



PLEASANTON

California

A Premier East Bay
Business Community



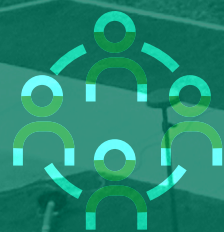
Major Markets

Innovation

Business Centers

Talent

Amenities





Room to Grow

Pleasanton is the heart of business in the I-680 region, offering 9.6 million square feet of office space, 4.8 million square feet of retail, and 5.1 million square feet of industrial and flex space—plenty of room to grow and thrive!



Unmatched Connectivity

Located at the junction of I-580 and I-680, Pleasanton commands a super-regional trade area. It is less than 45 minutes to San Francisco, Silicon Valley, San Jose and the Central Valley.



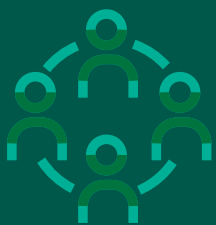
Innovation at its Core

Pleasanton is a major innovation hub: from emerging & established biotech firms like 10X Genomics, Roche Molecular, and Thermo Fisher, to firms in the software, robotics, health care, electronics, and advanced manufacturing sectors.



Affluent & Educated Market

Pleasanton offers a highly educated, high income population with a mean household income of \$186,000. 151,980 people live within a five-mile radius.



Business-Friendly

The City of Pleasanton staff is committed to providing exceptional and responsive customer service. 84% of business executives rate Pleasanton as a good or excellent place for doing business.



A Thriving Community

Pleasanton is a highly desirable community offering top-rated schools, a regional shopping mall, a historic downtown district, abundant recreational experiences, and a wealth of arts and cultural events.

