

PLEASANTON GATEWAY

- "Gateway" site with close proximity to downtown Pleasanton
- Safeway / CVS anchored shopping center
- Excellent visibility and access from I-680 (125,439 ADT)

Exclusive Listing Agents:

Gwen White

925.788.4487

gwhite@retailwestinc.com

retailwest

Matt Sweeney

925.963.9886

msweeney@theeconiccompany.com





2025 SHOPPING CENTER STATS

3.2M Visitors

Approximately 129,000 SF of retail on 12.5 acres

DEMOGRAPHICS (2025)

Total Population

Total Households

Average HH Income

Daytime Population

1 mile

10,069

3,691

\$261,772

10,209

3 mile

66,324

24,435

\$250,867

59,725

5 mile

136,140

49,038

\$249,191

96,762

TRAFFIC COUNTS

1-680 @ Bernal Ave.

124,941 ADT

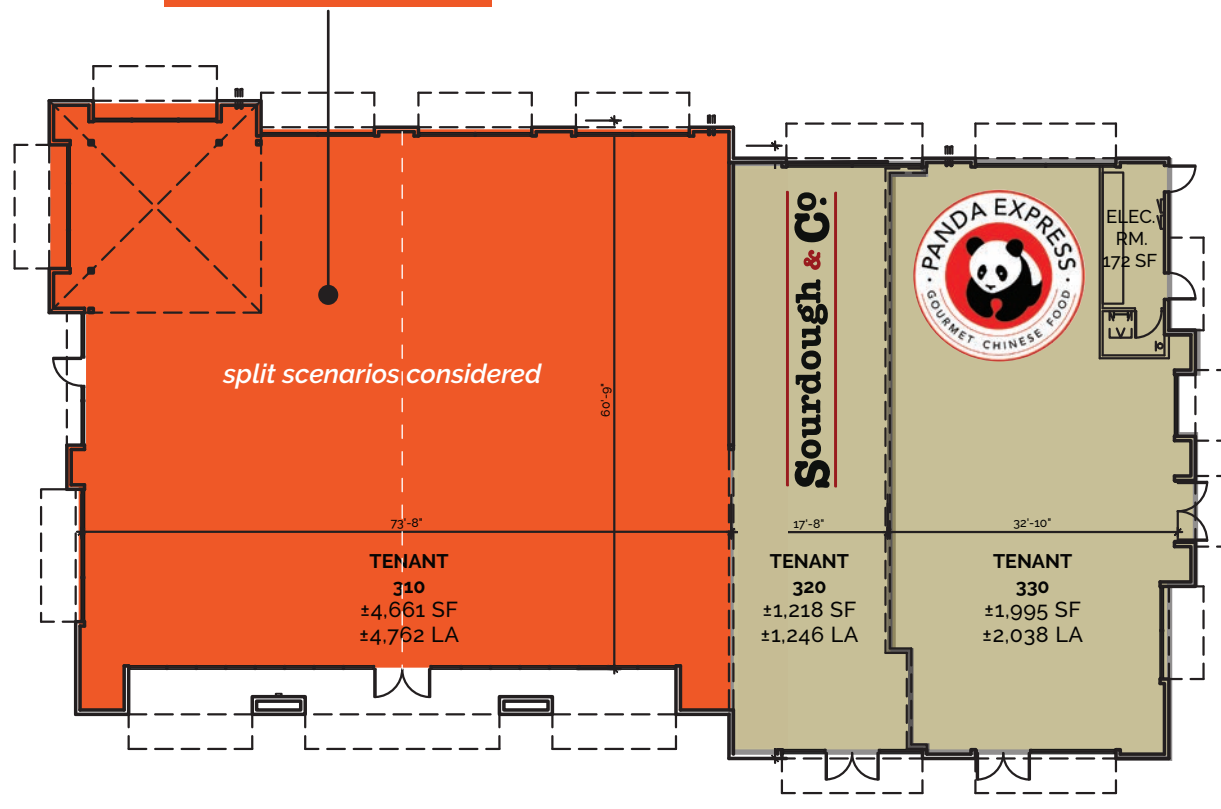
Bernal Ave @ Koll Center Dr.

