



ALAMO
plaza



ENRICH COMMUNITY

EDENS purpose is to enrich community through human engagement. We are the owner, developer and steward of a nationally leading portfolio of more than 100 open-air retail and mixed-use places in high-growth markets coast to coast.

We design our places to achieve 3.5 trips per week and 5 hours of dwell time, reaching over 15 million people daily. We know that when people come together, they feel a part of something bigger than themselves and prosperity follows - economically, socially, culturally and soulfully.

Our work is bigger than real estate; we are in the business of humanity.

\$6.5B IN REAL ESTATE ASSETS

100 COMMUNITY-FOCUSED PLACES

\$8B IN AVG. BUYING POWER*

15M DAILY REACH AT OUR PLACES

13 MAJOR MARKETS

215 TEAM MEMBERS

3 INSTITUTIONAL INVESTORS



Alamo Plaza

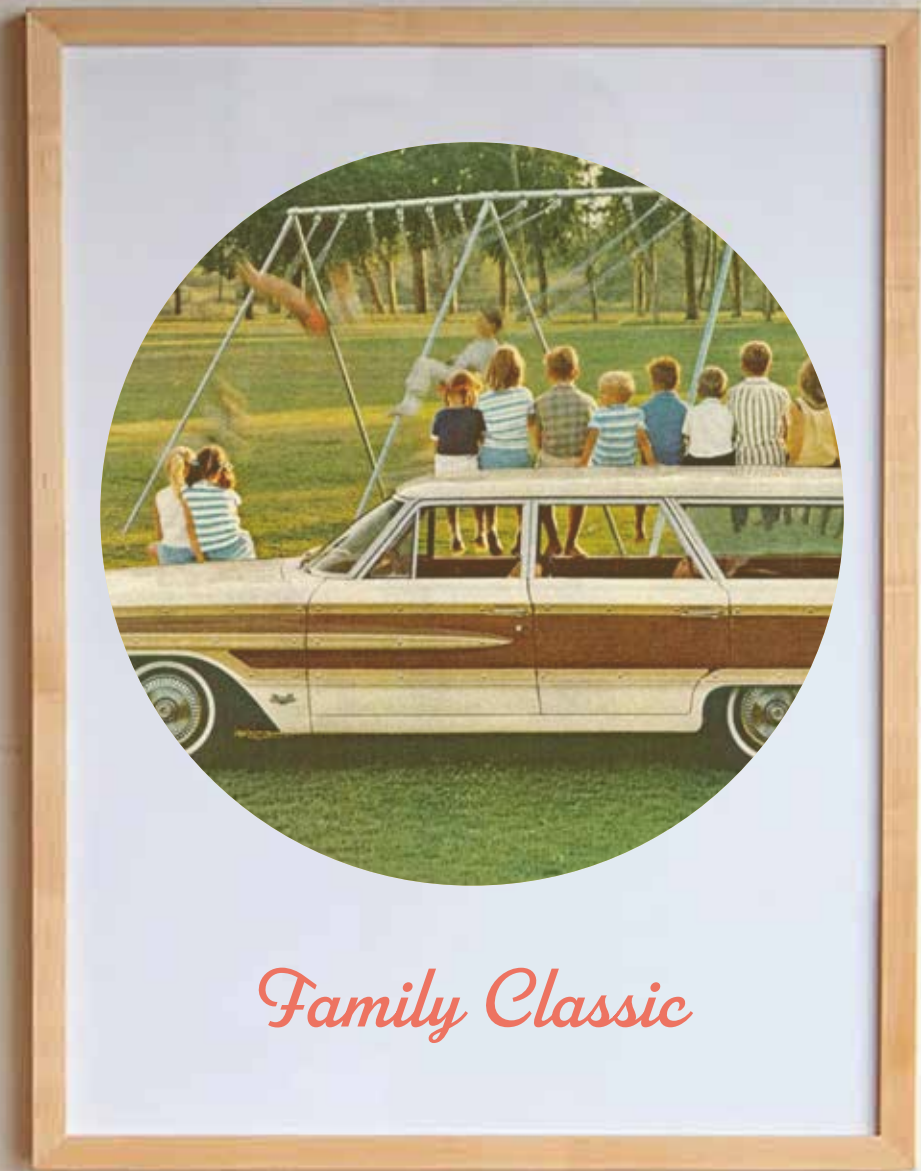
The heart of the Alamo community, a place to discover, inspire, and reconnect with nature and your neighbor. Alamo Plaza is a welcoming haven where friendships bloom, stories are shared and the tapestry of community unfolds.



