

ALAMO
plaza



MOSAIC DISTRICT / FAIRFAX, VA



ATHERTON / CHARLOTTE, NC



PRINCETON SHOPPING CENTER / PRINCETON, NJ



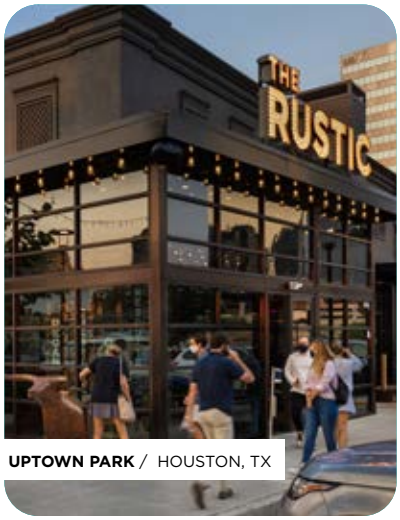
PARK ROAD / CHARLOTTE, NC



ALAMO PLAZA / ALAMO, CA



UNION MARKET DISTRICT / DC



UPTOWN PARK / HOUSTON, TX



MOSAIC DISTRICT / FAIRFAX, VA



CABIN JOHN VILLAGE / POTOMAC, MD







EDENS

ENRICH COMMUNITY

EDENS purpose is to enrich community through human engagement. We are the owner, developer and steward of a nationally leading portfolio of more than 100 open-air retail and mixed-use places in high-growth markets coast to coast.

We design our places to achieve 3.5 trips per week and 5 hours of dwell time, reaching over 15 million people daily. We know that when people come together, they feel a part of something bigger than themselves and prosperity follows – economically, socially, culturally and soulfully.

Our work is bigger than real estate; we are in the business of humanity.

