

HOPYARD VILLAGE

3015 Hopyard Road, Pleasanton, CA

RETAIL SPACE AVAILABLE FOR LEASE

NEWMARK

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PROJECT HIGHLIGHTS



Co-Tenants include Peet's Coffee, Bill's Café, C2 Education, Mr. Pickles, The Hop Yard Alehouse, and more



Located at High Traffic Intersection of Hopyard Road and Valley Avenue



±32,600 Cars Per Day on Hopyard



Close Proximity to Hacienda Business Park with Thousands of Employees



Excellent Demographics with 104,500 Residents in a 3 Mile Radius and an Average Household Income of \$221,000

2022 Median Household Income

1 Mile: \$200,001
2 Miles: \$179,269
3 Miles: \$176,751

2022 Total Population

1 Mile: 16,829
2 Miles: 59,145
3 Miles: 108,031

2027 Median Household Income

1 Mile: \$200,001
2 Miles: \$199,119
3 Miles: \$196,506

2027 Total Population

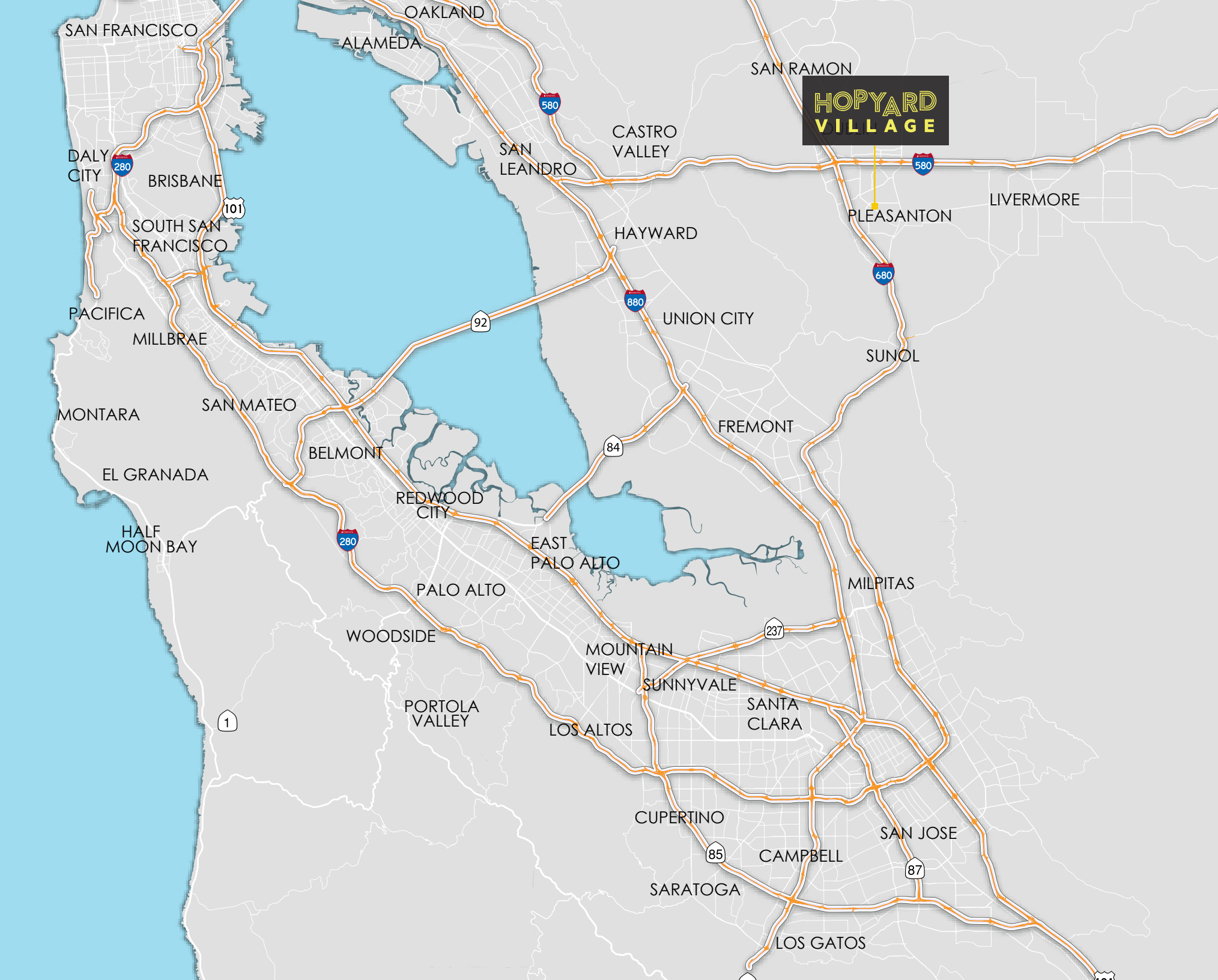
1 Mile: 16,467
2 Miles: 72,403
3 Miles: 107,565

