

RETAIL SPACE FOR LEASE



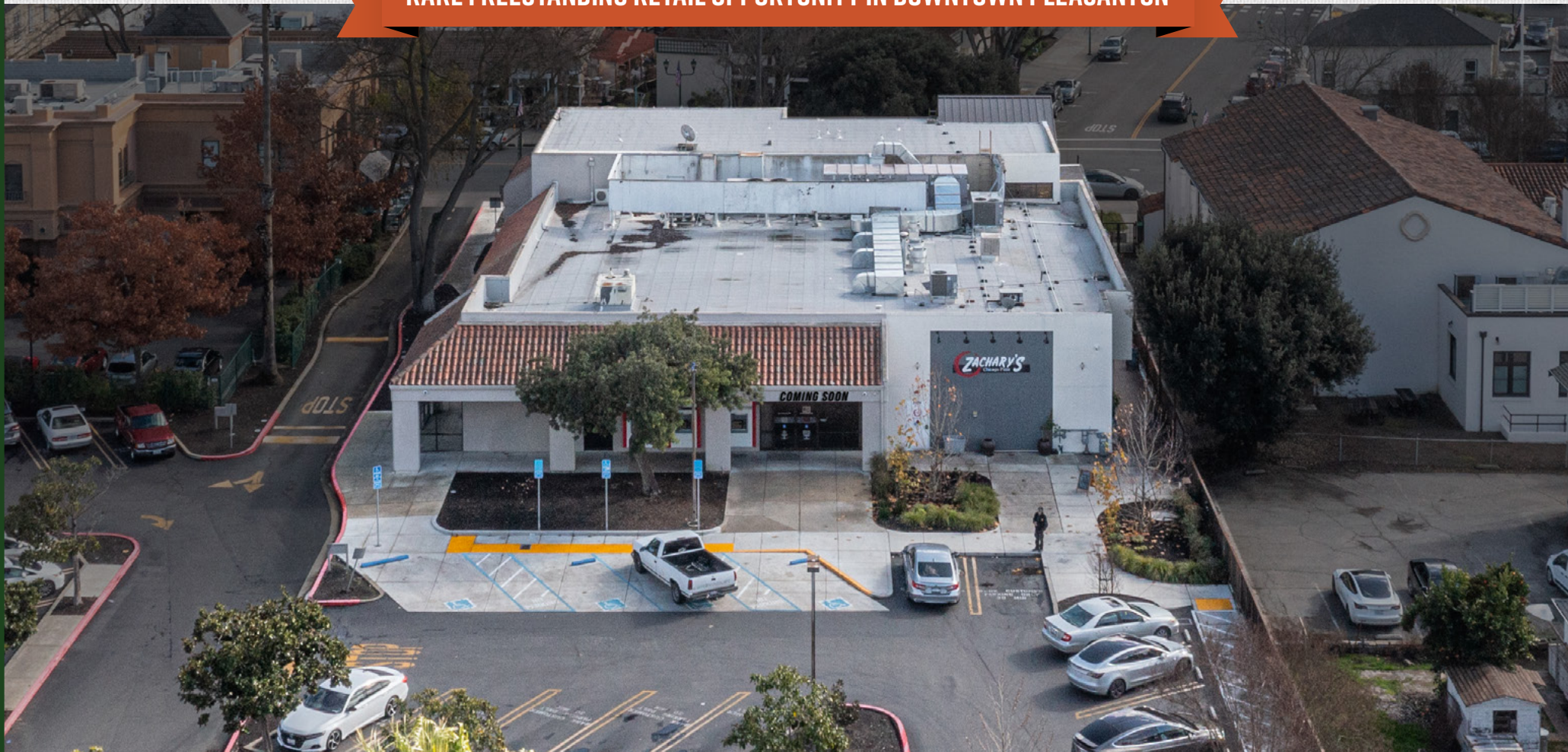
PREMIUM RETAIL SPACE

337 MAIN

Pleasanton

PARKING AVAILABLE

RARE FREESTANDING RETAIL OPPORTUNITY IN DOWNTOWN PLEASANTON





STONERIDGE
SHOPPING CENTER

Lucky



WHOLE
FOODS
MARKET

SAN FRANCISCO
PREMIUM OUTLETS

SAFEWAY

ALAMEDA COUNTY
FAIRGROUNDS

DOWNTOWN PLEASANTON

337 MAIN
Pleasanton

Raley's

GROCERYOUTLET
bargain market



Fruitful LOCATION

Pleasanton is located within the Tri-Valley corridor where Interstates I-680 and I-580 connect. Known as the regional shopping hub within this educated and friendly community, it also boasts a vibrant downtown. Downtown is accessible to pedestrians and vehicular traffic while offering several independent retailers, restaurants, and unique experiences.