$6.5B IN REAL ESTATE ASSETS

100 COMMUNITY-FOCUSED PLACES

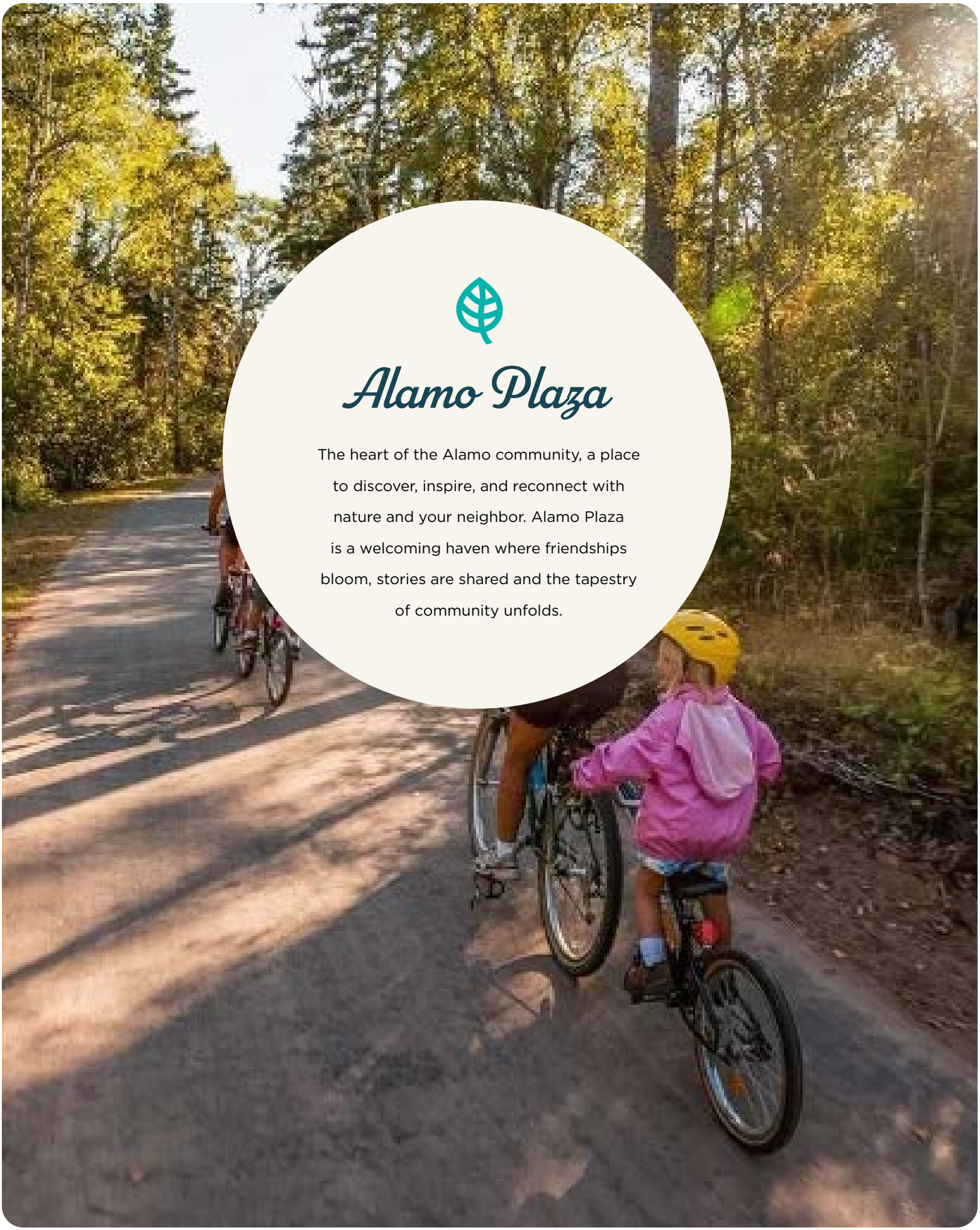
$8B IN AVG. BUYING POWER*

15M DAILY REACH AT OUR PLACES

13 MAJOR MARKETS

215 TEAM MEMBERS

3 INSTITUTIONAL INVESTORS



Alamo Plaza

The heart of the Alamo community, a place to discover, inspire, and reconnect with nature and your neighbor. Alamo Plaza is a welcoming haven where friendships bloom, stories are shared and the tapestry of community unfolds.








