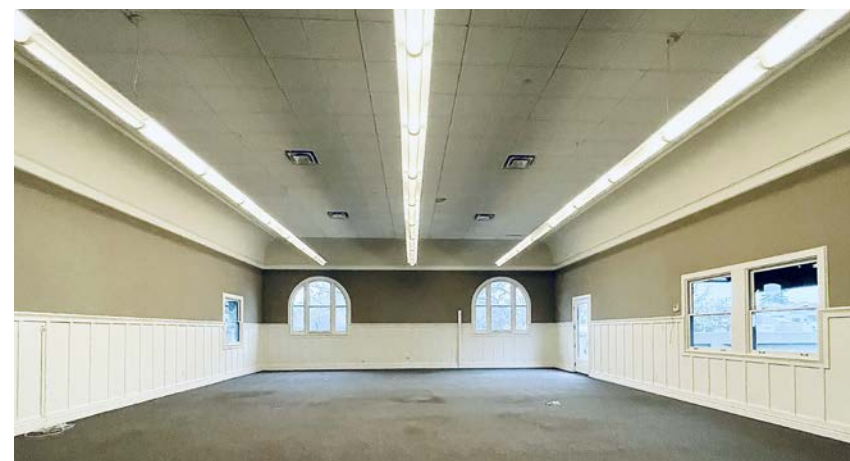
**TENANT 1**  
**±2,777 SF**  
(2,026 RSF)