Traffic Counts

Hopyard Rd: ±32,600 ADT
Valley Ave: ±13,300 ADT

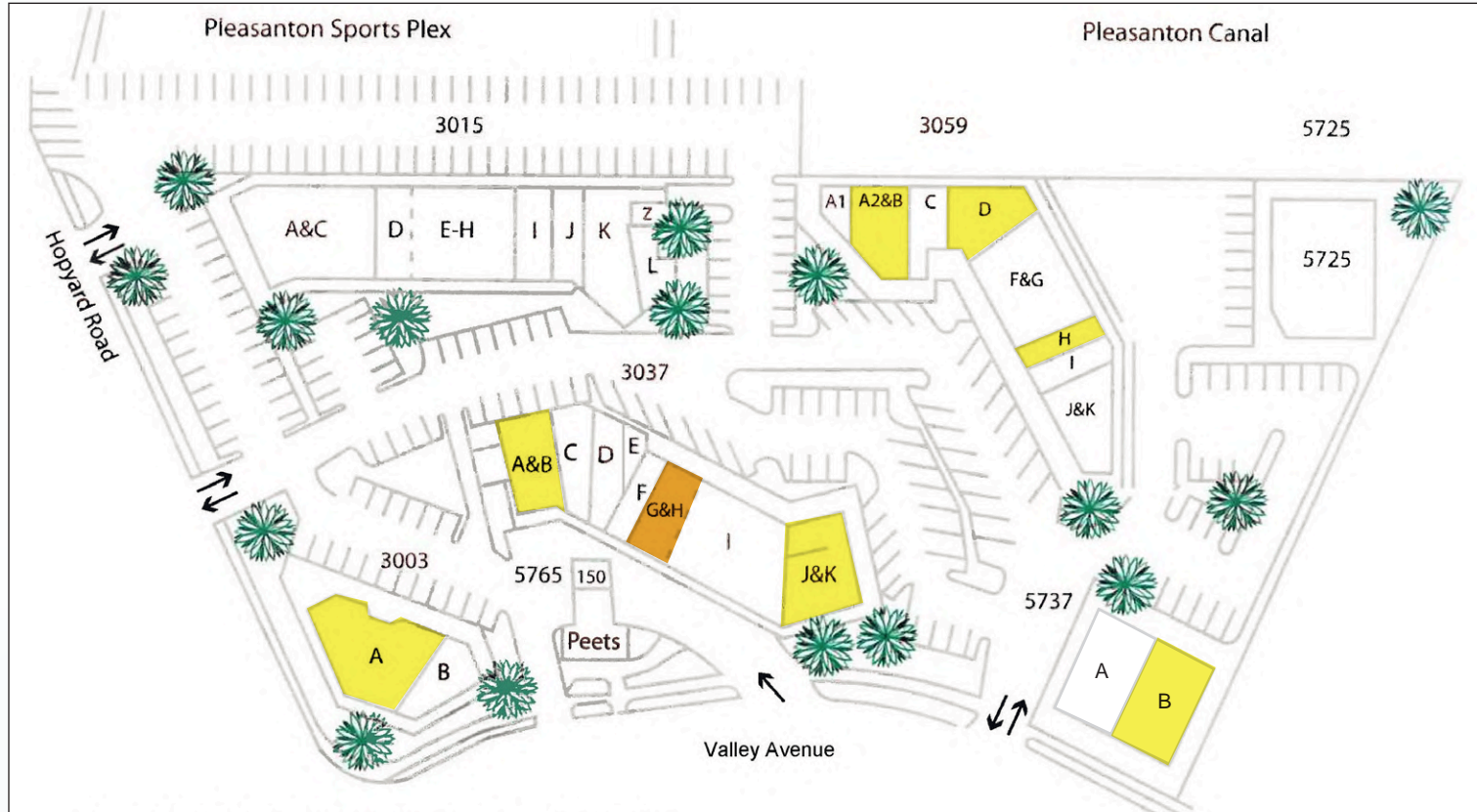
Daytime population

1 Mile: 18,646
2 Miles: 72,403
3 Miles: 126,927



**HOPYARD
VILLAGE**

LEASING PLAN



Building 3003

Suite	Tenant	SF
A	Available	3,820
B	C2 Education	

Building 3015

Suite	Tenant	SF
A-C	Bill's Cafe	
D	Edible Arrangements	
E-H	Hopyard Ale House	
I	The Coder School	
J	Pilates Forever	
K	Sato Japanese Restaurant	
L	Psalm's Photography	

