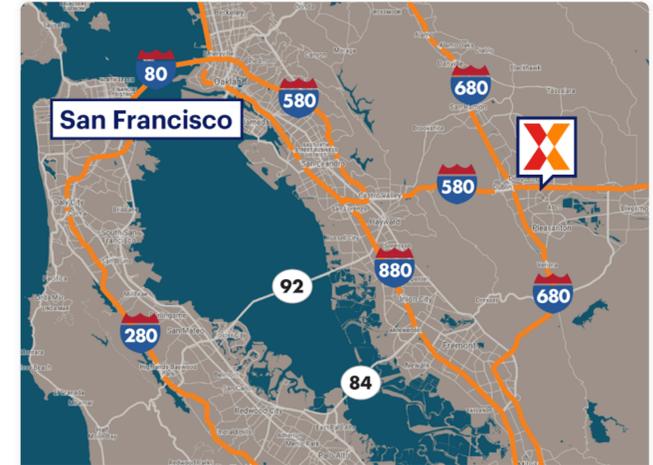
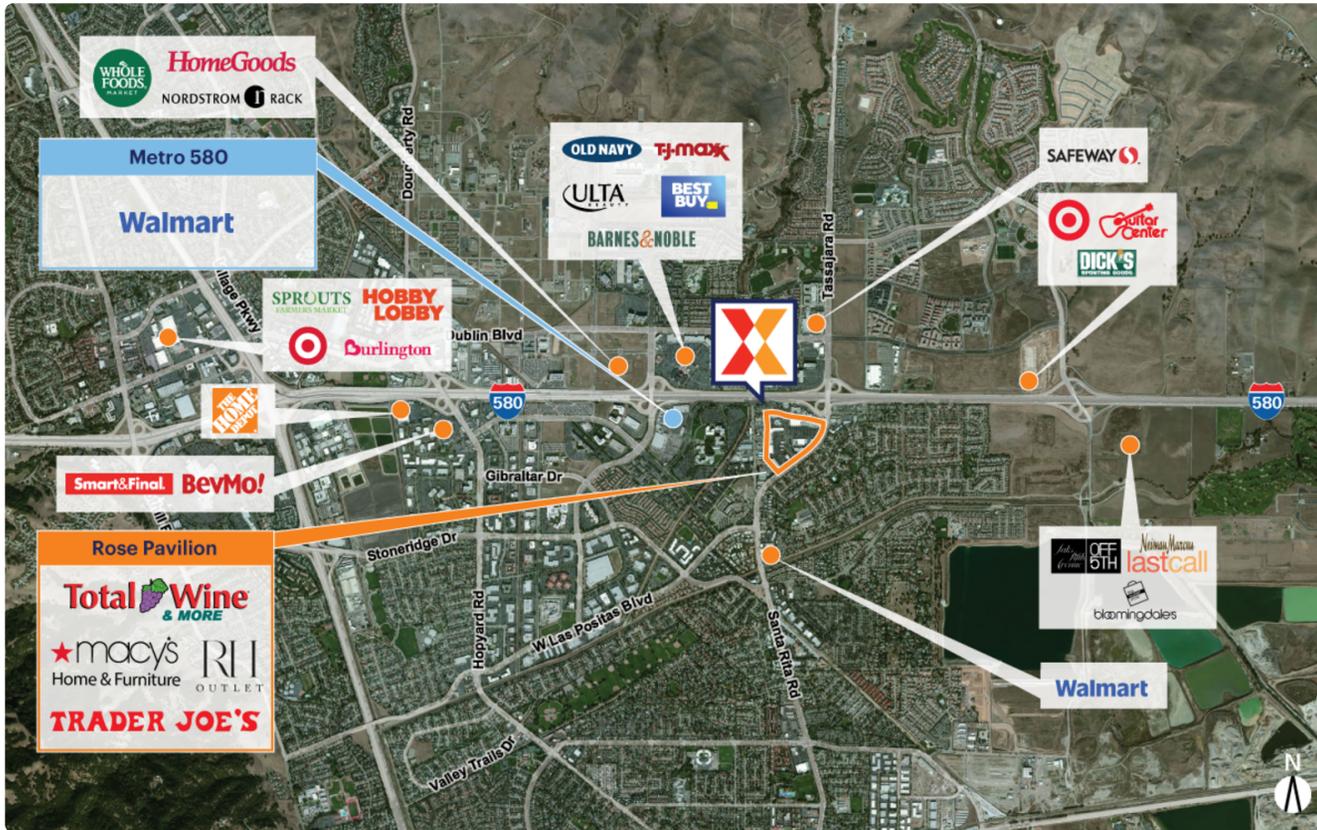


Rose Pavilion

4225 Rosewood Drive | Pleasanton, CA 94588

Alameda County San Francisco-Oakland-Fremont, CA 329,040 Sq Ft

376984, -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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Available Spaces

30 975 Sq Ft 360° 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	45	Rosewood Nail Spa	2,847
20	Massage Envy	3,129	46	Fitness 19	19,170
21	JJ's Threading Salon	1,145	49A	Phenix Salon Suites	7,508
22	Total Wine & More	28,530	49B	Pet Supplies Plus	7,508
23	Mochiholic	1,200	50	Dollar Tree	8,000
24	Firehouse Subs	1,400	51	Trader Joe's	13,091
25	Burgerim	1,400	51A	B12 LOVE	2,402
26	Russian School of Mathematics	4,100	52	AutoZone	7,655
27	Blaze Pizza	2,265	53	Animal Medical Center of Pleas	2,300
28	European Wax Center	1,285	FS1	CVS	14,500
29	Chick & T Bento	992	FS2	Taco Bell	1,726
29A	GOLFTEC	2,113	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. 1291