**COMMON AREA**

ST MARY STREET

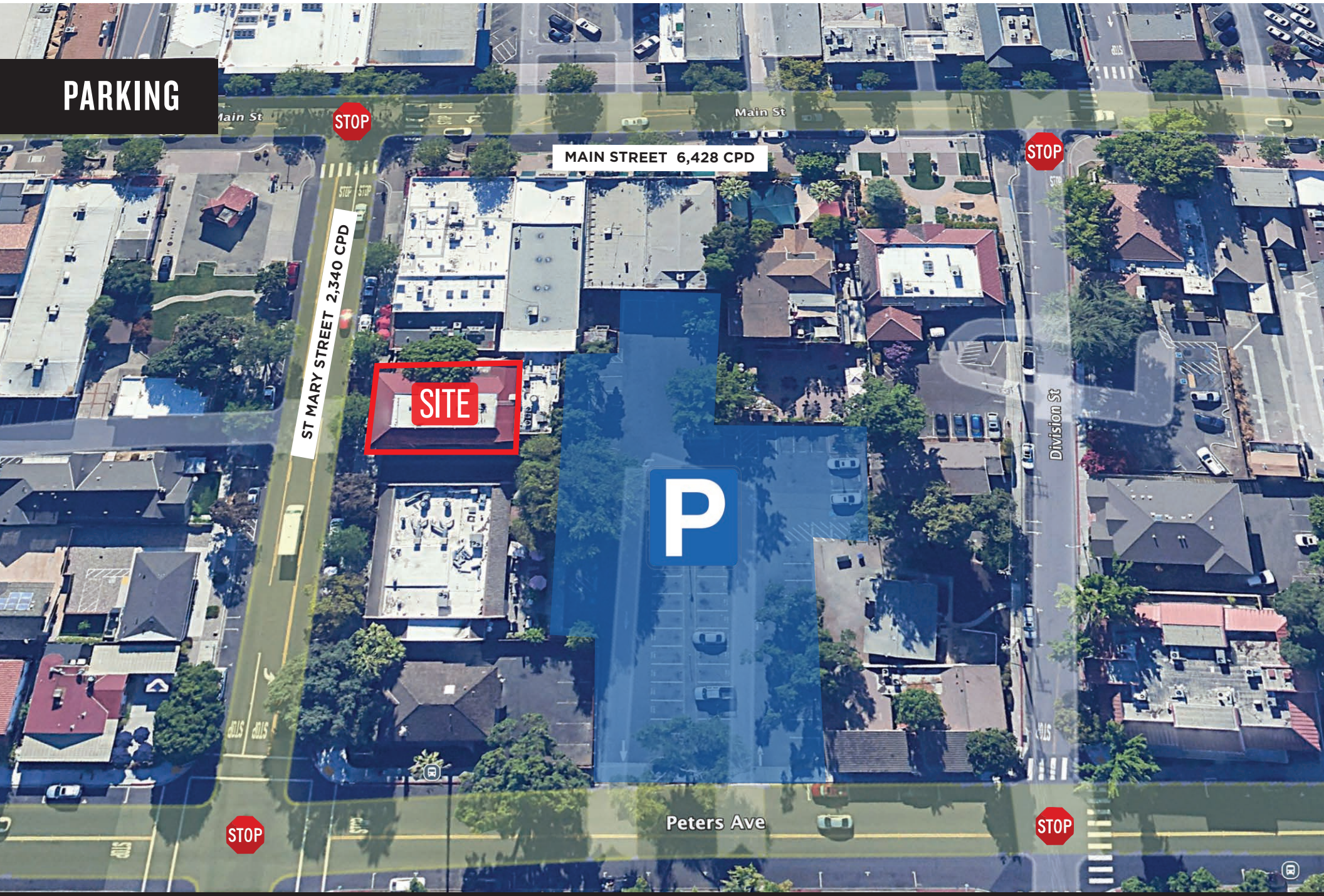


**TENANT 2**  
**±1,584 SF**  
(1,156 RSF)



**INTERIOR  
PHOTOS**

# PARKING



The property benefits from on-street parking in addition to a free public parking lot with 72 spaces located directly behind the building.

# TRI VALLEY MAP



Dublin High  
2,273 students

**DUBLIN PLACE**  
TARGET  
PETSMART Burlington

Wells Middle  
996 students

**HACIENDA CROSSINGS**  
BARNES & NOBLE  
T.J. MAXX  
BEST BUY  
REGAL

Eleanor Murray  
Fallon Middle  
1,388 students

**SHOPS AT WATERFORD**  
SAFEWAY  
Fidelity  
Peets  
AAA  
WELLS FARGO

**PERSIMMON PLACE**  
WHOLE FOODS  
rack  
Habit  
HomeGoods

Emerald High  
2,500 students

**FALLON GATEWAY**  
TARGET  
Guitar Center  
DICK'S SPORTING GOODS  
BJ'S RESTAURANT BREWERY

**DUBLIN RETAIL CENTER**  
Marshall's  
ROSS  
Michaels

THE KROGER STORE  
Smart & Final  
BevMo!  
IN-N-OUT

**HACIENDA BUSINESS PARK**  
35,000 EMPLOYEES

**METRO 580**  
Walmart  
KOHL'S  
Party City

**ROSE PAVILION**  
99 RANCH MARKET  
CVS pharmacy  
Total Wine  
RII OUTLET  
TRADER JOE'S

**SAN FRANCISCO PREMIUM OUTLETS**  
bloomingdales  
Saks OFF 5TH

**STONERIDGE MALL**  
macy's JCPenney  
FOREVER 21  
H.M.  
The Cheesecake Factory

Thomas Hart  
Middle  
1,167 students

**HOPYARD VILLAGE**  
education be smarter.  
Peets  
THE HOPYARD COFFEE

**AMADOR CENTER**  
SAFEWAY  
Walgreens

Foothill High  
2,085 students

Amador Valley High  
2,628 students

**SITE**



**DOWNTOWN PLEASANTON**

**VINTAGE**  
CVS pharmacy  
Bottle taps  
Orangetheory FITNESS

**PLEASANTON GATEWAY**  
CVS pharmacy  
STRETCH Sourdough & Co  
LAB

Stanley Blvd

Vineyard Ave

680

# DOWNTOWN PLEASANTON *Vibe*



## 2024 DEMOGRAPHICS

	1 mile	3 miles	5 miles
Est. Population	15,225	69,997	151,889
Est. Households	5,925	26,109	54,505
Est. Median Age	43.3	42.8	40.5
Est. Avg. HH Income	\$227,426	\$253,520	\$254,714
Est. Total Businesses	1,416	4,778	8,780
Est. Total Employees	12,628	56,012	103,289

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**1.2M annual visitors\***

### Alameda County Fairgrounds

Home to more than 300 events every year, including the award-winning annual Alameda County Fair.

### Pleasanton Farmers' Market

Located on W. Angela Street every Saturday year-round, featuring produce and products from several local farmers, artists, and makers.

### Boutique Shopping

Downtown Pleasanton's Main Street is lined with small, locally-owned specialty shops selling everything from books and pet supplies to fine art and chic clothing.

\*Placer ai. from December '23 - '24