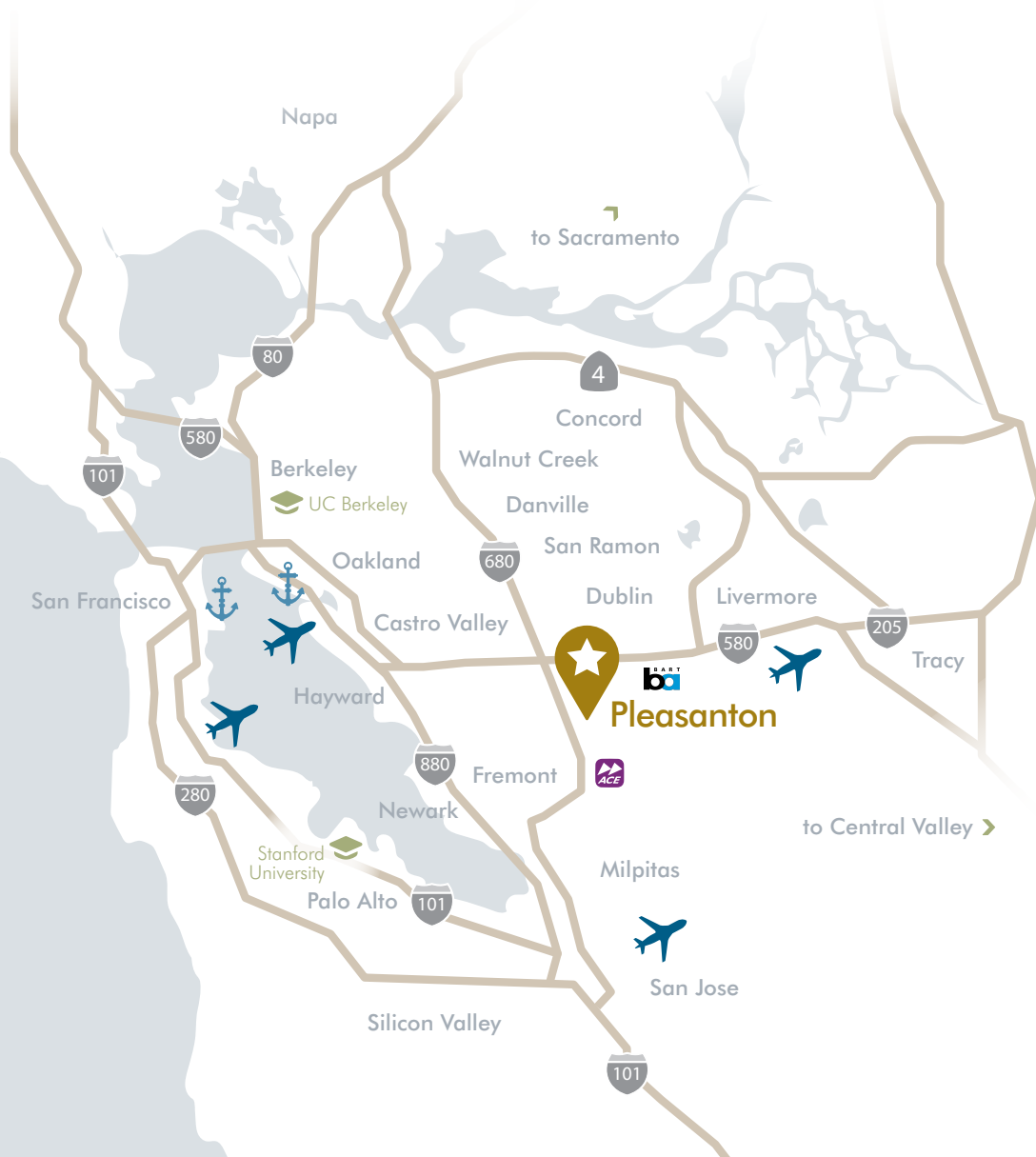


PLEASANTON'S LOCATION: Central, Convenient & Connected to Everything

Pleasanton companies recognize the value of Pleasanton's location in Alameda County and the San Francisco East Bay - convenient access to all major markets in Northern California. Pleasanton is well-positioned for access to multiple transportation modes to facilitate the movement of goods and people throughout the region.

Less than 45 minutes to: San Francisco, Silicon Valley, San Jose and the Central Valley.

★	🎓	✈️	🚊
Total workforce of 2,556,000 within a 30-mile radius	Highly skilled workforce with 69% of residents having a bachelor's or advanced degree	Served by 3 international and 1 executive airports: San Francisco (SFO), Oakland (OAK), San Jose (SJC) and Livermore Executive Airport (LVK)	Served by Bay Area Rapid Transit (BART), Altamont Corridor Express (ACE Rail) and Wheels bus system



More than 15 colleges, universities & research centers within a 40-mile radius, including:

- CSU East Bay
- Chabot College
- Las Positas College
- Saint Mary's College
- San Jose State University
- Santa Clara University
- Stanford University
- UC Berkeley
- UC San Francisco
- Berkeley Lab
- Lawrence Livermore National Laboratory
- Sandia National Laboratory

Minutes to Major Cities:

San Francisco ≈ 40 min.
Oakland ≈ 25 min.
San Jose/Silicon Valley ≈ 30 min.
Stockton/Central Valley ≈ 48 min.
Sacramento ≈ 90 min.

Major Markets & Key Industries

Pleasanton is a highly competitive employment center, with an environment that fosters business success. While the city is home to a diversity of business sectors, Pleasanton's economy is particularly specialized in innovation and knowledge-based industry clusters including:

- R&D, Pharmaceutical, Medical Device, Biomedical & related
- Health Care Technical & Scientific Services/Manufacturing
- Management Consulting, Marketing, Computer Facilities Management & related
- Financial Services
- Advanced Manufacturing & Robotics
- Data Processing & Hosting
- Semiconductor & Equipment Manufacturing
- Software, GenAI & related
- Engineering

15 million SF of office, industrial & flex space makes Pleasanton the premier business center of the I-680 corridor



Corporate Headquarters:

10X Genomics, Roche Molecular Systems, Tekion Corporation, Veeva Systems, Workday

Other Top Employers:

Blackhawk Network, Blume Global, Clorox Services Company, Cowbell Cyber, Ice Mortgage Technology, Safeway, Servicemax, Simpson Manufacturing, Vagaro

HACIENDA

"Hacienda thrives and benefits from ongoing investment because of the state-of-the-art working and living environments that have been developed which are in large part due to the support of the Pleasanton community and its interest in seeing the development, support and preservation of a prosperous business environment."

