

FULL BUILDING FOR LEASE

*Up to ±36,931 SF of industrial/R&D space in
Pleasanton, CA*

1279 QUARRY LANE, PLEASANTON, CA 94566

Exclusively listed by

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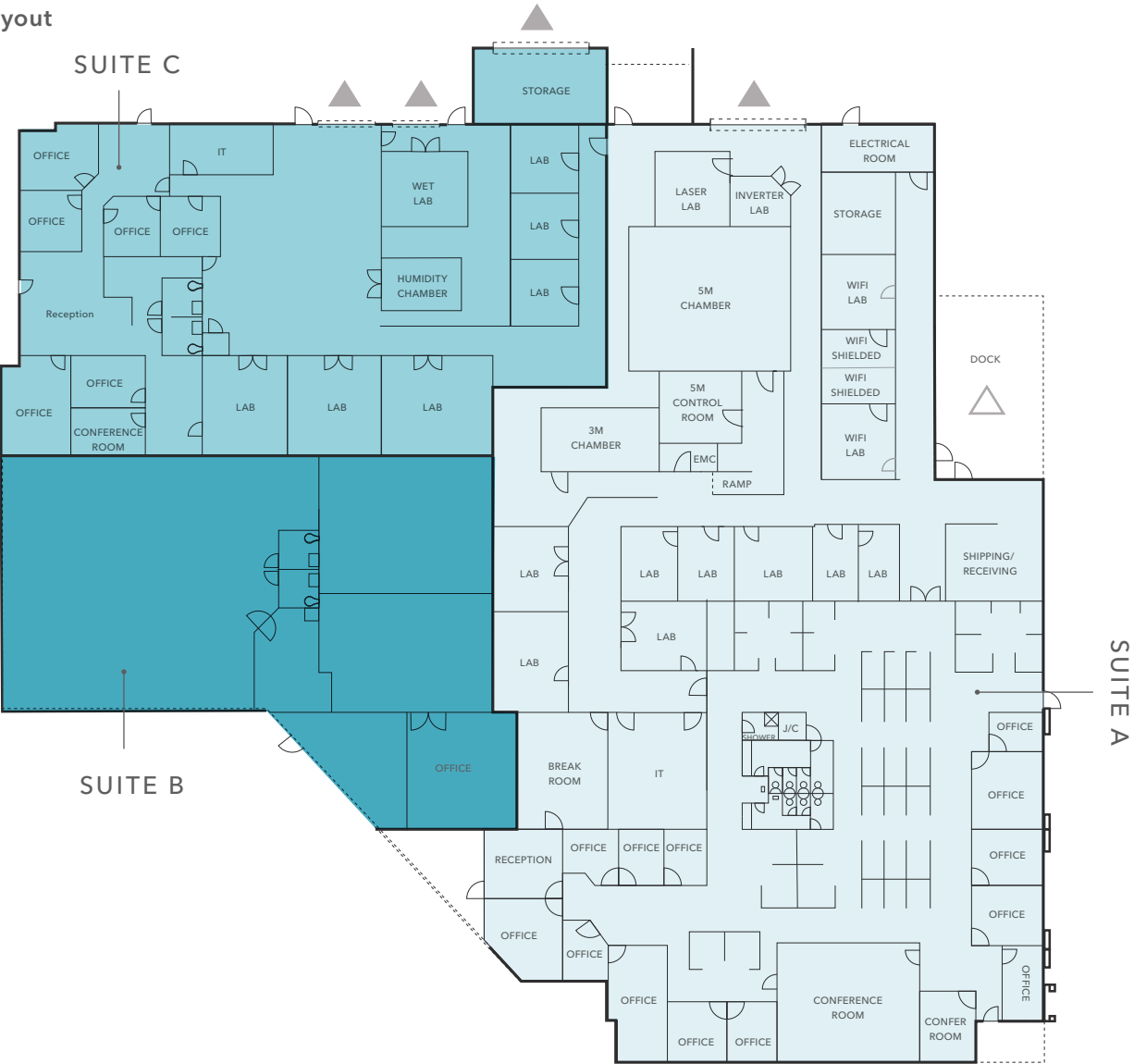


Property Highlights

ADDRESS	1279 Quarry Lane, Pleasanton, CA
TOTAL SF	Up to $\pm 36,931$ SF
SUITE A	$\pm 21,285$ SF
SUITE B	$\pm 6,763$ SF
SUITE C	$\pm 8,883$ SF
GRADE-LEVEL DOORS	4 Roll-ups
DOUBLE DOCK	1
CLEAR HEIGHT	18'
POWER	277/480V 1,200 AMPS (tenant to verify)
SIGNAGE	Building and Monument
At entrance to Valley Business Park	
Close to downtown Pleasanton and many amenities	

