



Pacific PEARL

the econic
company®

ACRE
PARTNERS



RETAIL & RESTAURANT
SPACES AVAILABLE

±1,174 - 3,754 SF

Pacific Pearl is a grocery-anchored, Asian-themed, food-centric center with heavy regional draw. Anchored by 99 Ranch Market and relevant and exciting restaurant concepts, Pacific Pearl draws local and regional consumers alike and is located in the heart of the Tri-Valley trade area serving Dublin, Pleasanton and Livermore with an immediate trade area of over 200,000 people.



PROPERTY HIGHLIGHTS



Immediately adjacent to San Francisco Premium Outlets, a +700,000 SF center that attracts over 7 Million visitors annually



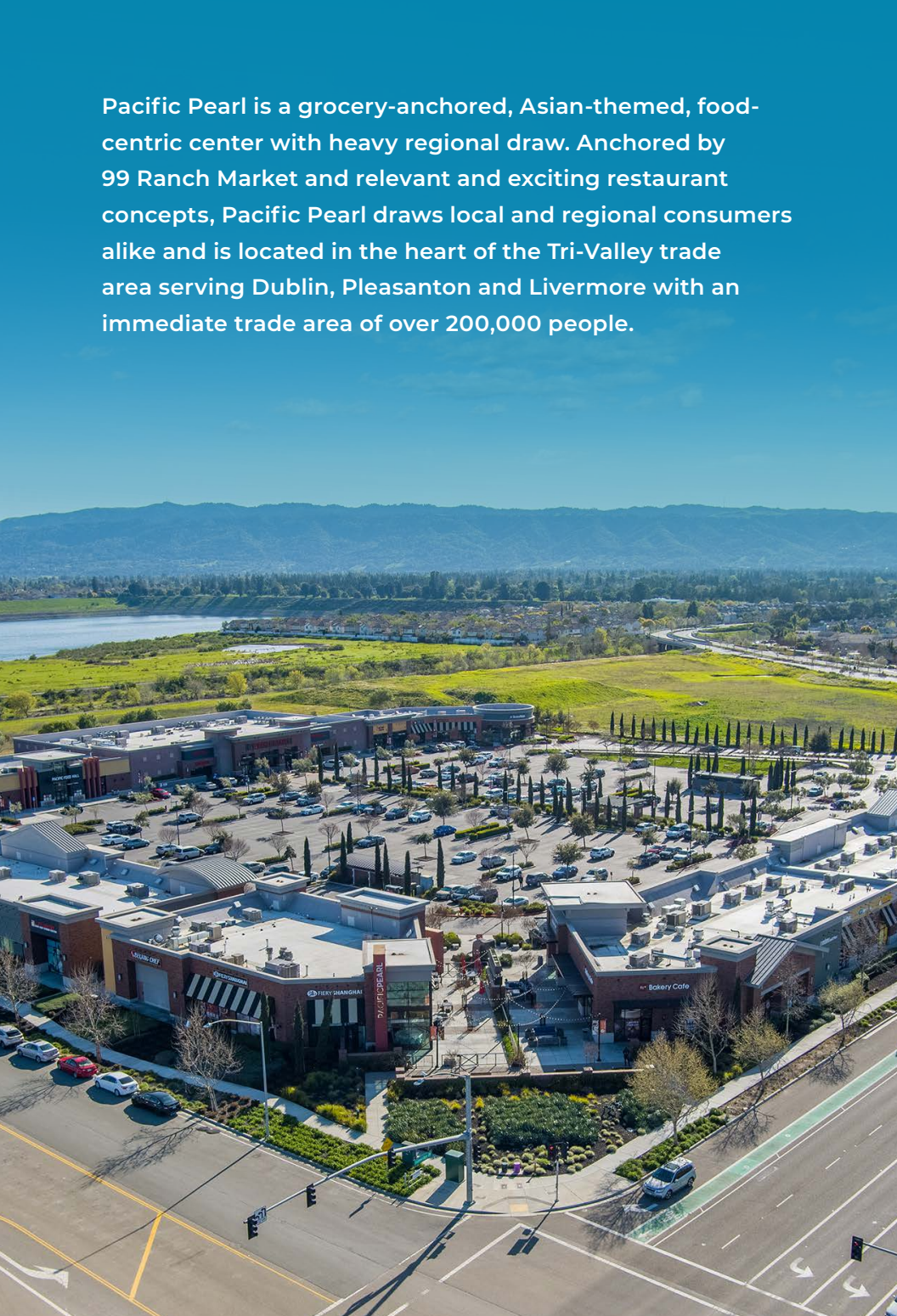
569 Parking stalls / 5.15 per 1,000 SF



Direct Access to I-580



Seeking - Quick Service Restaurants, Financial Services, Health & Wellness and Specialty Retail Uses



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,565	93,913	201,850
Avg. Household Income	\$224,516	\$237,070	\$230,479
Daytime Population	9,806	111,285	218,246

TRAFFIC COUNTS

Source: 2025 Esri.

