



PLEASANTON

California

A Premier East Bay
Retail Community



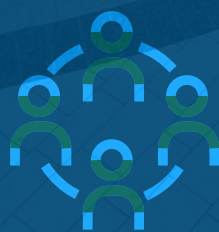
Major Markets

Shopping

Dining

Amenities

Historic Downtown





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.



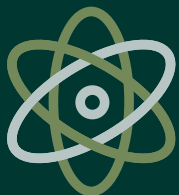
High Quality Retail Centers

With over 20 retail centers throughout the city with established and emerging brands, there are numerous opportunities for new or expanding businesses to start, grow, and thrive in Pleasanton.



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.

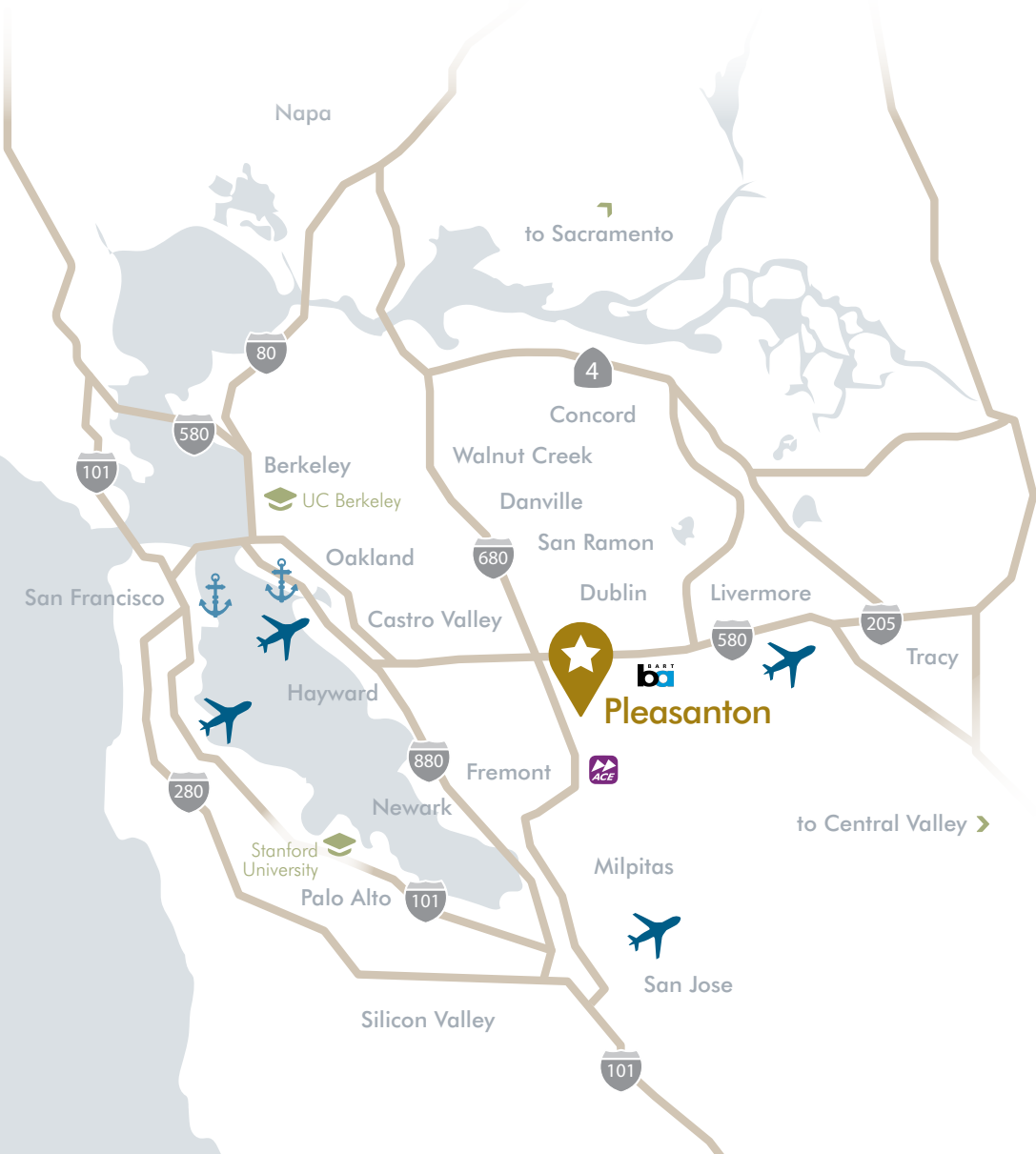


PLEASANTON'S LOCATION: Central, Convenient & Connected to Everything

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 thriving community, offering 4.8 million square feet of retail space – making it a premier business center of the I-680 corridor. Retail opportunities include:

- Apparel & Footwear
- Auto Parts & Automotive
- Child Care, Education & Community
- Convenience Store & Gas Station
- Discount Department Store & Wholesale
- Electronics / Distributors
- Entertainment & Experiential
- Financial Services
- Grocery
- Health & Fitness
- Sporting Goods & Apparel
- Healthcare & Clinics
- Home Improvement / Building Materials
- Housewares & Home Furnishings
- Jewelry
- Office & Computer
- Personal Care & Beauty
- Restaurants & Food

Shop, Dine, Explore Pleasanton

Local shopping is just a short drive, walk, or bicycle ride away.



STONERIDGE SHOPPING CENTER A SIMON MALL

"As a staple in the city of Pleasanton and boasting a wide selection of over 140 best-in-class brands and restaurants, Stoneridge Shopping Center is a go-to destination for families seeking an exceptional shopping experience."

Kevin Saldaña
General Manager, Stoneridge Shopping Center



Stoneridge Shopping Center is home to more than 140 stores and restaurants, offering a vibrant mix of shopping, dining, and entertainment



-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

Melinda Denis

Deputy Director of Community & Economic Development

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Abraham Salinas

Economic Development Manager

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Permits, Zoning, & Business License

Pleasanton Permit Center

200 Old Bernal Avenue

Main Phone (925) 931-5300

Planner-on-Duty (925) 437-4009

pod@cityofpleasantonca.gov

Business License

200 Old Bernal Avenue - Permit Center

(925) 931-5440

bl@cityofpleasantonca.gov



Learn more!

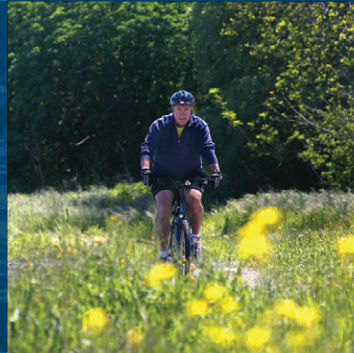
www.cityofpleasantonca.gov



“Downtown Pleasanton’s businesses are the heartbeat of our community, helping drive the local economy while creating vibrant, walkable spaces where people connect, shop, and gather. Their success strengthens our sense of community while preserving the small-town charm and energy that make our city flourish.”

Gabrielle Welk

Executive Director, Pleasanton Downtown Association



Pleasanton, California, is a thriving city in the San Francisco Bay Area along the I-680 corridor, offering 4.8 million square feet of retail space. From the regional Stoneridge Shopping Center and historic Downtown District to over 20 retail centers, Pleasanton boasts a strong business foundation and a vibrant retail landscape, making it a premier community for growth and opportunity.



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www.cityofpleasantonca.gov