

# Rose Pavilion

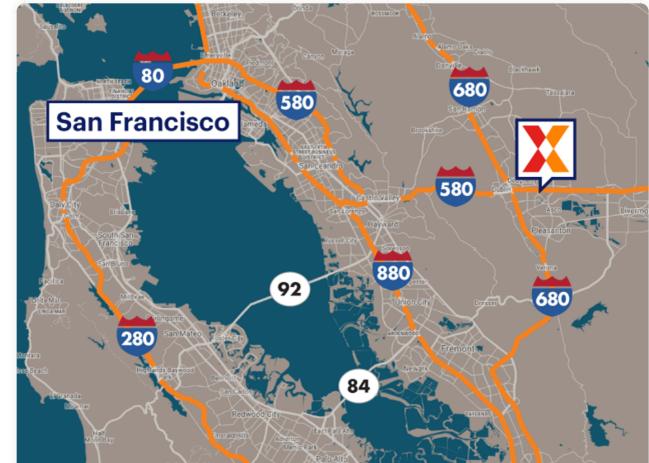
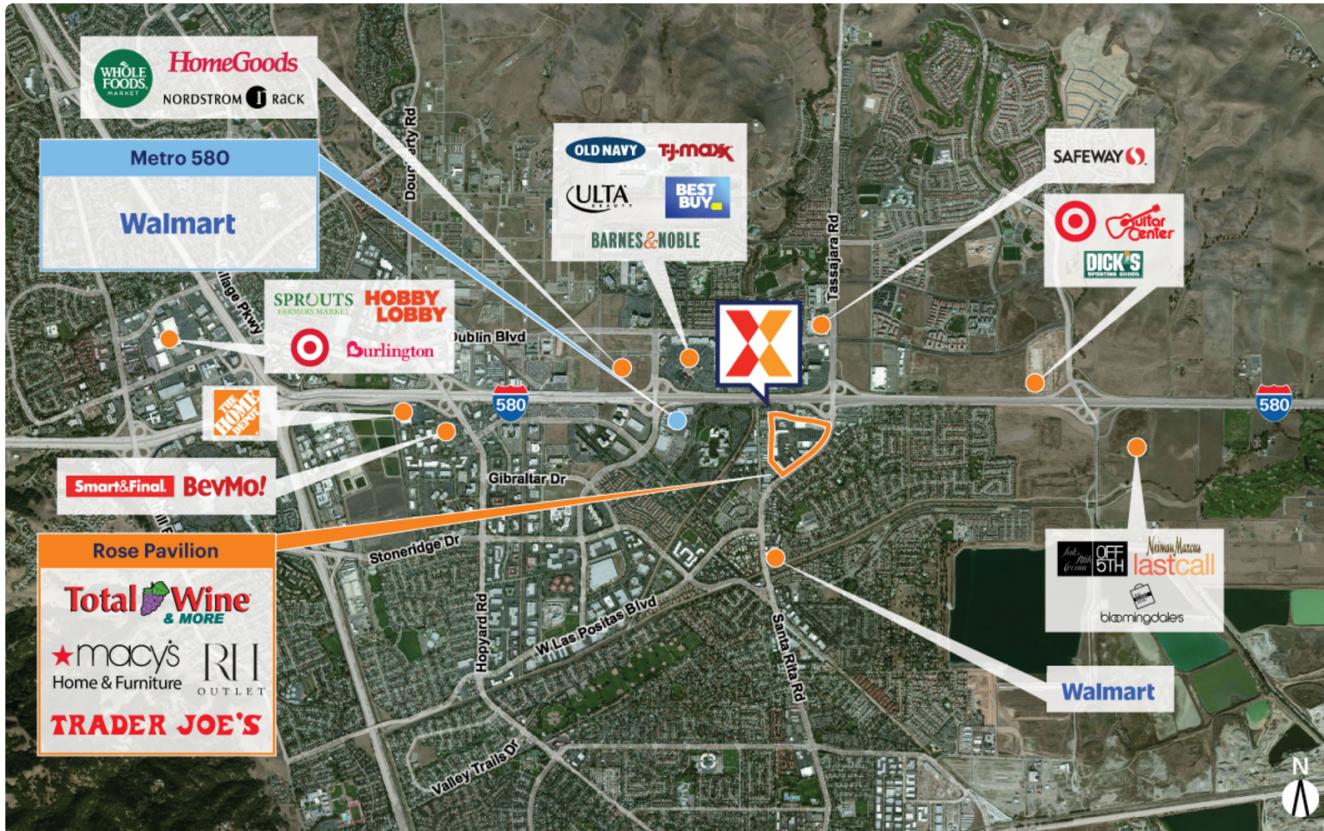
4225 Rosewood Drive | Pleasanton, CA 94588

Alameda County

San Francisco-Oakland-Fremont, CA

329,040 Sq Ft

37.6984, -121.8753



Demographics	1 Mile	3 Miles	5 Miles
Population	22,126	113,451	196,114
Daytime Pop.	28,967	153,213	241,430
Households	7,751	38,579	66,290
Income	\$226,347	\$253,301	\$260,557

Source: Synergos Technologies, Inc. 2024

Highly trafficked center anchored by 99 Ranch Market, Macy's Home Furniture, Restoration Hardware, and Total Wine & More with a strong lineup of national tenants including Trader Joe's, Blaze Fast Fire'd Pizza, The Kebab Shop, and Starbucks drawing an estimated 5.2M+ annual visits (Placer.ai 2024)

Ideally situated in the Tri-Valley retail hub with a strong daytime population of 143K+ within 3-miles and close proximity to the 167-bed Valleycare Medical Center

Surrounded by a dense, affluent, and well-educated population of 114K+ with an average household income of \$228K+ and 68% college educated within a 3-mile radius

High visibility from 230K+ VPD on I-580 and 43K+ VPD on Tassajara Rd (Kalibrate, 2022)



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This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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## Available Spaces

1719 3,000 Sq Ft 360°

## Current Tenants

Space size listed in square feet

01	99 Ranch Market	44,939	31	Sharkey's Cuts for Kids	1,005
01A	D1 Sports Training	6,000	32	The Kebab Shop	2,198
01B	Starbucks	614	33	Panda Express	2,285
02	Madras Idli Kadai	1,688	34	Wingstop	1,462
03	PHO Saigon	3,352	35	NY Pizza & Pasta	941
04	iSmash	3,407	36	Tri Valley Cash for Gold	1,178
09	Mach Martial Arts	4,493	37	Sport Clips	1,223
10	iSmash	540	38	Baskin-Robbins	1,173
11	Macy's Home & Furniture	48,000	39	Leslie's Pool Supplies	4,115
12	Super Grill and Breakfast	1,943	39A	Golden State Taqueria	2,366
13	The Joint	1,395	40	Niku-Ya Stone Grill & Bar	4,490
14	Rosewood Cleaners	1,500	41	Origin Sushi	970
15	Red Hot Chili Pepper	4,742	42	DaVita	9,694
16	Tri Valley Cash for Gold	924	20	Massage Envy	3,129
			21	JJ's Threading Salon	1,145
			22	Total Wine & More	28,530
			23	Mochiholic	1,200
			24	Firehouse Subs	1,400
			25	Burgerim	1,400
			26	Russian School of Mathematics	4,100
			27	Blaze Pizza	2,265
			28	European Wax Center	1,285
			29	Chick & T Bento	992
			29A	Golf TEC	2,113
			30	Zillion Jewels	975
			FS1	CVS	14,500
			FS2	Taco Bell	1,726
			FS3	Certified Tire MMB	5,612
			FS4	Restoration Hardware	28,550