James Paxson
General Manager, Hacienda



Hacienda, the city's largest business park, spans 875 acres with over 10 million SF of existing, mixed-use space which is occupied by some 630 companies that locally employ approximately 16,000 people. Hacienda is home to more than 5,600 residents and is in the active planning and construction phase for many more.



-DOWNTOWN- PLEASANTON

Downtown Pleasanton is home to over 550 diverse businesses with one-of-a-kind stores which offer unique gifts, restaurants featuring award-winning culinary talent, and businesses offering personalized services. Downtown Pleasanton is the heart of our vibrant community



Local hospitals & medical centers including Stanford Health Care, Tri-Valley, Kaiser Permanente, John Muir Health, Sutter Health & Axis Community Health



Pleasanton boasts top-rated public and private schools known for academic excellence and strong community support

More than 15 colleges, universities & research centers within a 40-mile radius including Las Positas College, the #2 Community College in California and #4 in the US

Community & Amenities

Pleasanton boasts an exceptional quality of life, making it a place where employees, business owners, and top executives are proud to call home. This highly desirable community offers top-rated schools, a charming historic downtown filled with chef-driven restaurants and independent shops, a regional shopping mall, and a wealth of recreational opportunities. With year-round activities—including a vibrant farmers' market, a full calendar of concerts, and a thriving arts and cultural scene—Pleasanton is a dynamic and engaging place to live and work.



Nine regional golf courses, 46 local parks, 80 miles of trails, and 1,300 acres of open spaces and parks to explore



Vibrant Cultural Scene: Firehouse Arts Center, Alameda County Fairgrounds, and much more...

Pleasanton is ranked among California's safest cities with a strong commitment to public safety and community engagement



Business travel hotels in Pleasanton offer exceptional corporate meeting spaces, ranging from artisan winery event centers to full-service hotel venues





Business Support

We are here to help businesses start, grow, and succeed in Pleasanton. Economic Development and Community Development staff at the Pleasanton Permit Center are committed to providing the most business-friendly service and look forward to working with you to help your business on the road to success in Pleasanton.

We are dedicated to delivering outstanding customer service to ensure a seamless and supportive experience for companies of all sizes, including a streamlined permit process for new commercial uses. We are available to help guide you through the process and encourage reaching out early with your pre-lease questions.

Economic Development

Lisa Adamos

Economic Development Manager

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Permits & Zoning

Melinda Denis

Deputy Director of Community Development & Planning & Permit Center Manager

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Pleasanton Permit Center

200 Old Bernal Avenue

Main Phone (925) 931-5300

Planner-on-Duty (925) 437-4009

pod@cityofpleasantonca.gov



Learn more!

www.cityofpleasantonca.gov



"We are proud to be part of the Pleasanton community where we've provided high-quality, affordable health care services for decades – the new campus provides employees with access to modernized amenities, team collaboration space, convenient access to public transportation, free on-site parking, and plenty of outdoor space."

Yvette Radford

*Vice President External and Community Affairs,
Kaiser Permanente Northern California*

"Building on our experience in other Bay Area communities and recognizing the key elements for success, we're excited to grow in Pleasanton and contribute to the region's thriving life sciences community."

John Tarlton

President & CEO, Tarlton Properties



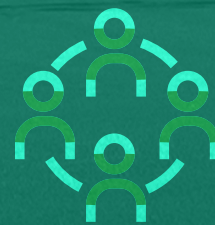
"Workday is proud to be part of the thriving Pleasanton community. We continue to invest in our Pleasanton headquarters because we believe in the city's continued success as a hub for innovation and top talent. It's an exciting time to be here."

Assal Yavari

*Vice President, Global Real Estate,
Workplace & Safety, Workday*



Pleasanton, California, is a thriving city in the San Francisco Bay Area along the I-680 corridor, offering 9.6 million square feet of office space and 5.1 million square feet of industrial and flex space. Businesses here benefit from a highly educated and skilled workforce, along with excellent connectivity throughout the Bay Area and beyond. With a strong business foundation and a vibrant office and industrial landscape, Pleasanton is a premier community for growth and opportunity.



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