



the econic
company®

ACRE
PARTNERS



RETAIL & RESTAURANT
SPACES AVAILABLE

±1,174 - 7,084 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	11,778	95,686	205,282
Avg. Household Income	\$251,913	\$257,730	\$253,883
Daytime Population	12,354	111,441	220,981

TRAFFIC COUNTS

Source: 2025 Esri.

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

FULL PROPERTY SITE PLAN

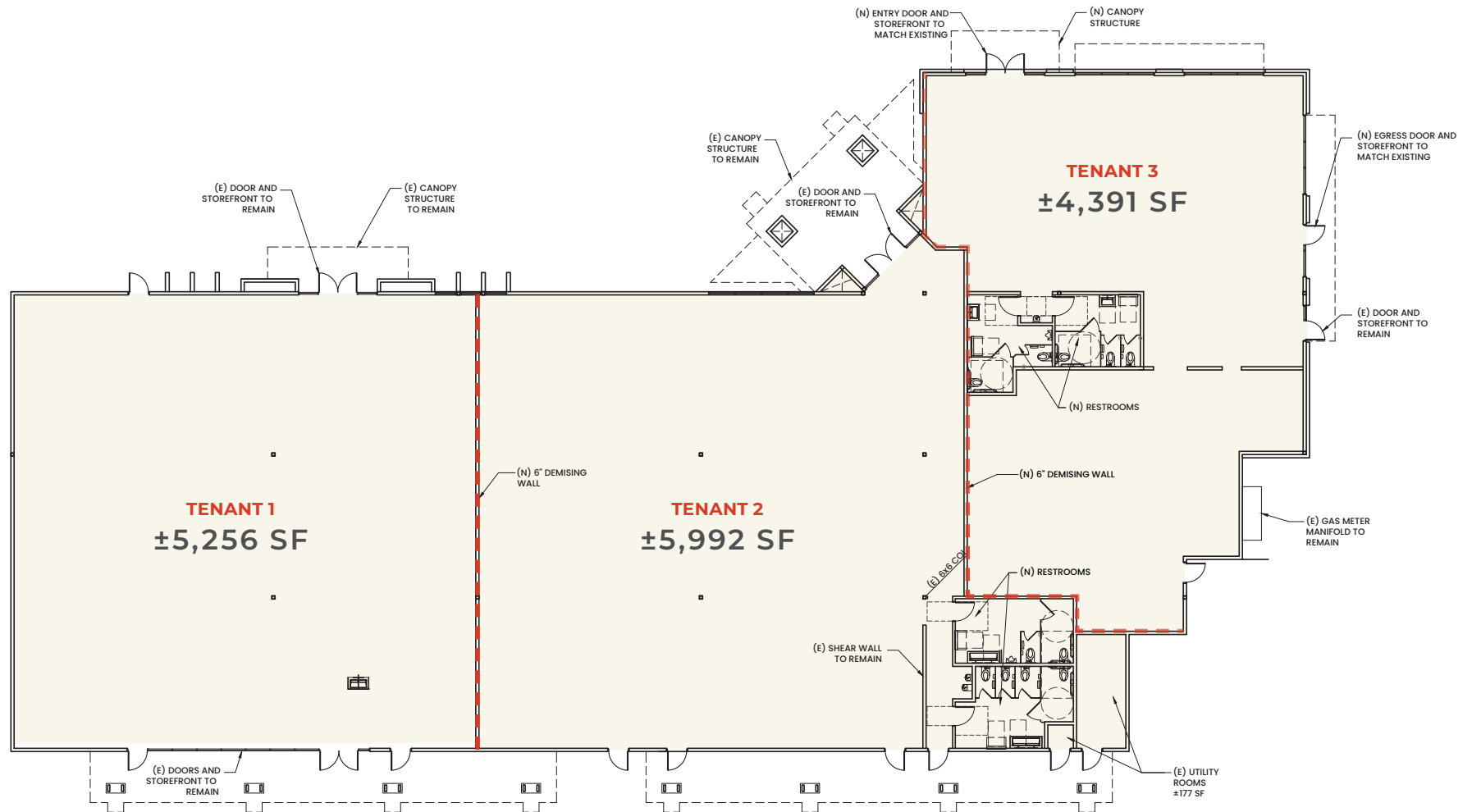


UNIT	TENANT	SF
A-101	AVAILABLE	3,690
A-102	AVAILABLE	3,754
A-105	TOP POT	2,968
B-101	85 DEGREES BAKERY	3,044
B-103	MUMU HOTPOT	2,617
B-104	MYEONGDONG JA JANG	1,403
B-105	LERN EDUCATION	963
B-106	SOMISOMI SOFT SERVE	963
B-107	HEY! IM YOGOST	958
B-109	BONCHON CHICKEN	1,906
B-110	HAIR CODE SALON	963
B-113	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	YOGURT LAND	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	CLOUDISH	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
Building G	- TENANT 1 (PROPOSED)	5,256
Building G	- TENANT 2 (PROPOSED)	7,084
Building G	- TENANT 3 (PROPOSED)	3,330



*Please **DO NOT DISTURB** current tenant.