YOUR DAILY DISCOVERY

Thoughtful curation for a vibrant merchandising mix to inspire 3.5 trips per week, 5 hours of dwell time.

We know that when people come together and feel a part of something bigger than themselves, community prosperity follows.





A PLACE TO INSPIRE



“There is no power greater than a community discovering what it cares about.”

- Margaret J. Wheatley



ALAMO NUMBERS

2.5 MILLION

Visitors annually

\$1,860,000+

Median Home Value

\$3 MILLION

Average home sold price

EXCELLENT ACCESS

Five points of access along Danville Boulevard

IRON HORSE TRAIL

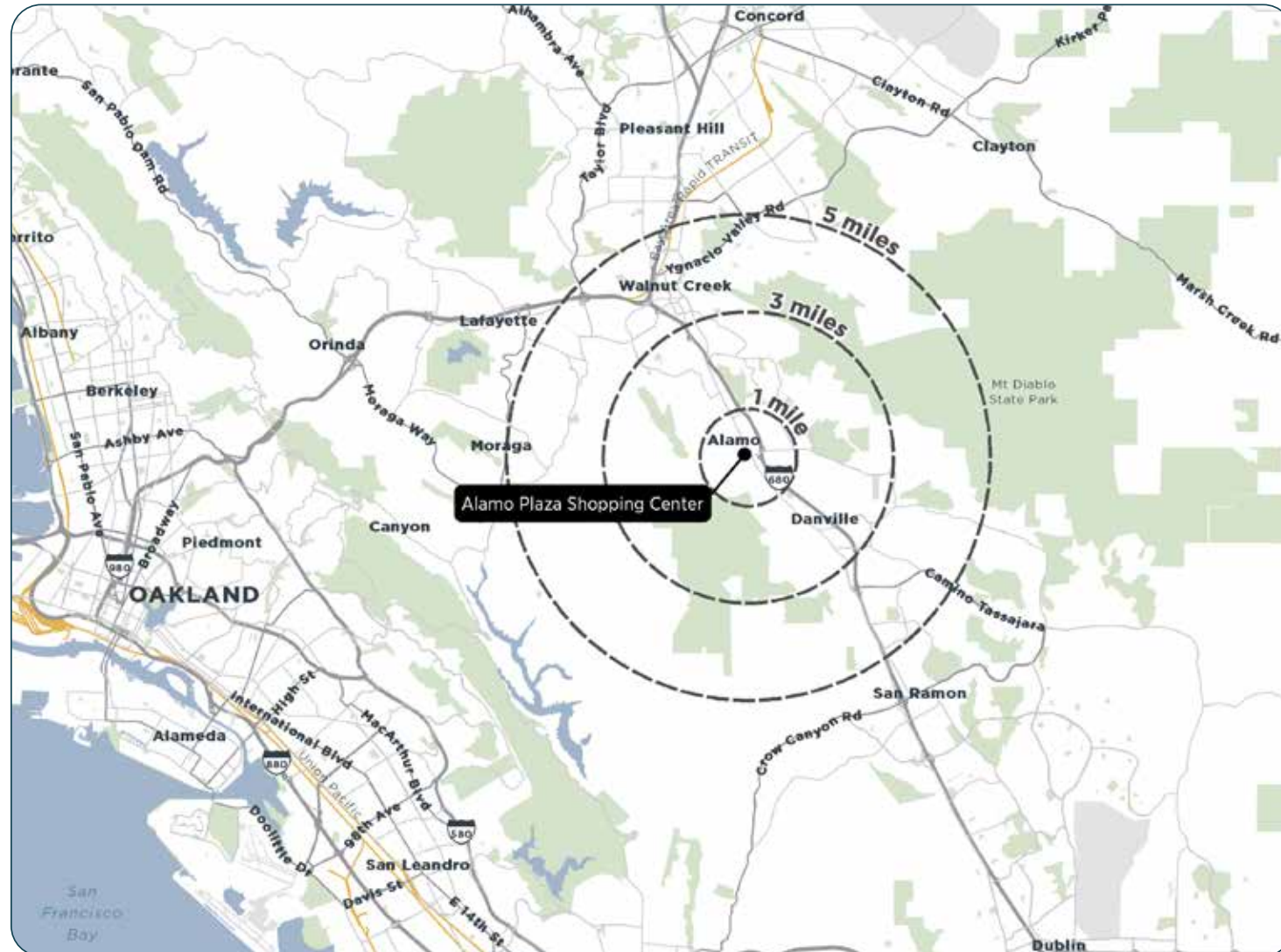
Direct access and 1,300+ feet of frontage to the Iron Horse Trail, a highly active 32-mile multi-use trail that runs from Walnut Creek through Danville

