

Stoneridge Shopping Center®

PRIME ANCHOR OPPORTUNITY AVAILABLE

2-LEVEL RETAIL BUILDING
AVAILABLE FOR LEASE

1500 STONERIDGE MALL ROAD, PLEASANTON, CA

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the eonic company®

PROPERTY HIGHLIGHTS



Anchor Opportunity at Stoneridge Mall Shopping center, the Tri-Valley's premier shopping destination, with over 165 stores and 17 restaurants.



Conveniently located at the intersection of I-580 (176,000 ADT) and I-680 (148,000 ADT) in Pleasanton, and across the street from the West Dublin/Pleasanton Bart station.



Population trade area serving approximately 1,414,550 customers.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,484	86,232	195,418
Avg. Household Income	\$152,949	\$164,914	\$179,879
Daytime Population	17,305	55,146	107,902

TRAFFIC COUNTS

Source: 2022 Esri.

Foothill Rd	41,200 ADT
Stoneridge Dr	35,700 ADT
Canyon Way	19,900 ADT

RARE 155,919 SQUARE FOOT ANCHOR OPPORTUNITY (divisible to 68,704 SF) available in Stoneridge Shopping Center in Pleasanton, CA. Its prominent exterior and interior entrances, coupled with ample signage and visibility, provide a strategic advantage for retailers looking to establish a strong presence in the Bay Area. The expansive space is ideal for retailers seeking to capitalize on the thriving consumer base in Pleasanton and leverage the center's high-traffic location for maximum exposure and success.

BUILDING SIZES

Lower Level: ±80,327 SF

Upper Level: ±68,704 SF

Attached Building: ±11,623 SF

Total SF: ±80,327 SF

Parking: 235 Parking stalls

Loading Dock: Existing to serve both levels

Store Entrances: At surface level

and interior mall

Clear Heights: Approx. 16'

Parking: 461 Parking stalls

Store Entrances: At surface level and interior Mall

Clear Heights: Approx. 16'





Over the past 12 months, 1500 Stoneridge Mall Road (JCPenney) recorded over 353K visits from over 219.1K customers averaging 1.61 visits per year.