DEMISING PLAN



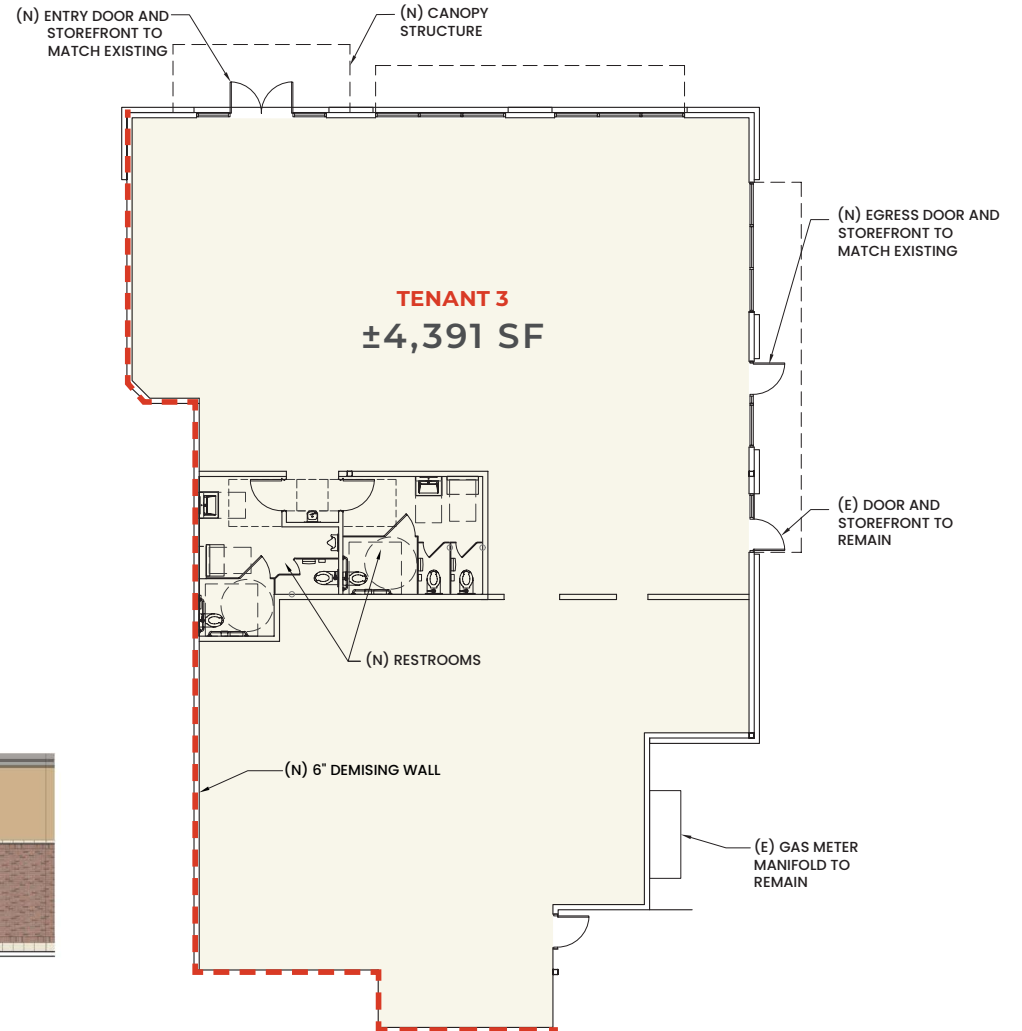
ELEVATION/CONCEPT



Entry Tower Concept



North Elevation

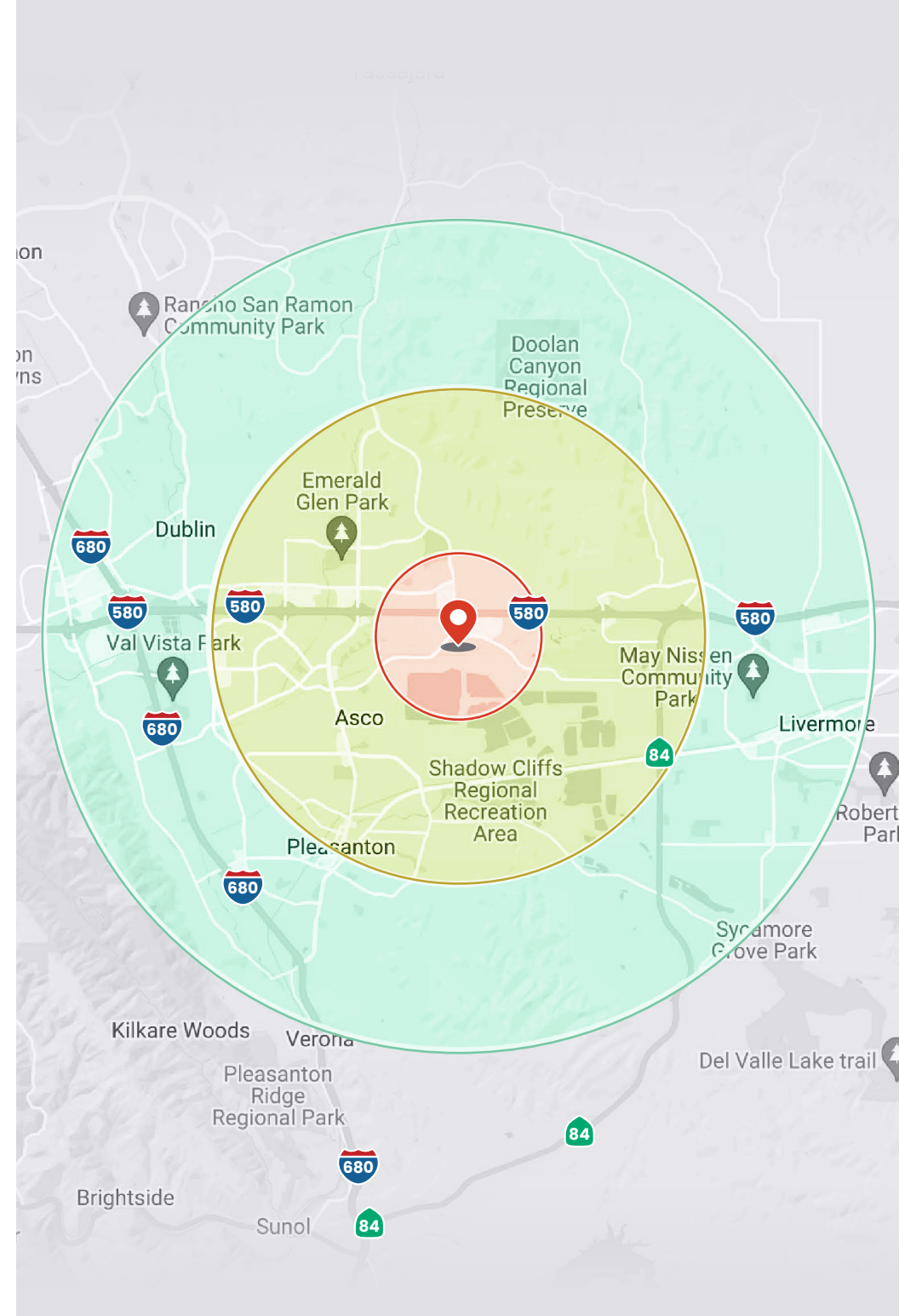


*Floor Plan Not to Scale

DEMOGRAPHICS

DRIVE TIME

DEMOGRAPHICS (2025)	5 MIN	10 MIN	15 MIN
2031 Total Population (Estimated)	11,006	122,450	282,910
2026 Total Population	10,843	119,734	278,546
Total Daytime Population	11,436	145,791	302,312
Median Age	42.3	39.1	40.6
Total Households	3,884	41,190	96,189
Total Housing Units	4,010	43,460	100,965
Total Owner Occupied Housing Units	61.6%	61.3%	66.3%
Total Renter Occupied Housing Units	38.4%	38.7%	33.6%
Average Household Income	\$261,290	\$244,126	\$250,597
Median Household Income	\$217,438	\$193,114	\$194,166
Per Capita Income	\$90,644	\$83,751	\$86,798
Pop 25+ by Educational Attainment	7,584	81,494	193,246
Pop 25+ Bachelor's Degree	40.0%	37.9%	37.7%
% White Collar Occupations	88.5%	83.9%	82.2%
% Blue Collar Occupations	3.5%	6.7%	7.3%
Average Household Size	2.77	2.85	2.85



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 1-800-LOGO PF. CHANG'S
 FOREVER 21 WINDSOR PANDA EXPRESS

HACIENDA CROSSINGS SHOPPING CENTER

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

FALLON GATEWAY

Lucky TARGET PETSMART
 Guitar Center DICK'S GOLF GALAXY
 Sourdough & Co. MATTRESS FIRM
 Pizza Hut Starbucks Bella's UPS BJ's
 CHAAT CAFE T-Mobile Panera BREAD
 theVitamin Shoppe TACO BELL Chevron

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

COSTCO WHOLESALE

ROSS KIRKLAND'S HOME TORRID CRATE & BARREL
 ULTA

Pacific PEARL

REPUBLIC SQUARE

GLO Yoga CALI Meet Fresh dekalash

DUBLIN PLACE

TARGET Burlington BASSETT
 metro PETSMART PATELCO
 BANK OF WEST Starbucks HOBBO LOBBY

Lucky

SAN FRANCISCO PREMIUM OUTLETS

BURBERRY H&M kate spade
 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

GROCERY OUTLET

Raley's

RUBY HILL WINERY



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