Interstate 580	105,000 ADT
El Charro Road	13,200 ADT

FULL PROPERTY SITE PLAN

UNIT	TENANT	SF
A-101	AVAILABLE	3,690
A-102	AVAILABLE	3,754
A-105	TOP POT	2,968
B-101	85 DEGREES BAKERY	3,044
B-103	MUMU HOTPOT	2,617
B-104	MYEONGDONG JA JANG	1,403
B-105	LERN EDUCATION	963
B-106	SOMISOMI SOFT SERVE	963
B-107	HEY! IM YOGOST	958
B-109	BONCHON CHICKEN	1,906
B-110	HAIR CODE SALON	963
B-113	KURA SUSHI	3,549
B-114	AVAILABLE	1,309
B-115	AVAILABLE	1,296
B-116	PAINT NAIL BEAUTY SPA	1,230
B-118	A2B INDIAN VEGETARIAN RESTAURANT	2,231
C-101	MALA TOWN	3,009
C-103	FIERY SHANGHAI	4,424
D-101	HIRONORI CRAFT RAMEN	1,404
D-102	CHICHA SAN CHEN	1,037
D-103	PLEASANT DENTAL CARE	1,041
D-104	TAK YUAN HERBAL	1,060
D-105	AVAILABLE	1,301
D-106	AVAILABLE	1,223
D-107	YOGURTLAND	1,220
D-108	AVAILABLE	1,174
D-109	AVAILABLE	1,605
D-110	ICODE	1,706
D-112	EAST BAY VISION CENTER	1,532
E-101	CLOUDDISH	1,371
E-102	EIGHT TURN CREPE	1,647
E-103	SPECIAL NOODLE	2,424
E-104	YIN JI CHANG FEN	1,798
E-106	CHUBBY CATTLE	3,166
F-108	99 RANCH MARKET	30,125
G-101-106	-	9,740
G-107-108	-	5,602