Market LANDSCAPE

PREVIOUS TENANT METRICS

635.5K

Visits

0.36

Visits / Sq. Ft.

1.8M

Size / Sq. Ft.

280.9K

Visitors

2.26

Visit Frequency

78 MINS

Avg. Dwell Time

+6.20%

Visits YoY

+35%

Visits Yo2Y

+150.50%

Visits Yo3Y

Source: Placer.AI 2024

LOCATION DEMOGRAPHICS

WITHIN A 10-MINUTE DRIVE

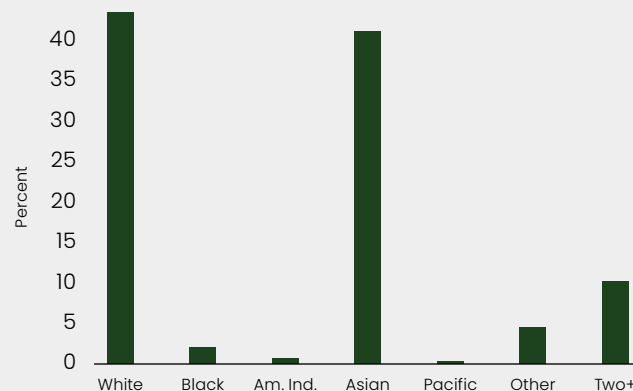
84,408

Population

\$217,614

Avg. Household Income

2023 Population by Race



WITHIN A 20-MINUTE DRIVE

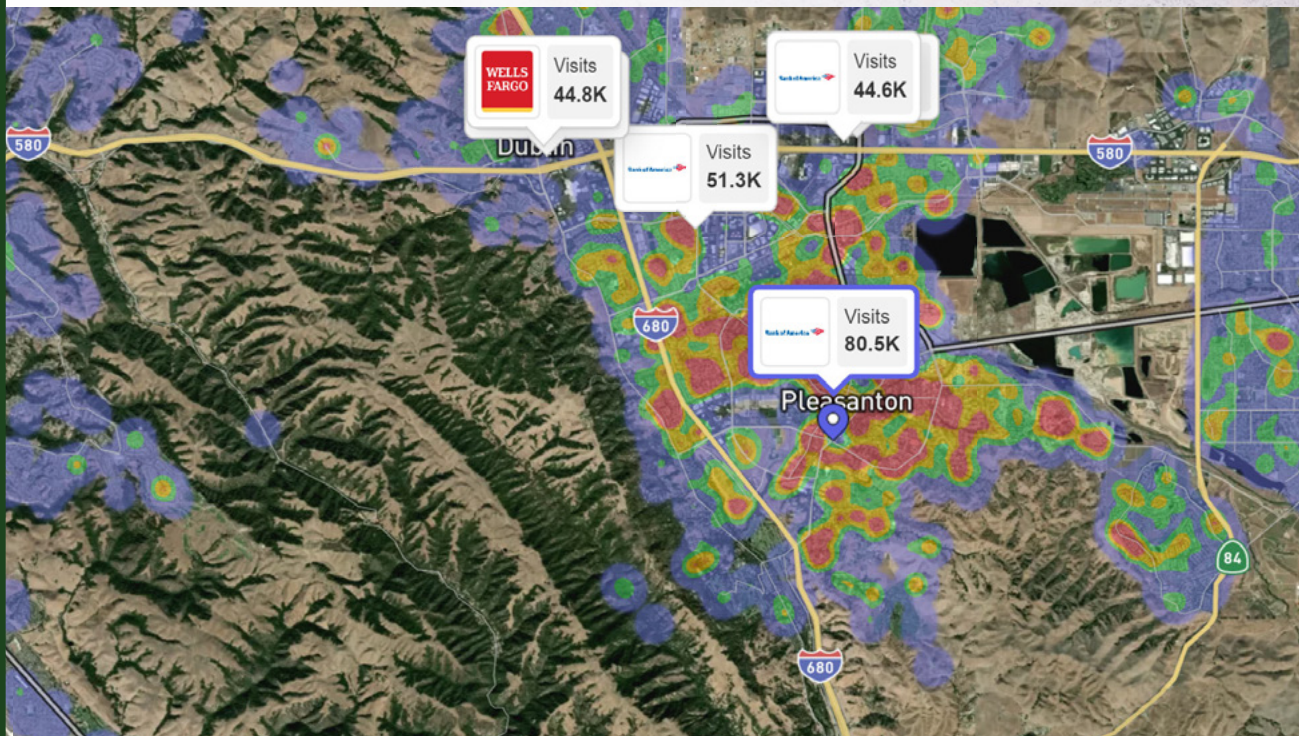
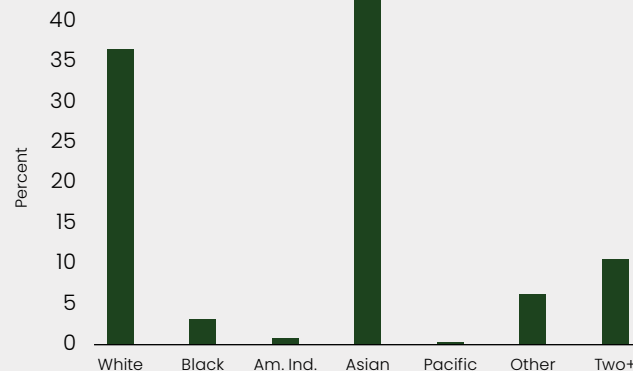
505,216