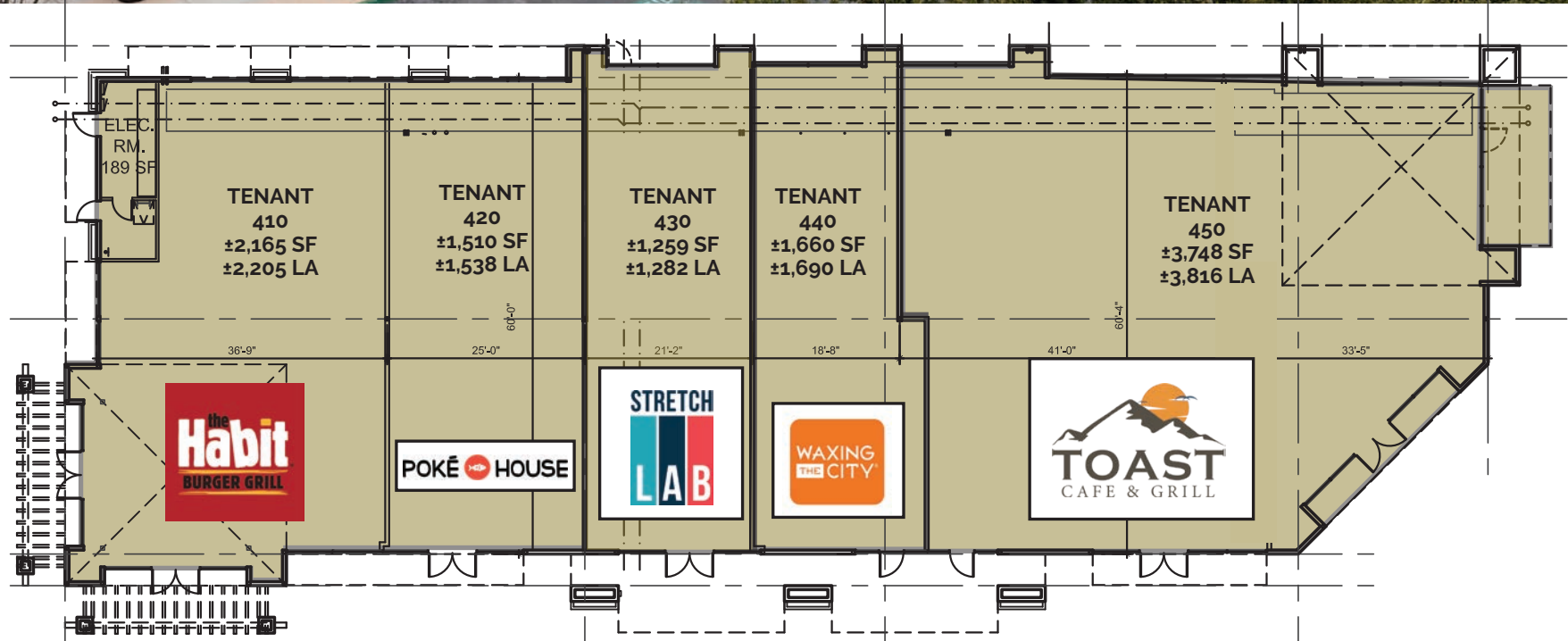
25,605 ADT

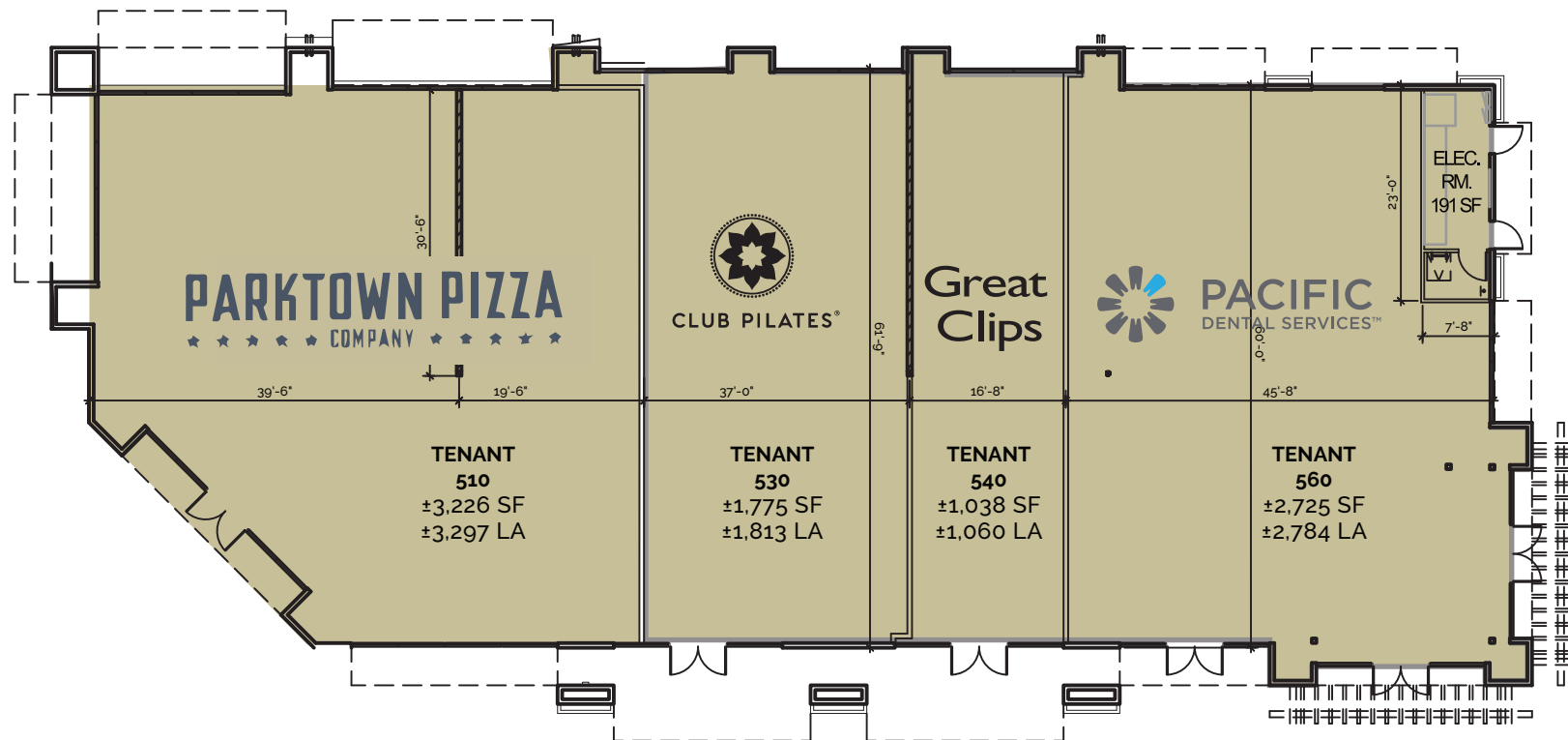