LOOK
ON THE
BRIGHT
SIDE







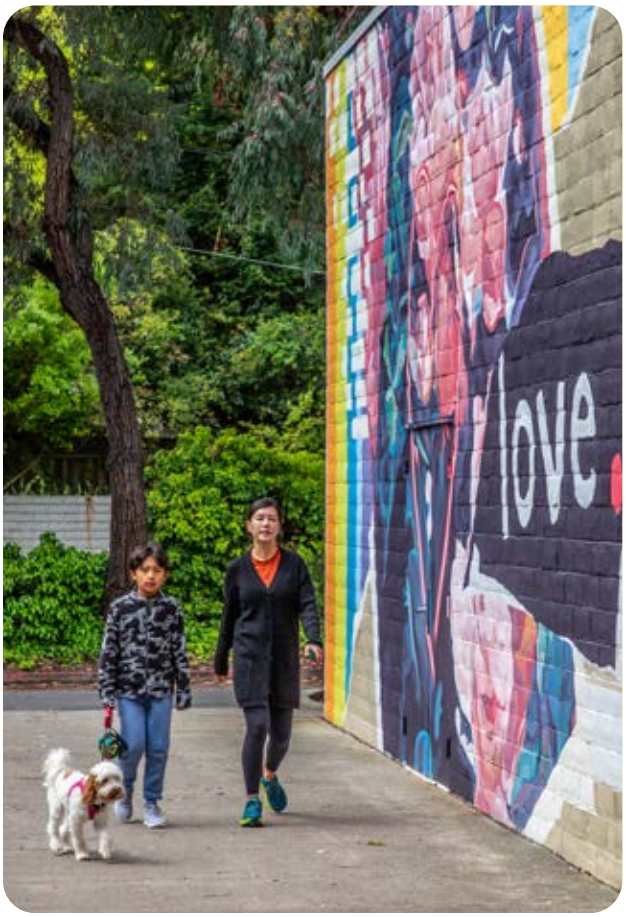








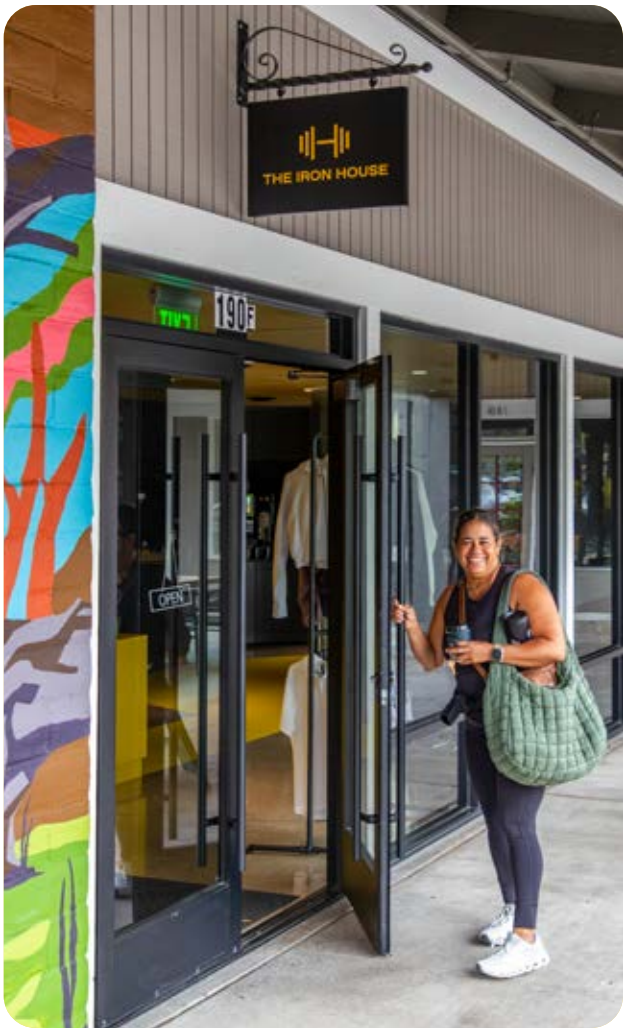






Alamo Plaza / Alamo, CA

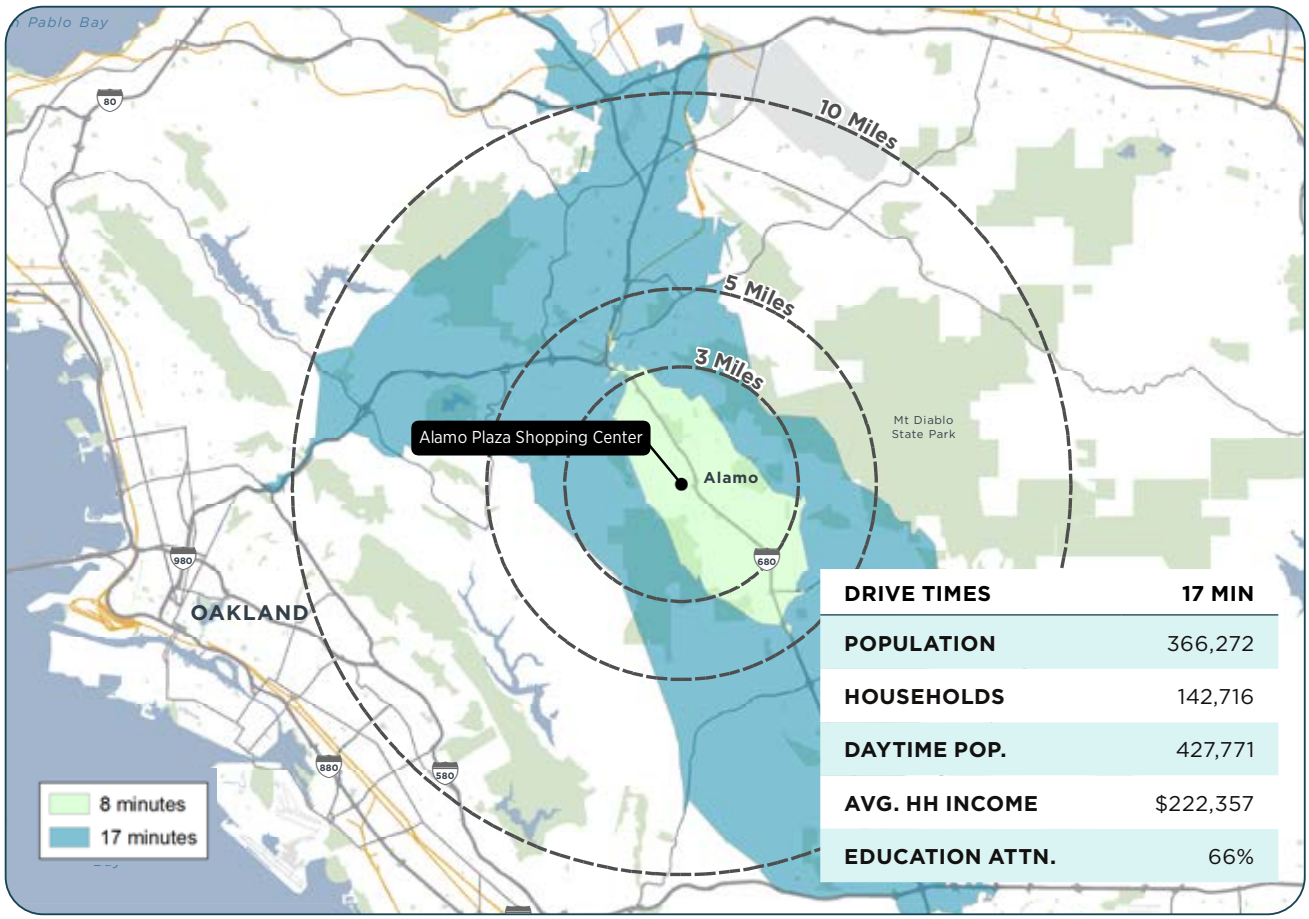

FIVE GUYS
FIVE GUYS


THE IRON HOUSE
190F
OPEN




BRIOCHE
DE PARIS
BRIOCHE
DE PARIS
Peets Coffee

DRIVE TIMES



DRIVE TIMES	17 MIN
POPULATION	366,272
