

# FOR SALE OR LEASE • DOWNTOWN PLEASANTON

Unlimited Potential • 4,503 SF 2-Story Restaurant With Rooftop And Porch Seating



## 725 MAIN STREET

Pleasanton

**MIKE CAREY** BROKER, CALDRE# 01055545

925.963.0569 • [MIKE@INVRE.COM](mailto:MIKE@INVRE.COM)

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# FOR SALE OR LEASE NEW CONSTRUCTION RESTAURANT, RETAIL, OR OFFICE SPACE

- Unlimited Potential & Flexibility
- Seller has preliminary plans for 200 seat restaurant available upon request
- Large Outdoor Dining Area: Ground Patio & Roof Top Areas

## IDEAL FOR OWNER/USER OPPORTUNITY:

±4,503 SF 2-Story Restaurant Building with over 1,800 SF of Patio dining area

## PROPERTY HIGHLIGHTS:

- Restaurant space with lots of outdoor dining area with huge terrace
- Electronically controlled awnings & trellises
- Located in the heart of downtown Pleasanton
- Central commercial district zoning allows for all uses
- Custom improvements available
- Grease trap 1500 gallons
- Elevator available
- Rear building easement for deliveries
- Fire suppression and alarm installed
- Electrical 600A 120/208V
- Call for Pricing



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# FOR SALE OR LEASE NEW CONSTRUCTION RESTAURANT

## BREAKDOWN:

1st Floor = 3,053 Sq Ft

2nd Floor = 1,450 Sq Ft

## OUTDOOR:

Roof Top Terrace = 1,316 Sq Ft

1st Floor Front Patio = 516 Sq Ft

## FEATURES:

- Electronically controlled awnings & trellises
- Grease trap 1,500 gallons
- Rear building easement for deliveries
- Fire suppression and alarm installed
- Electrical 600A 120/208V
- Custom Improvements Available
- Elevator Available
- Lot Size .11 Acre
- Built in 2018
- Building Class B
- Property Type - Retail/Restaurant



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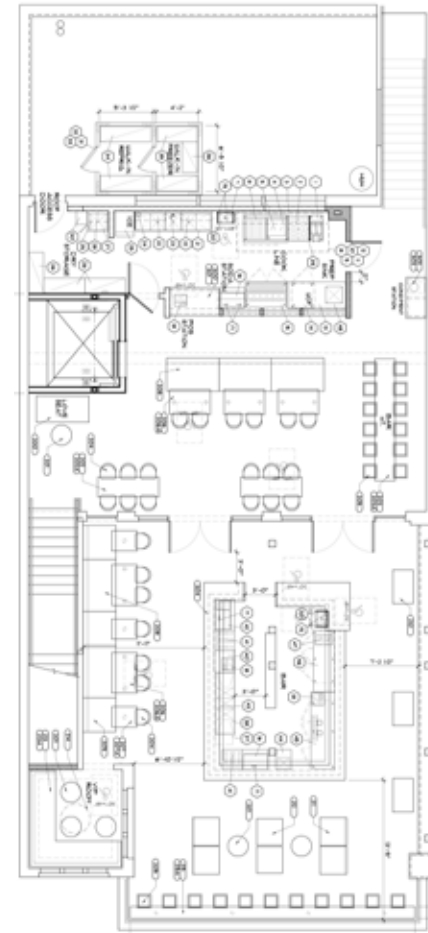
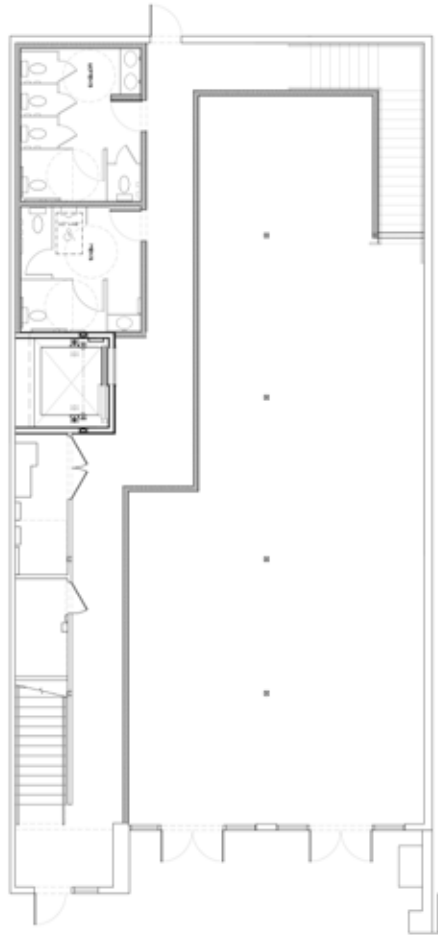
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**1ST FLOOR:** 3,053 SF + 516 SF PATIO