PROPERTY FLOOR PLAN

LOWER LEVEL

BUILDING

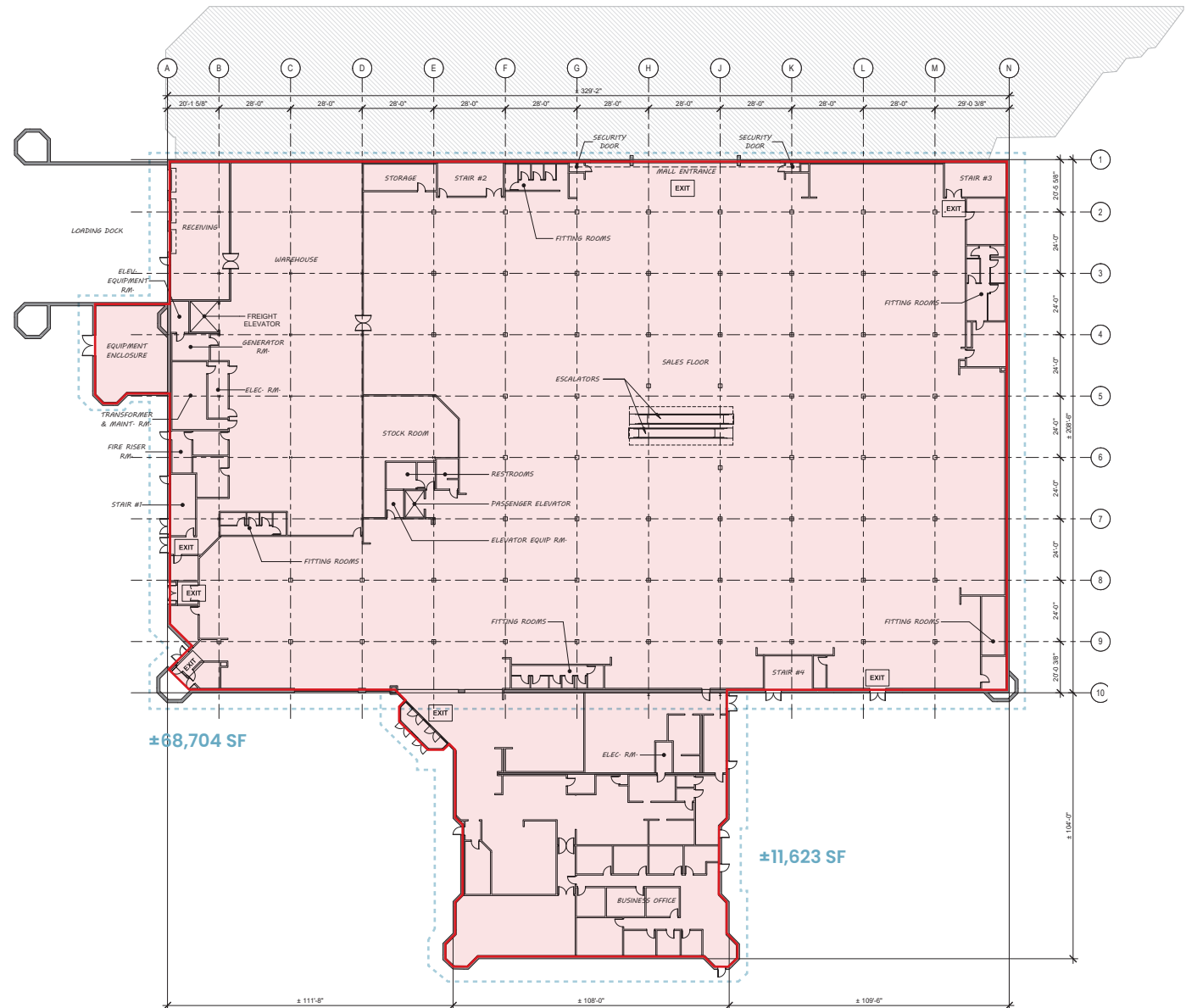
±68,704 SF

ATTACHED BUILDING

±11,623 SF

TOTAL SQUARE FEET

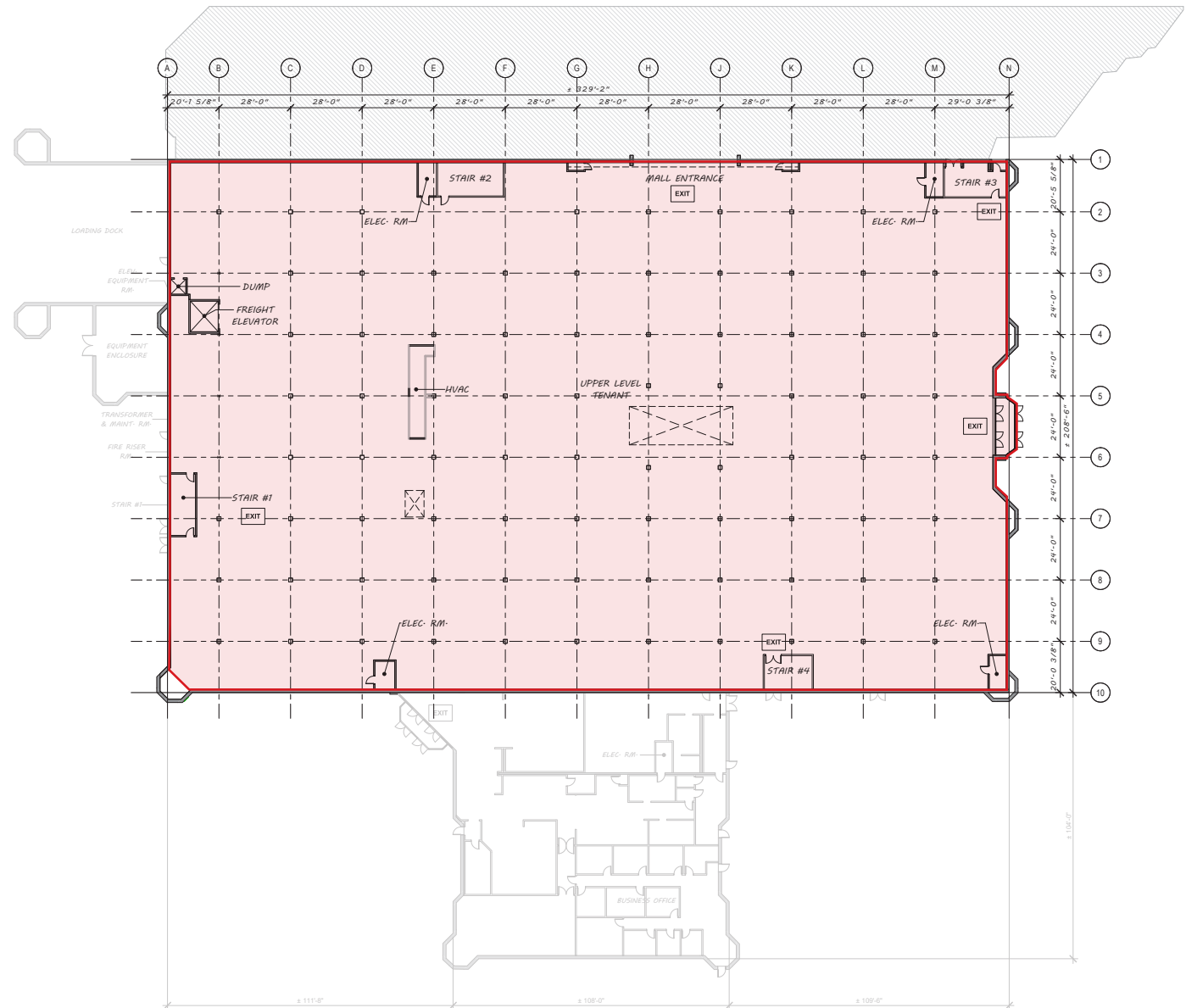
±80,327 SF



PROPERTY FLOOR PLAN

UPPER LEVEL

BUILDING
±68,704 SF





MARKET AERIAL

STONERIDGE SHOPPING CENTER



HACIENDA CROSSINGS SHOPPING CENTER



FALLON GATEWAY



REPUBLIC SQUARE



DUBLIN PLACE



SAN FRANCISCO PREMIUM OUTLETS



PLEASANTON GATEWAY SHOPPING CENTER





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