Population

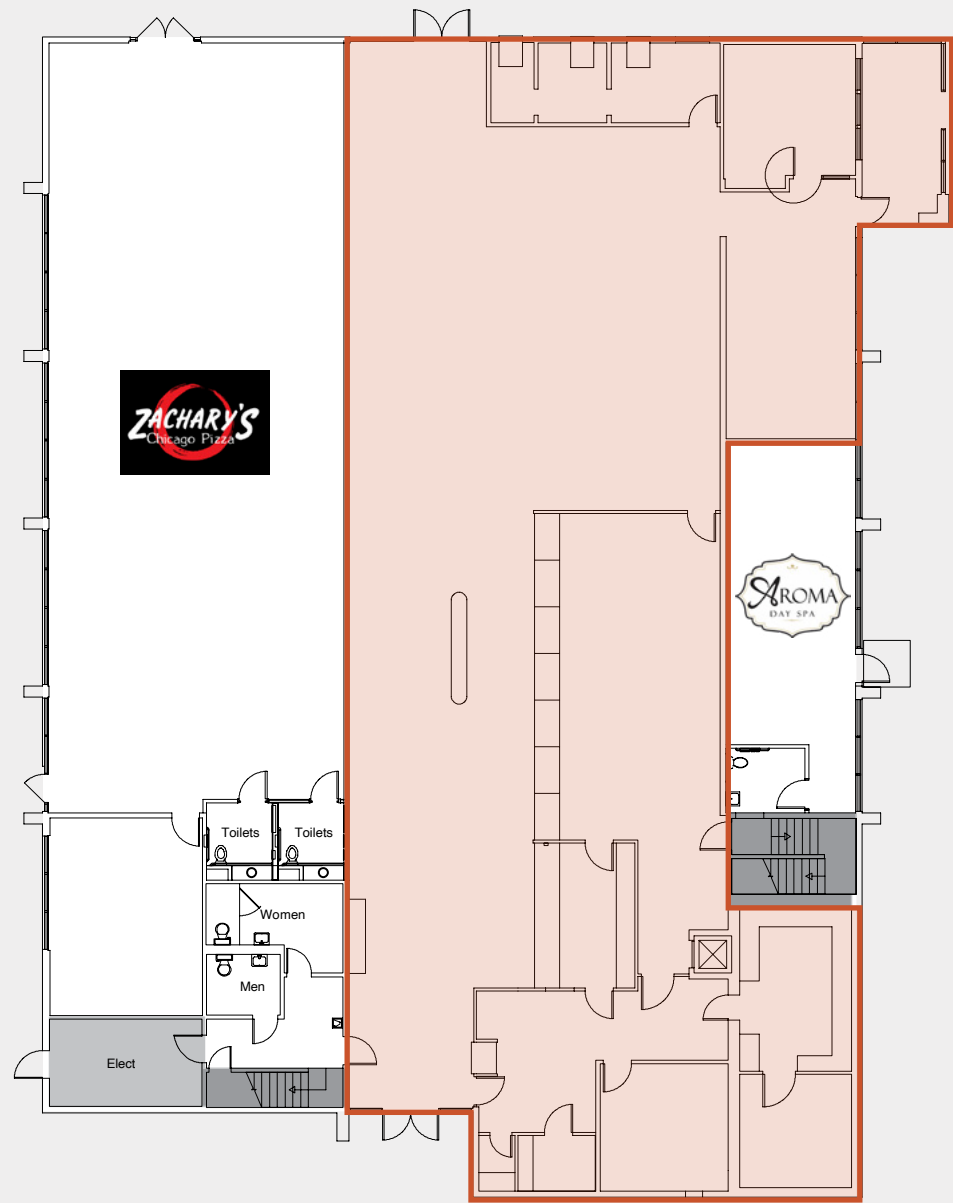
\$206,415

Avg. Household Income

2023 Population by Race



The Opportunity
337 MAIN ST.



MAIN STREET

±10,262 SF
available



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337 MAIN STREET · PLEASANTON, CALIFORNIA

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