**2ND FLOOR:** 1,450 SF + 1,316 SF TERRACE



MAIN STREET

**MIKE CAREY** BROKER, CALDRE# 01055545

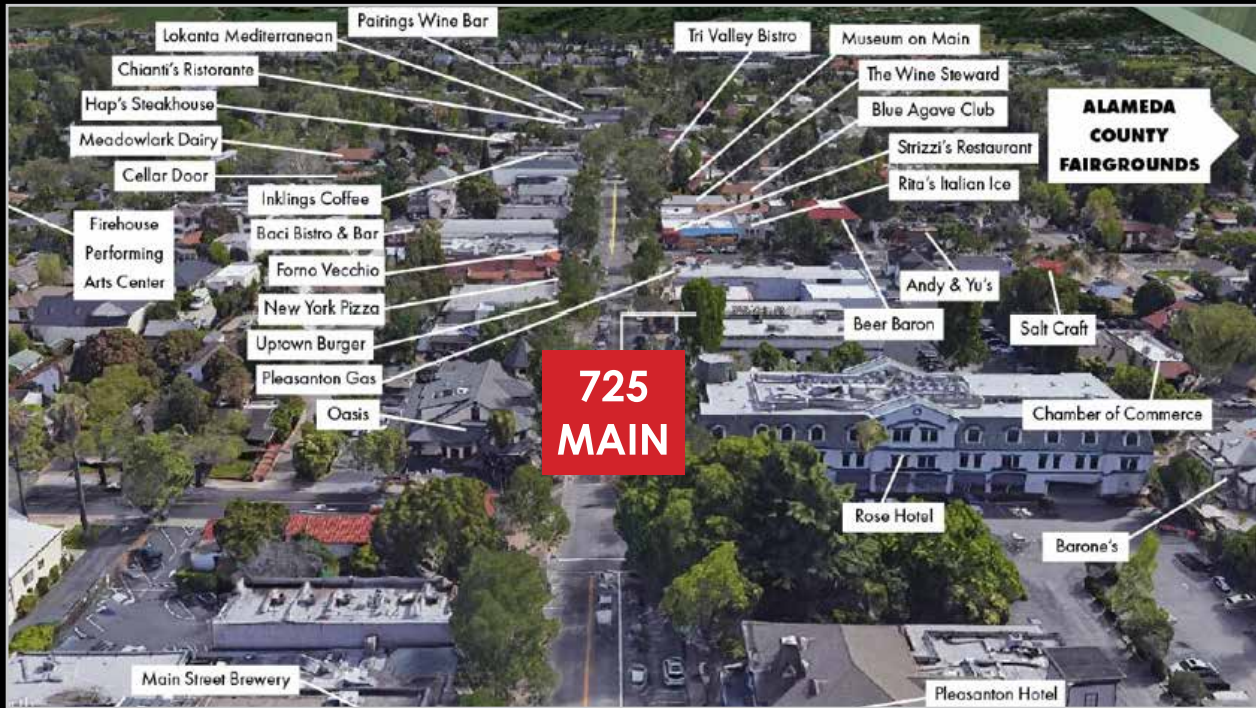
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## 725 MAIN STREET Pleasanton

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	16,852	74,277	155,639
Median Age	42.0	42.1	39.4
Average Household Income	\$172,527	\$155,681	\$186,828

Great Street Visibility  
15,700 AADT on Main Street  
Highest Foot Traffic in Pleasanton



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