DRIVE TIMES

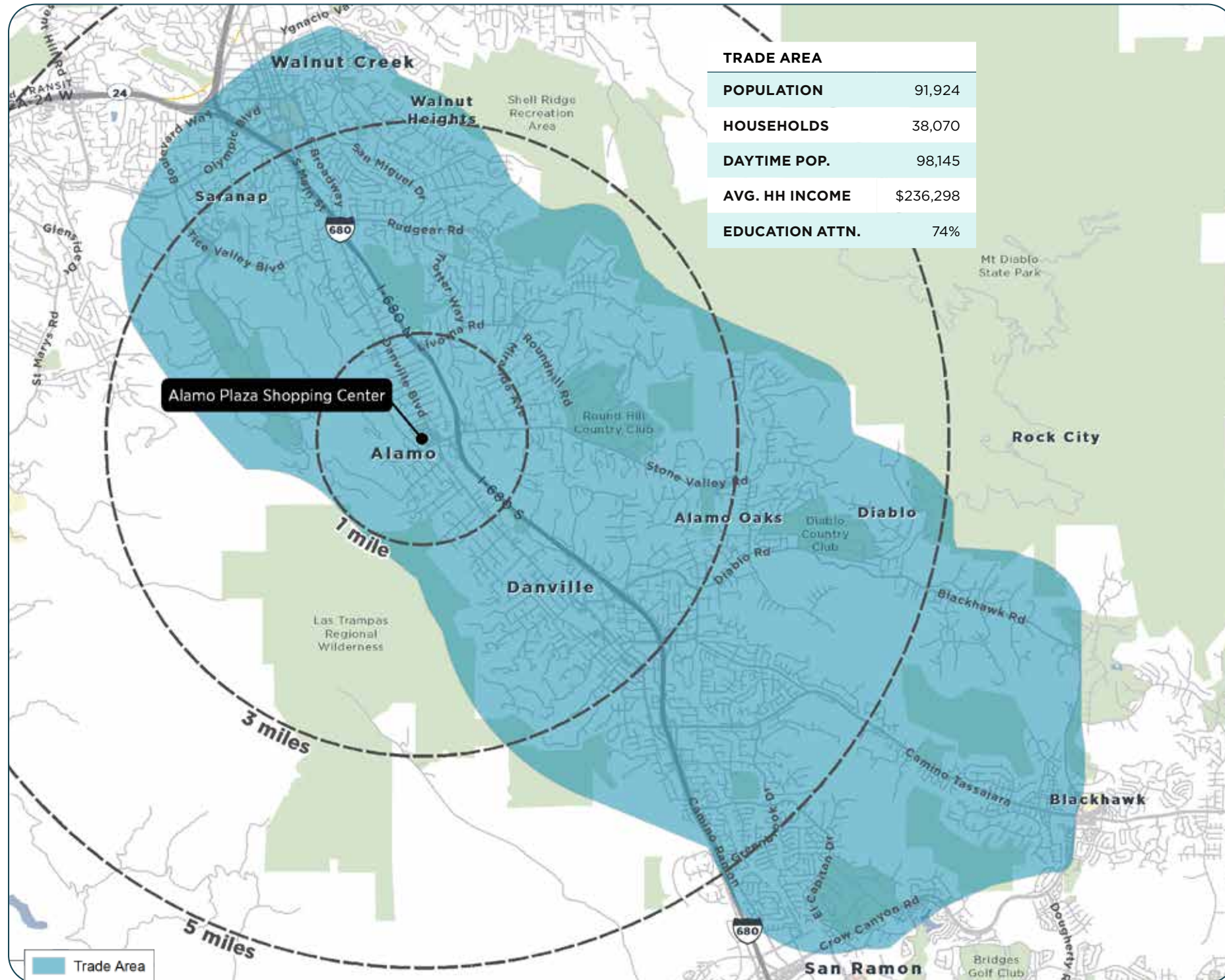
DRIVE TIMES	8 MIN	17 MIN
POPULATION	42,486	407,231
HOUSEHOLDS	16,563	155,936
DAYTIME POP.	50,468	477,040
AVG. HH INCOME	\$254,490	\$221,481
EDUCATION ATTN.	74%	67%