 **SPACE AVAILABLE**

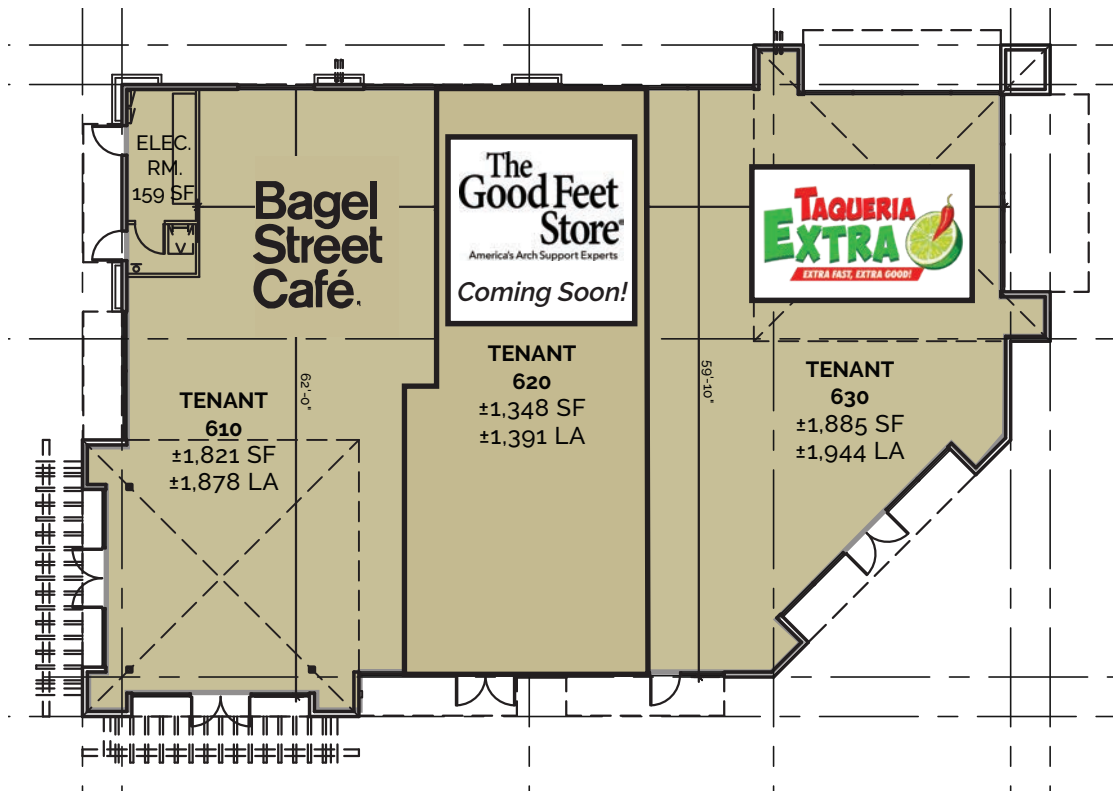
AVAILABLE
±4,762 SF
split-scenarios considered