HOUSEHOLDS	142,716
DAYTIME POP.	427,771
AVG. HH INCOME	$222,357
EDUCATION ATTN.	66%

NORTHERN CALIFORNIA
SAN FRANCISCO BAY AREA MSA

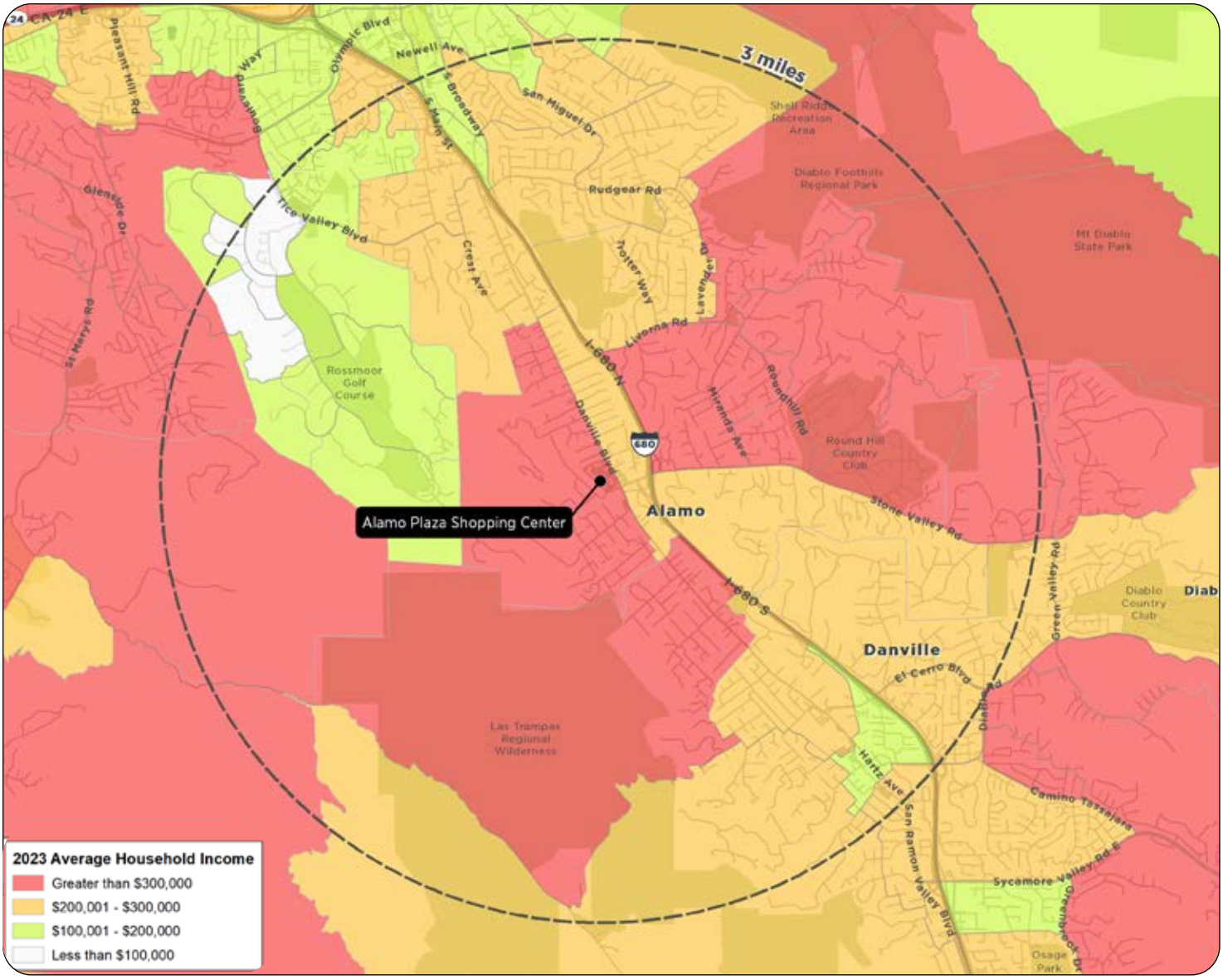
- Home to approximately **74.6** Million residents across the San Francisco–Oakland–Fremont metropolitan area.
- A highly affluent consumer market, with median household income of approximately **$135,590** - more than 1.5x the national figure.
- A highly educated population, with approximately **53%** of adults holding a bachelor's degree, compared to the **36%** nationally.
- A major employment center with more than **2.4 million** nonfarm jobs across the San Francisco–Oakland–Fremont metro.