400,000+ POPULATION

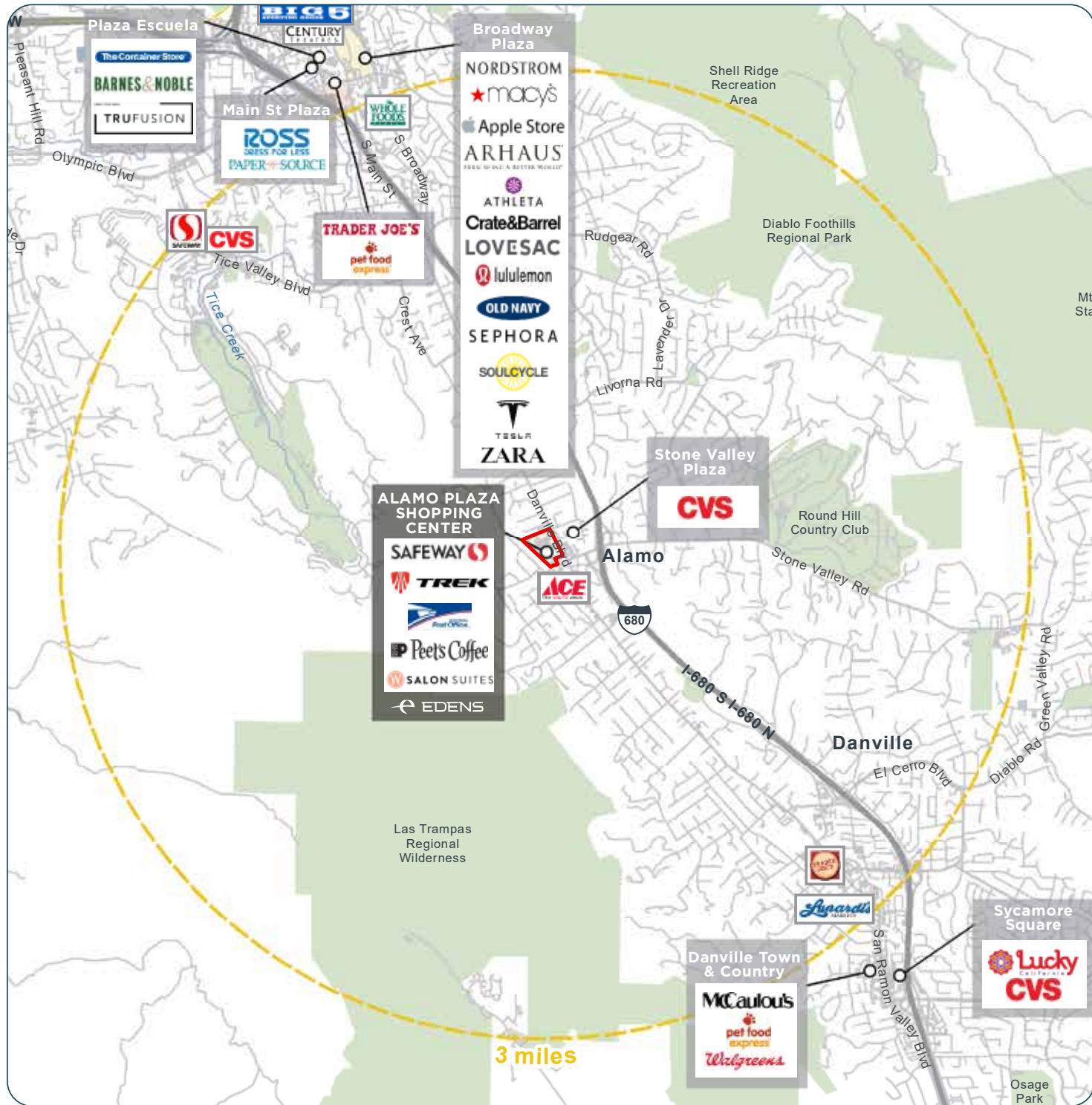
within a 17-minute drive



TRADE AREA MAP



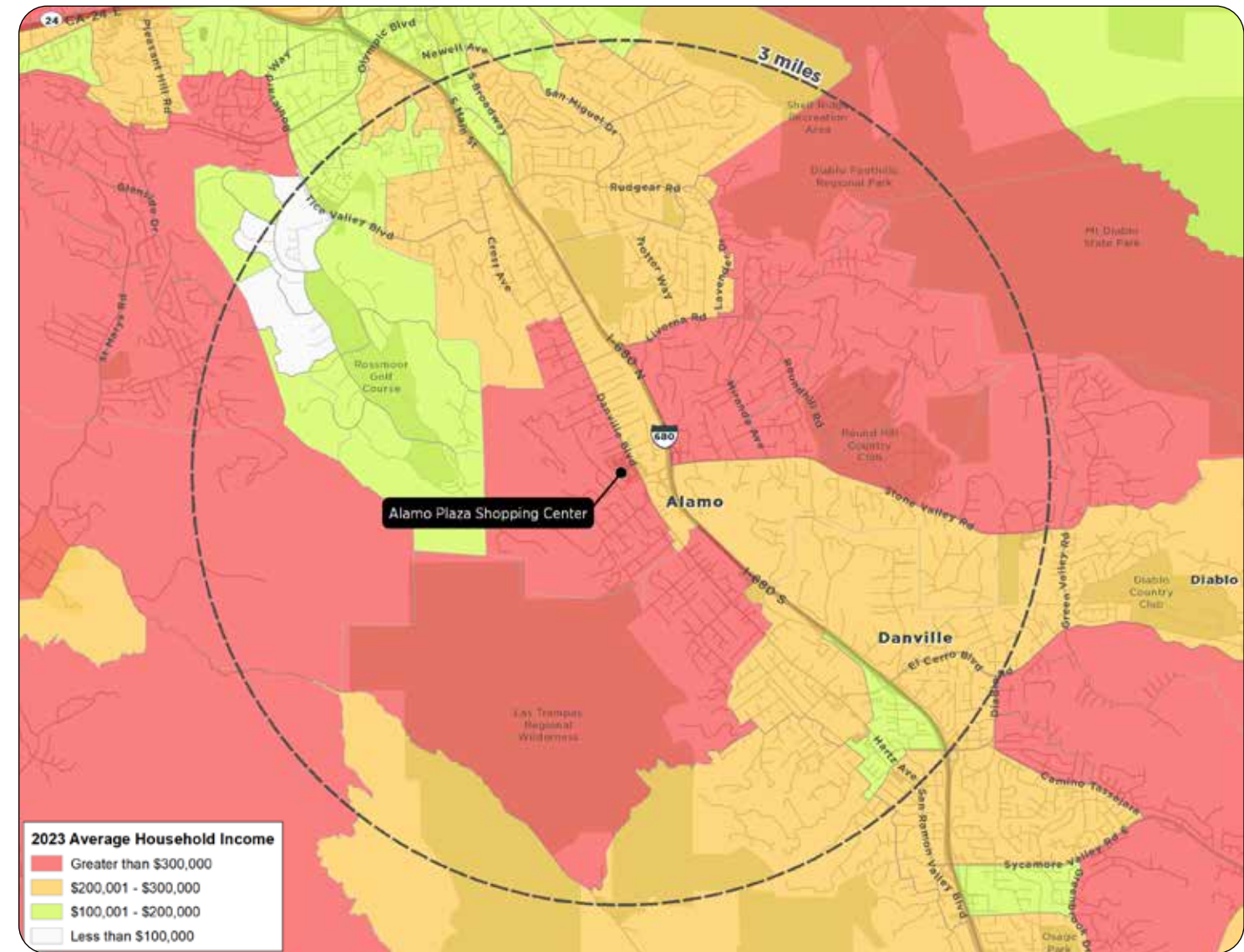
COMPETITION MAP



DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,627	44,687	125,784
HOUSEHOLDS	1,629	19,040	51,418
DAYTIME POP.	5,049	41,982	141,020
AVG. HH INCOME	\$298,111	\$229,926	\$235,787
EDUCATION ATTN.	72%	73%	75%