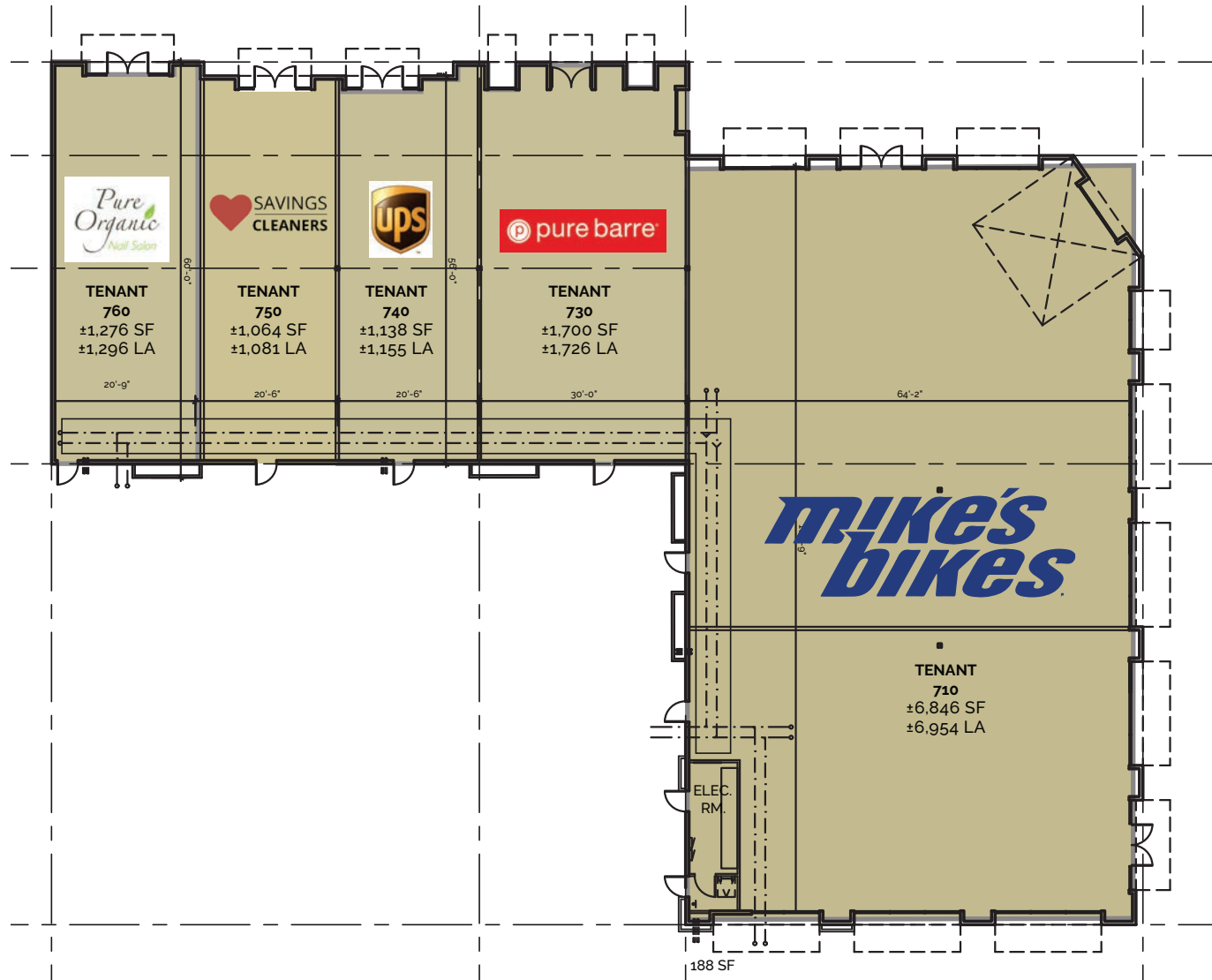
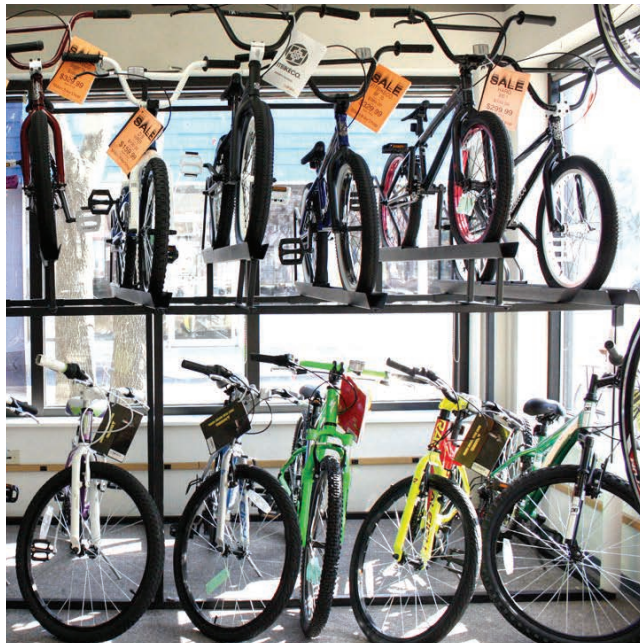




