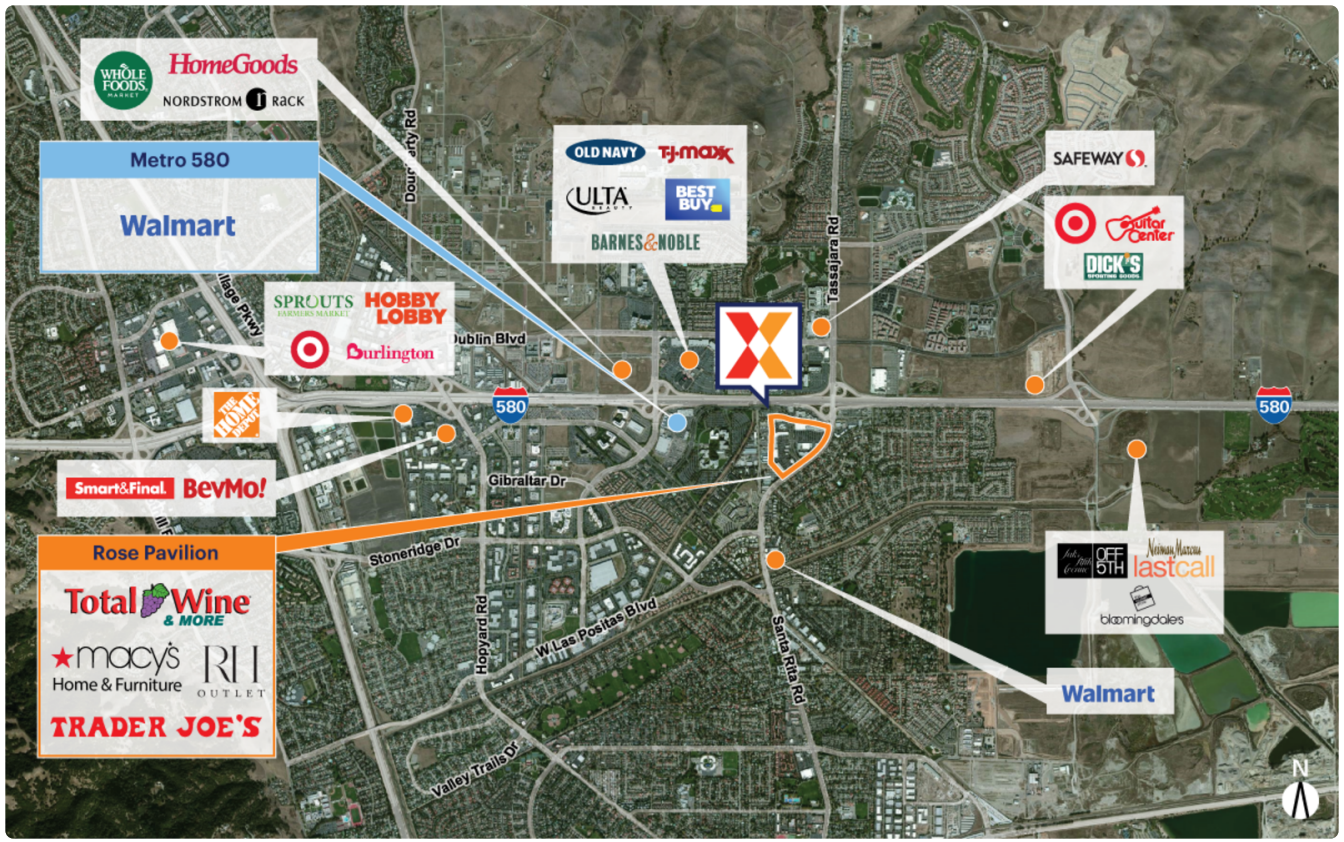
Rose Pavilion

Alameda County | San Francisco-Oakland-Fremont, CA | 328,940 Sq Ft

4225 Rosewood Drive | Pleasanton, CA 94588

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 5.8M+ annual visits (Placer.ai, 2025)

Ideally situated in the Tri-Valley retail hub with a strong daytime population of 153K+ within 3-miles and close proximity to the 167-bed Valleycare Medical Center

Surrounded by a dense, affluent, and well-educated population of 113K+ with an average household income of $253K+ and 69% college educated within a 3-mile radius

High visibility from 230K+ VPD on I-580 and 44K+ VPD on Tassajara Rd (Kalibrate, 2025)



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Current Tenants

Space size listed in square feet

01	99 Ranch Market	44,939
01A	D1 Sports Training	6,000
01B	Starbucks	614
02	Madras Idli Kadai	1,688
03	PHO Saigon	3,352
04	iSmash	3,407
09	Mach Martial Arts	4,493
10	iSmash	540
11	Macy's Home & Furniture	48,000
12	Super Grill and Breakfast	1,943
13	The Joint	1,395
14	Rosewood Cleaners	1,500
15	Red Hot Chili Pepper	4,742
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	GOLFTEC	2,113
30	FKC Playground	975
31	Sharkey's Cuts for Kids	1,005
32	The Kebab Shop	2,198
33	Panda Express	2,285
34	Wingstop	1,462
35	NY Pizza & Pasta	941
36	Pleasanton Coin & Jewelry	1,178
37	Sport Clips	1,223
38	Baskin-Robbins	1,173
39	Leslie's Pool Supplies	4,115
39A	Golden State Taqueria	2,366
40	Niku-Ya Stone Grill & Bar	4,490
41	Origin Sushi	970
42	DaVita	9,694
45	Rosewood Nail Spa	2,847
46	Fitness 19	19,170
49A	Phenix Salon Suites	7,508
49B	Pet Supplies Plus	7,508
50	Dollar Tree	8,000
51	Trader Joe's	13,091
51A	B12 LOVE	2,402
52	AutoZone	7,655
53	Animal Medical Center of Pleas	2,300
FS1	CVS	14,500
FS2	Taco Bell	1,726
FS3	Certified Tire MMB	5,612
FS4	Restoration Hardware	28,550

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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