\$298K+ AVERAGE HOUSEHOLD INCOME
within a 1-mile radius



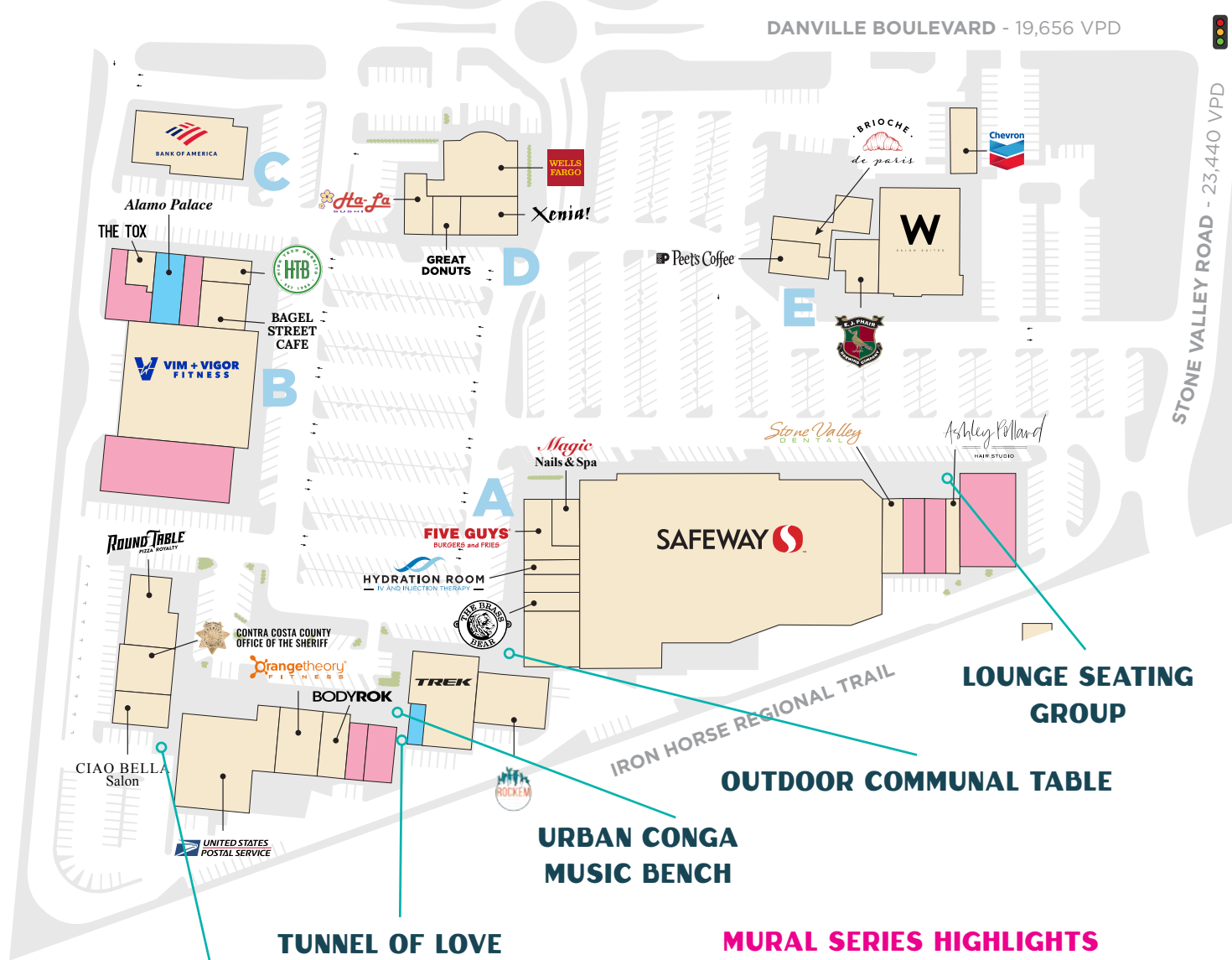
SITE PLAN



RETAILERS

NO.	BLDG	RETAILERS	SF	NO.	BLDG	RETAILERS	SF
50	B	Adopt A Family Bikes (Available)	8,393	330	A	Available	1,800
100	B	Vim + Vigor Fitness	17,640	340	A	Stone Valley Dental	1,648
120	B	Bagel Street Cafe	2,610	350	A	Safeway	57,140
130	B	High Tech Burrito	1,100	360	A	Magic Nails & Spa	1,500
140	B	Available	1,500	370	A	Five Guys Burgers and Fries	2,288
150	B	Alamo Palace Rest. (Future Available)	2,250	380	A	Hydration Room	975
160	B	Tox Walnut Creek	1,112	390	A	Mathnasium	1,200
170	B	Diablo Pacific (Future Available)	2,560	400	A	Brass Bear Deli	1,200
180	C	Bank of America	9,644	420	A	The Iron House	3,500
190	D	Ha-La Sushi Restaurant	1,650	440	A	Rockem Dog Training	1,688
200	D	Great Donuts	1,169	460	A	Trek Bicycle Alamo	5,972
210	D	Xenia Bistro	2,460	480	A	Lash Empire (Future Available)	1,187
220	D	Wells Fargo Bank	3,541	490	A	Alamo Improvement (Available)	1,777
230	E	Peet's Coffee and Tea	1,927	500	A	Available	1,200
250	E	Brioche de Paris	3,626	510	A	Bodyrok	2,035
260	E	Available	3,688	520	A	Orangetheory Fitness	3,200
270	E	E.J. Phair Brewing Company	2,054	540	A	U.S. Post Office	9,278
280	E	W Salon Suites	9,968	550	A	Ciao Bella Salon	2,000