Building 3037

Suite	Tenant	SF
A-B	Available	2,186
C	Pizza Bello	
D	Image Salon & Day Spa	
E	Gold N Time	
G/H	Restaurant	2,930
J/K	Available	2,500

Building 3059

Suite	Tenant	SF
A1	Nail Salon	
A2/B	Available	1,994
C	Specialty Pharmacy	
D	Available	3,132
F/G	Chinese Restaurant	
H	Available	2,500
I	Mr. Pickles	
J/K	Pans on Fire	

Building 5725

Suite	Tenant	SF
5725	La Petite Daycare	

Building 5737

Suite	Tenant	SF
A	Pleasanton Veterinary Hospital	
B	Available	3,444

Building 5765

Suite	Tenant	SF
100	Peet's Coffee	
150	State Farm Insurance	

PLEASANTON TRADE AREA



HOPYARD VILLAGE

THE HOPYARD
AMERICAN ALE HOUSE & GRILL

Peet's Coffee & Tea

PIZZA Bello

MR. PICKLE'S
SANDWICH SHOP

PLEASANTON
Veterinary
HOSPITALS
SINCE 1984

BILL'S
Cafe
BREAKFAST • LUNCH
A Tradition since 1977



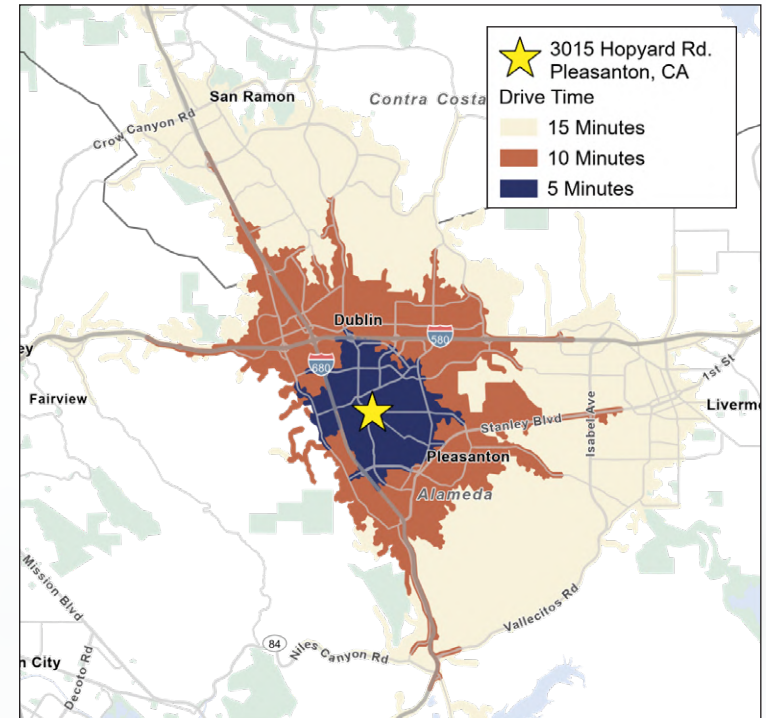
COMPETITION AERIAL





DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS (2022)	5 Min	10 Min	15 Min
2022 Total Population	31,989	134,300	283,562
2027 Projected Population (Estimated)	31,578	133,436	284,241
Median Age	41.1	39.5	39.0
Total Households	11,061	47,728	97,217
Total Owner Occupied Housing Units	7,321	30,408	66,081
Total Renter Occupied Housing Units	3,740	17,320	31,136
Median Household Income	\$181,756	\$172,086	\$172,859
Average Household Income	\$224,754	\$215,548	\$214,211
Per Capita Income	\$78,264	\$75,963	\$73,530
Average Household Size	2.88	2.74	2.86



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vedas
INDIAN RESTAURANT



3037G

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