DEMOS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,591	44,926	126,033
HOUSEHOLDS	1,628	19,244	51,843
DAYTIME POP.	5,096	43,206	144,699
AVG. HH INCOME	$348,543	$249,275	$247,010
EDUCATION ATTN.	70%	73%	75%

$348K+ AVERAGE HOUSEHOLD INCOME

within a 1-mile radius



TRADE AREA

THE ALAMO AFFLUENCE

#2
Most affluent suburb in California

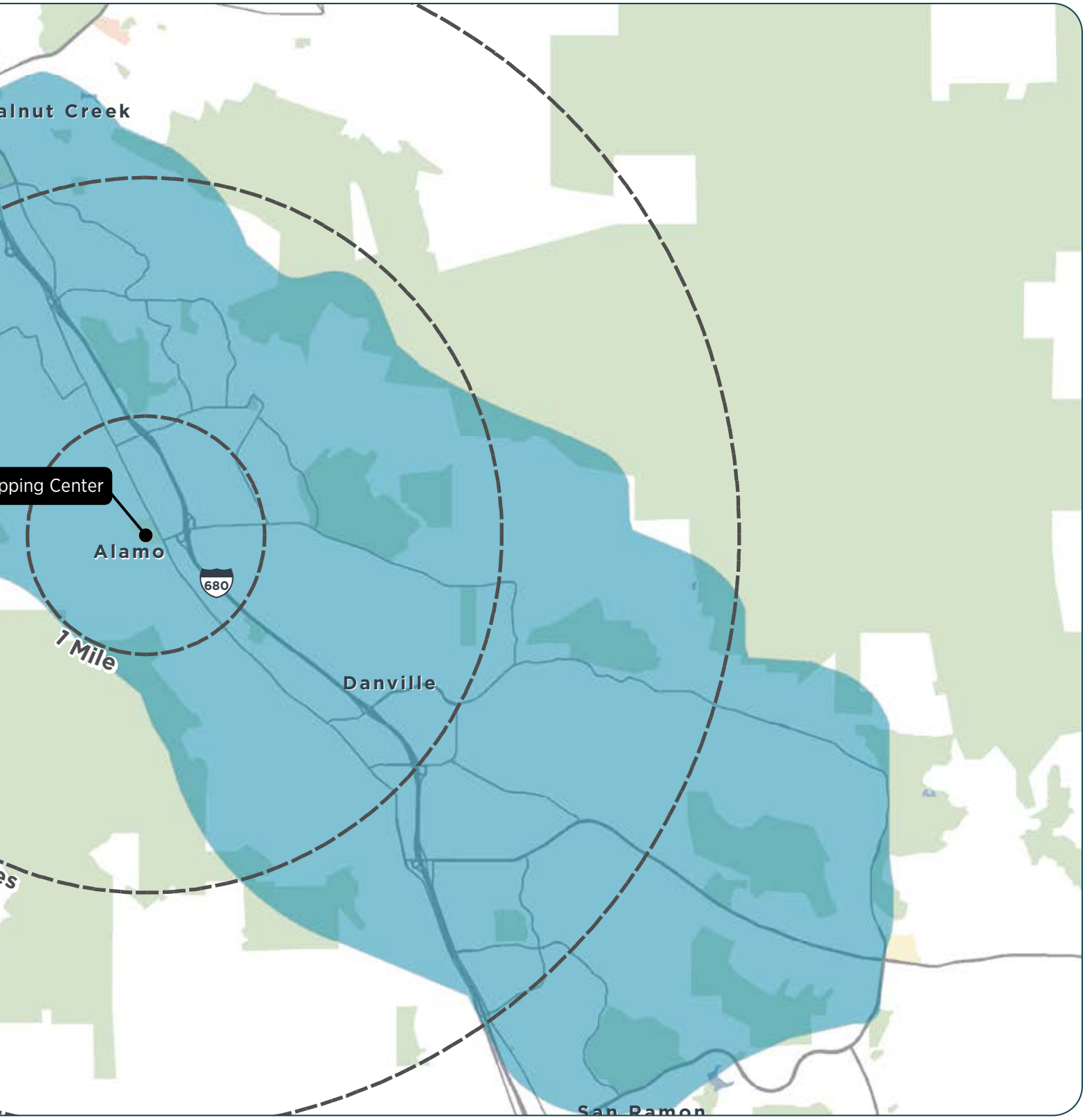
$348K
Average Household Income

$3M
Average Home Sale Price

75%
Bachelor's degree or Higher

1,300 FT
Frontage along the Iron Horse Regional Trail




alnut Creek
pping Center
Alamo
680
1 Mile
Danville
es
San Ramon


THE BRASS BEAR DELICATESSEN






Peet's Coffee







SITE PLAN


DANVILLE BOULEVARD - 19,656 VPD
STONE VALLEY ROAD - 23,440 VPD
Leased
BANK OF AMERICA
180
C
Alamo Palace
THE TOX
160
150
140
130
170
2,560 sf
120
BAGEL STREET CAFE
VIM + VIGOR FITNESS
100
B
50
PALECEK
8,393 sf
Ha-La
220
WELLS FARGO
190
200
210
Xenia!
GREAT DONUTS
D
Peet's Coffee
3,688 sf
260
250
230
270
280
E
BRIOCHE de paris
290
Chevron
Magic Nails & Spa
A
FIVE GUYS BURGERS and FRIES
HYDRATION ROOM IV AND INJECTION THERAPY
370
360
380
390
400
420
SAFEWAY
350
Stone Valley DENTAL
ORANGETWIST
Ashley Pollard HAIR STUDIO
340
330
325
1,816 sf
320
1,800 sf
300
THE AGENCY
ROUND TABLE PIZZA
570
560
550
CONTRA COSTA COUNTY OFFICE OF THE SHERIFF
CIAO BELLA Salon
BODYROK
TREK
440
480
460
ROCKEM
540
520
510
500
490
1,200 sf
1,777 sf
UNITED STATES POSTAL SERVICE
IRON HORSE REGIONAL TRAIL
INTERSTATE 680
185,403 VPD
DANVILLE BLVD
STONE VALLEY RD
ALAMO plaza
IRON HORSE REGIONAL TRAIL
IRON HORSE REGIONAL TRAIL
N

RETAILERS

NO.	BLDG	RETAILERS	SF
50	B	Palecek	8,393
100	B	Vim + Vigor Fitness	17,640
120	B	Bagel Street Cafe	2,610
130	B	High Tech Burrito	1,100
140	B	Available	1,500
150	B	Alamo Palace Rest. (Future Available)	2,250
160	B	Tox Walnut Creek	1,112
170	B	Diablo Pacific (Future Available)	2,560
180	C	Bank of America	9,644
190	D	Ha-La Sushi Restaurant	1,650
200	D	Great Donuts	1,169
210	D	Xenia Bistro	2,460
220	D	Wells Fargo Bank	3,541
230	E	Peet's Coffee and Tea	1,927
250	E	Brioche de Paris	3,626
260	E	Available	3,688
270	E	E.J. Phair Brewing Company	2,054
280	E	W Salon Suites	9,968
290	E	Chevron	2,064
300	A	The Agency	5,744
320	A	Ashley Pollard Hair Studio	1,192
325	A	Orange Twist Med Spa	1,816