290	E	Chevron	2,064	560	A	Contra Costa County Sheriff	3,000
300	A	Available	5,744	570	A	Round Table Pizza	3,878
320	A	Ashley Pollard Hair Studio	1,192				
325	A	Available	1,816				

PLACEMAKING & JEWELRY



RETAILER HIGHLIGHTS

BRASS BEAR DELI

Brass Bear Delicatessen has been serving delicious sandwiches and salads with the freshest ingredients since 1980.



TREK

Trek Bicycle Alamo is your destination for the latest products from Trek and Bontrager, service and tune-ups for bikes of any brand, and a great place to meet likeminded cyclists in the area.



ORANGETHEORY

Orangetheory is a heart-rate based HIIT total-body group workout that combines science, coaching and technology to guarantee maximum results from the inside out.



BRIOCHE DE PARIS

Brioche de Paris invites you to experience the taste of French pastries without needing a passport. Indulge in authentic French pastries, sandwiches, crêpes, salads, and artisan coffee in a welcoming atmosphere that transports you to the streets of Champs-Élysées.



EJ PHAIR ALEHOUSE & PUB

EJ Phair Alehouse & Pub in Alamo Plaza is a local favorite known for its rotating selection of craft beers and a menu featuring fresh, locally sourced dishes. With a laid-back vibe and outdoor seating, it's a great spot for casual get-togethers with friends and family.