FLOOR PLAN

Current Layout



$\pm 36,931 SF$

TOTAL SPACE AVAILABLE

$\pm 21,285 SF$

SUITE A

$\pm 6,763 SF$

SUITE B

$\pm 8,883 SF$

SUITE C

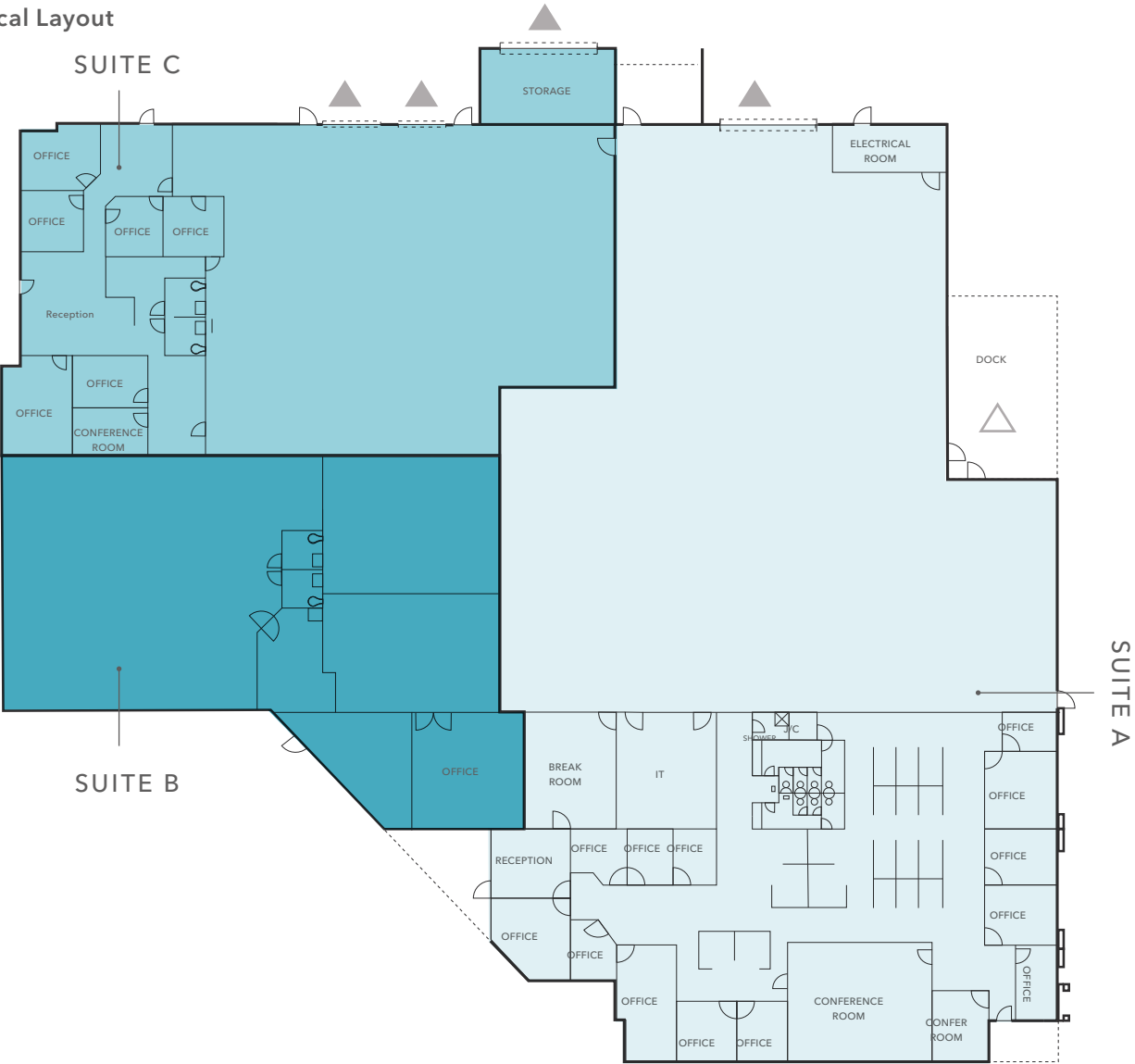
▲ Roll-up Door | Grade level loading

△ Double Dock

FLOOR PLAN NOT TO SCALE

FLOOR PLAN

Hypothetical Layout



$\pm 36,931 SF$

TOTAL SPACE AVAILABLE

$\pm 21,285 SF$

SUITE A

$\pm 6,763 SF$

SUITE B

$\pm 8,883 SF$

SUITE C

▲ Roll-up Door | Grade level loading

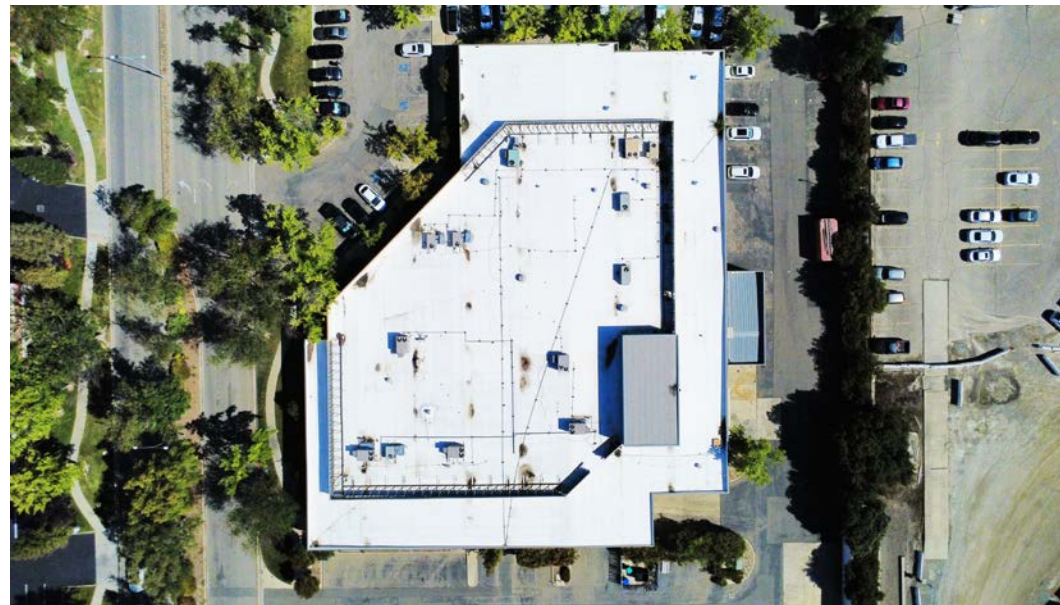
△ Double Dock

FLOOR PLAN NOT TO SCALE

1279 QUARRY LANE

AERIAL PICTURES

1279 QUARRY LANE

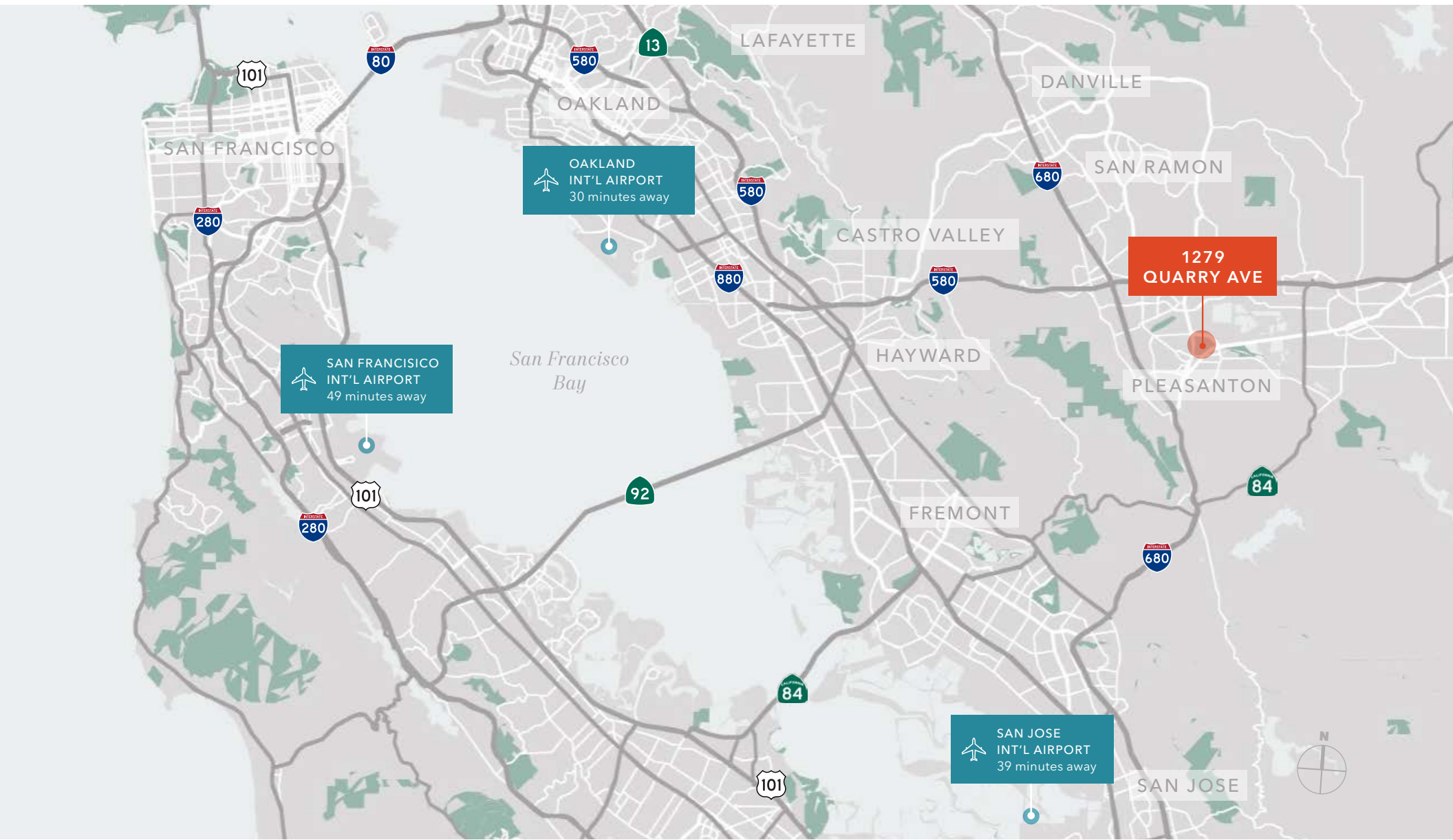


AVAILABLE FOR LEASE

KIDDER MATHEWS