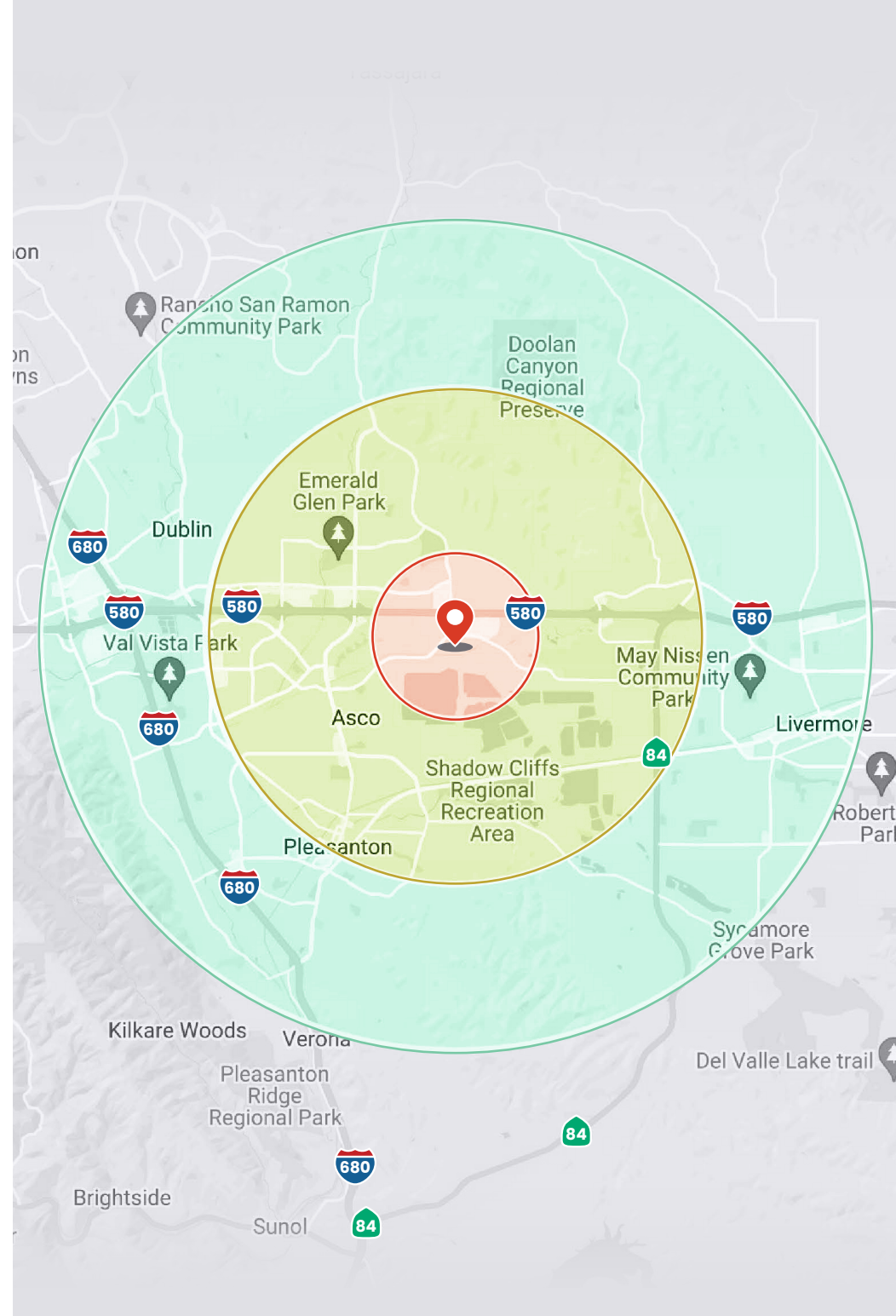


*Please DO NOT DISTURB current tenant.

DEMOGRAPHICS

DRIVE TIME

DEMOGRAPHICS (2025)	5 MIN	10 MIN	15 MIN
2030 Total Population (Estimated)	8,237	107,789	269,195
2025 Total Population	8,286	106,461	267,661
Total Daytime Population	9,994	135,460	287,731
Median Age	42.5	38.8	40.4
Total Households	3,020	37,050	92,823
Total Housing Units	3,091	38,756	97,231
Total Owner Occupied Housing Units	60.9%	61.8%	66.6%
Total Renter Occupied Housing Units	39.1%	38.2%	33.4%
Average Household Income	\$233,296	\$222,960	\$226,240
Median Household Income	\$208,382	\$182,635	\$180,918
Per Capita Income	\$82,707	\$76,575	\$78,607
Population 25+ yrs	5,823	72,277	185,087
% Population 25+ yrs & Some College	38.4%	37.0%	36.9%
% White Collar Occupations	86.1%	83.7%	81.6%
% Blue Collar Occupations	3.7%	7.1%	8.1%
Average Household Size	2.72	2.82	2.84



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 SPORTS FEVER LUSH CHAMPS
 KAY JEWELERS claire's BOX LUNCH LEGO Apple
 GameStop McDonald's 7-Eleven PF. CHANG'S
 FOREVER 21 WINDSOR PANDA EXPRESS

HACIENDA CROSSINGS SHOPPING CENTER

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

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

SAFEWAY Goodwill CVS
 ACE Hardware GROCERY OUTLET FITNESS 19
 Walgreens 99c ONLY Orangetheory FITNESS

COSTCO WHOLESALE

Pacific PEARL

ROSS DRESS FOR LESS KIRKLAND'S HOME TORRID Crate & Barrel
 ULTA

REPUBLIC SQUARE

GLO Yoga CALI Meet Fresh dekalash

DUBLIN PLACE

TARGET Durlington Bassett HOME FURNISHINGS
 metro by S-MART PETSMART Patelco CREDIT UNION
 BANK OF WEST Starbucks HOBBY LOBBY

Lucky

SAN FRANCISCO PREMIUM OUTLETS

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

TRADER JOE'S

PLEASANTON GATEWAY SHOPPING CENTER

SAFEWAY Starbucks CVS
 PANDA EXPRESS Great Clips pure barre

SAFEWAY Walgreens
 pet food express Hallmark NOAH'S ARK

GROCERY OUTLET Bargain Market

Raley's

RUBY HILL WINERY



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