PEET'S COFFEE

San Francisco Bay Area-based specialty coffee roaster and retailer, Peet's Coffee, has been serving their dark-roasted Arabica coffee in blends including French roast and espresso drinks since 1966.



RETAILER HIGHLIGHTS

CIAO BELLA SALON

A long established full-service salon in upscale Alamo, Ciao Bella offers state-of-the-art services in hair cutting, hair styling, coloring, facials, aesthetics, skin care, massage and manicure/pedicure.



THE TOX TECHNIQUE

The Tox Technique is a blend of different modalities, set out to detoxify your body from the inside out. They work directly with the lymphatic and digestive system to give a long lasting, full body detox.



HIGH TECH BURRITO

Since HTB was established in 1986, they've tried to redefine "fast food" and deliver a better burrito experience.



BODYROK

BODYROK is Pilates re-designed. Pilates inspired, 45-min, full body, strength training group classes on their custom Reformers. Their hybrid pilates sequences will have you plank, lunge, squeeze, pike, jump, and push your body - designed to create more energy and increase your metabolism.

THE IRON HOUSE

The Iron House is a fitness studio aimed at helping people achieve personal fitness goals in a community driven environment.

Laura Glazier founded The Iron House with a passion for empowering people through fitness, health and community. Laura has been teaching fitness for the last 10 years and continues to find life giving purpose in helping people on their journey.



W SALON SUITES

W Salon Suites is the ultimate provider of private luxury rental space for the independent minded beauty professional within the salon suite concept.



NEIGHBORS ARE NOTICING

I am a 27-year resident of Alamo, CA and live close to Alamo Plaza. I would like to extend a heartfelt thanks to EDENS for the beautification and updating efforts ... myself and others in the community have noticed and are appreciative.

- Alisa Corstorphine

I just love everything you've done with the Plaza. In my 42 years in Alamo, I've seen four different owners of the plaza, none of them has ever put as much thought, attention and creativity into the Plaza as EDENS."

- Sharon

As a member of the Alamo Women's Club, I was surprised and most delighted to see a mural of our Clubhouse on the wall near Five Guys!

- Marilyn B.

The artist did a wonderful job capturing the heart and soul of Alamo. Thank You Alamo Plaza for the improvements. The benches, tables and chairs are also nice.

- Mike A.

I just wanted to say how nice the new murals look in the Alamo Plaza.

- Janet Carlson

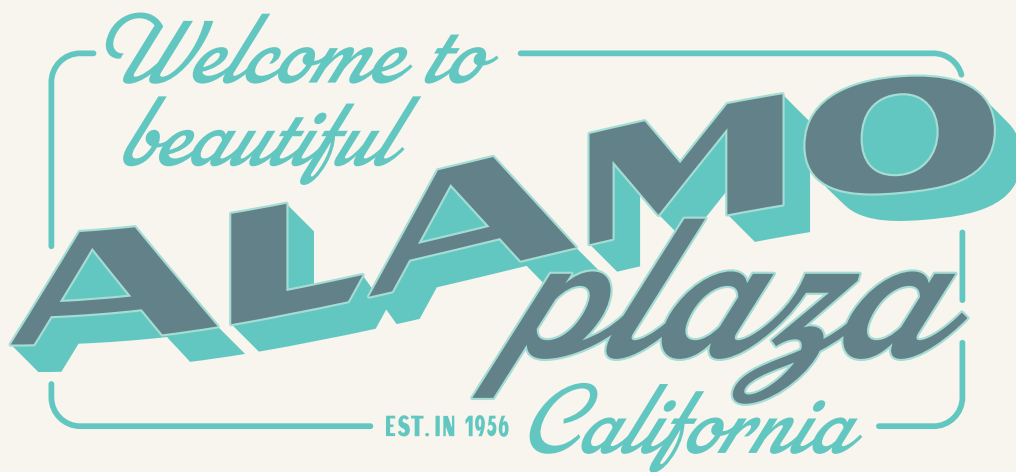
Especially by the post office. The painters did a beautiful job!

- Nancy Quintel

The new murals are so nice. Finally life is getting breathed into the Plaza

- Alisa Corstorphine





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