NO.	BLDG	RETAILERS	SF
330	A	Available	1,800
340	A	Stone Valley Dental	1,648
350	A	Safeway	57,140
360	A	Magic Nails & Spa	1,500
370	A	Five Guys Burgers and Fries	2,288
380	A	Hydration Room	975
390	A	Mathnasium	1,200
400	A	Brass Bear Deli	1,200
420	A	The Iron House	3,500
440	A	Rockem Dog Training	1,688
460	A	Trek Bicycle Alamo	5,972
480	A	Lash Empire (Future Available)	1,187
490	A	Available	1,777
500	A	Available	1,200
510	A	Bodyrok	2,035
520	A	Available	3,200
540	A	U.S. Post Office	9,278
550	A	Ciao Bella Salon (Future Available)	2,000
560	A	Contra Costa County Sheriff	3,000
570	A	Round Table Pizza	3,878

PLACEMAKING & JEWELRY

TUNNEL OF LOVE / WELCOME TO BEAUTIFUL ALAMO, CALIFORNIA MURALS

Created by ABG Art Group, Alamo Plaza's vibrant murals celebrate the character and history of the surrounding community. The collection includes the "Tunnel of Love / Welcome to Beautiful Alamo, California" mural alongside 13 smaller postcard-inspired works depicting beloved local landmarks, including Mount Diablo, Rock City and Summit Ranch Equine Center. Together, the murals bring a distinct sense of place and local identity to the center.

MURAL SERIES HIGHLIGHTS











love.



RETAILER HIGHLIGHTS

VIM + VIGOR

Vim + Vigor Fitness is a full-service gym and wellness destination offering modern equipment, group fitness classes, personal training, and a wide range of recovery amenities. Designed to support varying fitness levels and goals, the space combines strength and cardio training with premium features like pools, pickleball courts, and hot- and cold-therapy options.





TREK

Trek Bicycle Alamo is your destination for the latest products from Trek and Bontrager, service and tune-ups for bikes of any brand, and a great place to meet likeminded cyclists in the area.



ROCKEM DOG TRAINING

Rockem Dog Training provides holistic, real-world training for dogs of all ages, with programs spanning puppy development, behavior, off-leash skills, and service dog training.



BRIOCHE DE PARIS

Brioche de Paris invites you to experience the taste of French pastries without needing a passport. Indulge in authentic French pastries, sandwiches, crêpes, salads, and artisan coffee in a welcoming atmosphere that transports you to the streets of Champs-Elysées.



THE TOX

The Tox Technique is a blend of different modalities, set out to detoxify your body from the inside out. They work directly with the lymphatic and digestive system to give a long lasting, full body detox.



HIGH TECH BURRITO

High Tech Burrito is a family-owned fast-casual concept serving fresh, made-to-order burritos, bowls, tacos, salads, and more, inspired by diverse flavors and global cuisines.




Peet's Coffee





NEIGHBORS ARE NOTICING

I am a 27-year resident of Alamo, CA and live close to Alamo Plaza. I would like to extend a heartfelt thanks to EDENS for the beautification and updating efforts ... myself and others in the community have noticed and are appreciative.

- **Alisa Corstorphine**

I just wanted to say how nice the new murals look in the Alamo Plaza.

- **Janet Carlson**

I just love everything you've done with the Plaza. In my 42 years in Alamo, I've seen four different owners of the plaza, none of them has ever put as much thought, attention and creativity into the Plaza as EDENS."

- **Sharon**

Especially by the post office. The painters did a beautiful job!

- **Nancy Quintel**

The new murals are so nice. Finally life is getting breathed into the Plaza

- **Alisa Corstorphine**

As a member of the Alamo Women's Club, I was surprised and most delighted to see a mural of our Clubhouse on the wall near Five Guys!

- **Marilyn B.**

The artist did a wonderful job capturing the heart and soul of Alamo. Thank You Alamo Plaza for the improvements. The benches, tables and chairs are also nice.

- **Mike A.**



Welcome to beautiful

ALAMO plaza

EST. IN 1956 California

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EDENS