

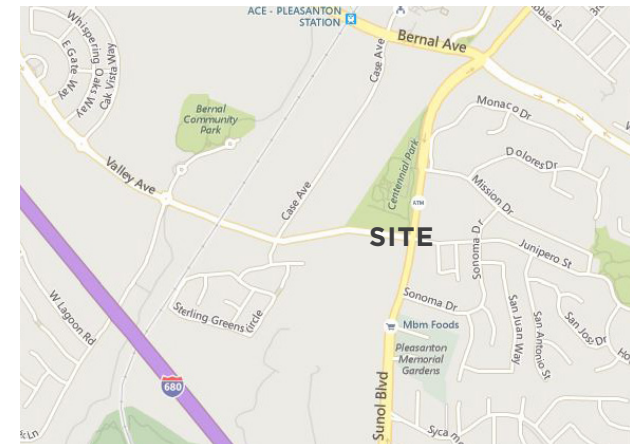
RETAIL SPACE FOR LEASE

OAK HILLS SHOPPING CENTER
5410 - 5480 Sunol Boulevard, Pleasanton, CA



PROPERTY HIGHLIGHTS

- 1,300 - 2,500 SF available
- Easy ingress/egress, multiple signals and curb cuts to access the center from all directions
- Restaurant & end cap space available
- Anchored by Raley's featuring Peet's Coffee
- Cotenants include: Bank of the West, Mountain Mike's Pizza, Subway Sandwich, Gymboree and Brick Fitness
- Within two miles of the gated "Castlewood Residential Community" and private country club



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,552	60,628	115,072
DAYTIME POPULATION	6,465	30,131	63,491
AVERAGE HH INCOME	\$126,075	\$136,655	\$139,353

1 MILE

3 MILES

5 MILES

CONTACT INFO:

JESSICA MAUSER

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LEE
RETAIL
LEE & ASSOCIATES

5890 Stoneridge Drive
Suite 210
Pleasanton, CA 94588

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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AVAILABLE SPACES

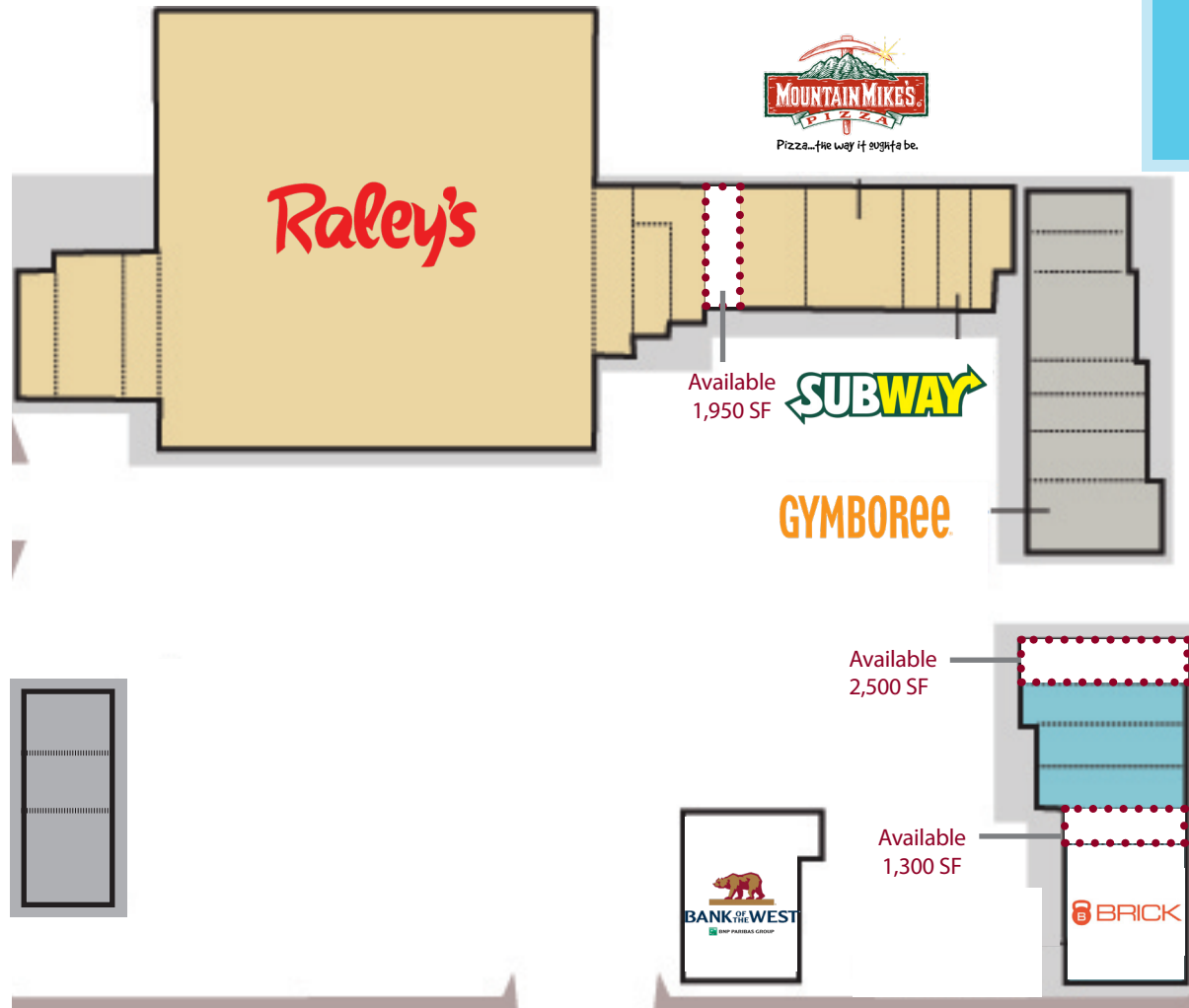
- 5424 Sunol Blvd Suite 4: 1,950 SF
 - 5480 Sunol Blvd Suite 1: 2,500SF
 - 5480 Sunol Blvd Suite 5: 1,300SF
- Please do not disturb tenants

5410 - 5424 Sunol Blvd

Oak Hill Cleaners
Pho Yo Yo
Vogue Hair Salon
Raley's
Feiffer's Interior Design
Pleasanton Barber Shop
Crown Trophy
Restaurant 1,950 SF
Tiffany's Dance Academy
Character cafe
Mountain Mike's Pizza
Pak Mail
Subway
Top Nails

5400 Sunol Blvd

Heritage Donuts
Yat Sing Chinese Cuisine
Jim's Country Restaurant



5460 Sunol Blvd

Bay Area Academy of Music
Acupuncture
Young Ivy Academy
Dr. Cheng D.D.S
Kumon
Joe's Taekwon-Do
Gymboree

5480 Sunol Blvd

Available 2,500 SF
Creatif
Walsh Chiropractic
Alisal Pet Clinic
Available 1,300 SF
Brick Fitness

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