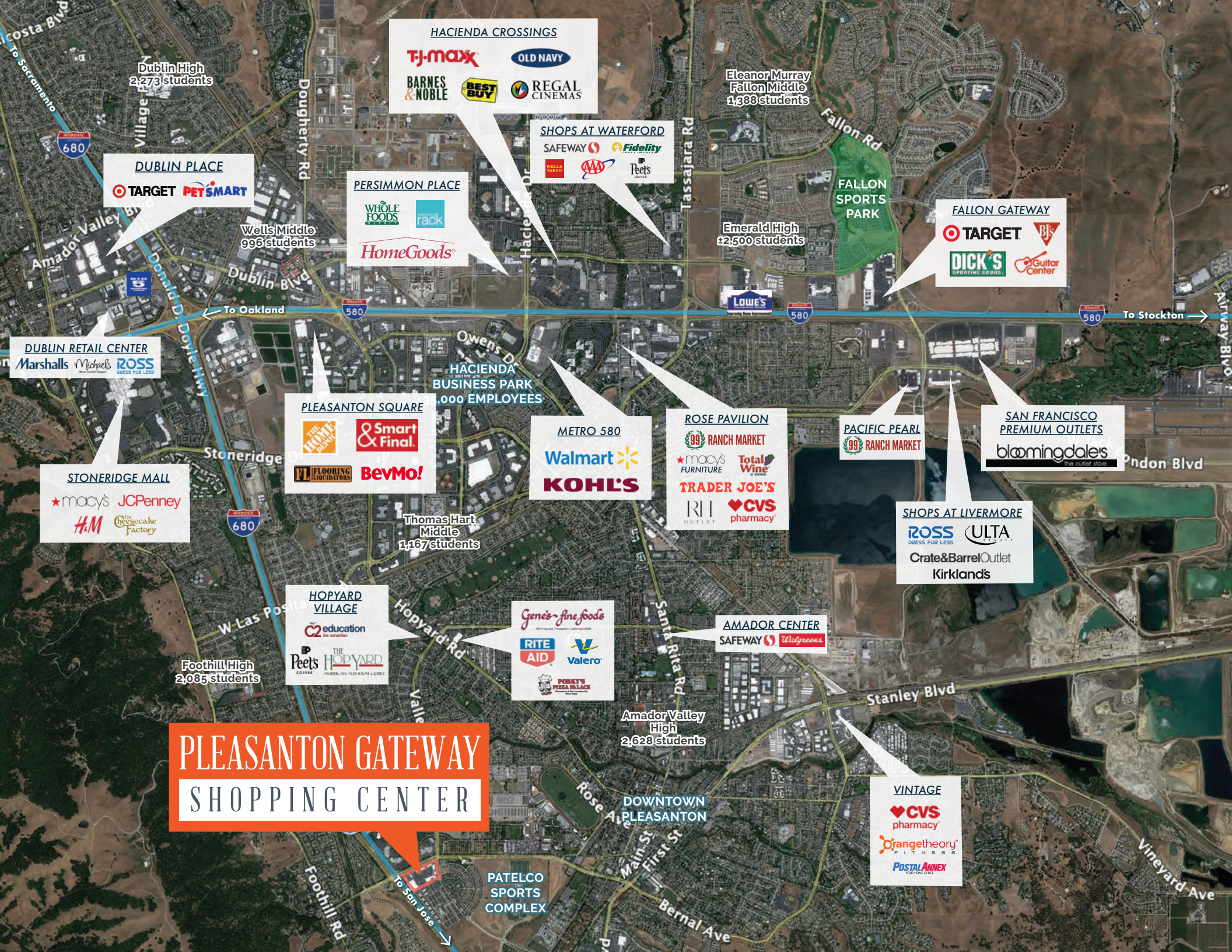












HACIENDA CROSSINGS

TJ-maxx
BARNES & NOBLE
OLD NAVY
BEST BUY
REGAL CINEMAS

SHOPS AT WATERFORD

SAFeway
Fidelity
AAA
Peets

Dublin High
2,273 students

DUBLIN PLACE

TARGET
PETSMART

Wells Middle
996 students

PERSIMMON PLACE

WHOLE FOODS
rack
HomeGoods

Eleanor Murray
Fallon Middle
1,388 students

Emerald High
2,500 students

FALLON
SPORTS
PARK

FALLON GATEWAY

TARGET
DICK'S
BJ's
Guitar Center

DUBLIN RETAIL CENTER

Marshalls
Michaels
ROSS
UNIQUE FOR LESS

HACIENDA
BUSINESS PARK
1,000 EMPLOYEES

PLEASANTON SQUARE

THE HOME DEPOT
Smart & Final
FLOORING LIQUIDATORS
BevMo!

METRO 580

Walmart
KOHLS

ROSE PAVILION

99 RANCH MARKET
macy's FURNITURE
Total Wine
TRADER JOE'S
RH OUTLET
CVS pharmacy

PACIFIC PEARL
99 RANCH MARKET

SAN FRANCISCO
PREMIUM OUTLETS
bloomingdales
The Outlet Store

STONERIDGE MALL

macy's
JCPenney
H&M
The Cheesecake Factory

Thomas Hart
Middle
1,167 students

HOPYARD VILLAGE

education
Peets
THE HOPYARD
COFFEE

Gene's fine foods

RITE AID
Valero
POKEY'S PIZZA PALACE

AMADOR CENTER

SAFeway
Walgreens

Foothill High
2,085 students

Amador Valley
High
2,628 students

DOWNTOWN
PLEASANTON

PLEASANTON GATEWAY
SHOPPING CENTER

PATELCO
SPORTS
COMPLEX

VINTAGE

CVS
pharmacy
Orangetheory
FITNESS
POSTAL ANNEX
BOOKSTORE ONLY

Vineyard Ave

TO WALNUT CREEK / SACRAMENTO



BERNAL CORPORATE PARK
1.2M SF OFFICE / R&D

ALAMEDA COUNTY FAIRGROUNDS

TO DOWNTOWN PLEASANTON

COMMUNITY PARK

RESIDENTIAL
Township Square
97 Single-Family Homes
The Mason Flats
210 Apartment Units

TO FREMONT / SAN JOSE

PLEASANTON GATEWAY SHOPPING CENTER



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DRE #01191928

retailwest

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msweeney@theeoniccompany.com

DRE #01746896



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