EXTERIOR PHOTOS





DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	14,529	97,042	179,483
2030 PROJECTION	13,617	92,165	170,897
2020 CENSUS	14,894	99,390	185,796
PROJECTED GROWTH 2025 - 2030	-912	-4,877	-8,586
AVERAGE AGE	43	41	40

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$219,146	\$252,635	\$247,532
TOTAL BUSINESSES	1,094	5,362	9,731
TOTAL EMPLOYEES	10,662	63,825	111,889

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	1.9%	2.1%	2.0%
HIGH SCHOOL DIPLOMA	13.3%	9.2%	11.2%
SOME COLLEGE	13.8%	9.3%	11.3%
ASSOCIATE	6.3%	5.4%	6.1%
BACHELOR'S	33.5%	36.5%	35.4%
GRADUATE	29.1%	32.6%	29.7%

HOUSEHOLDS

5,650
1 MILE

34,850
3 MILES

64,212
5 MILES

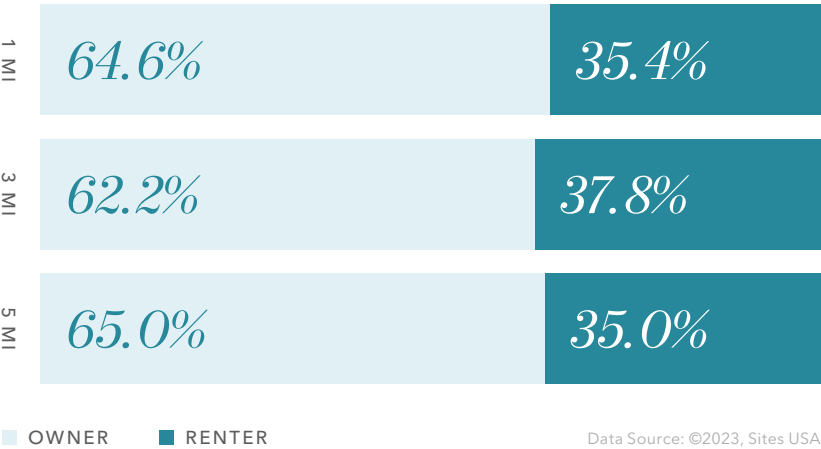
2030 PROJECTED GROWTH

-1.1%
1 MILE

-0.9%
3 MILES

-0.9%
5 MILES

OWNER VS. RENTER OCCUPIED



Data Source: ©2023, Sites USA

BART STATION
West Dublin/Pleasanton

BART STATION
East Dublin/Pleasanton

**ROSE PAVILION
SHOPPING MALL**

STONERIDGE SHOPPING MALL

**AMADOR CENTER
SHOPPING MALL**

**FOOTHILL
HIGH SCHOOL**

**KEN MERCER
SPORTS PARK**

**HARVEST PARK
MIDDLE SCHOOL**

**1279
QUARRY LANE**

**PLEASANTON GATEWAY
SHOPPING CENTER**

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ACE TRAIN STATION



1279 QUARRY LANE

*Call broker for touring
and pricing*

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