

FORMER BANK BRANCH WITH DRIVE-THRU

AVAILABLE FOR SALE

5800 STONERIDGE MALL ROAD, PLEASANTON, CALIFORNIA



SUBJECT PROPERTY

EXCLUSIVELY OFFERED BY:

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Property Summary

Real Estate/Area Strengths

- Extremely high barrier to entry market – it is almost impossible to get a new drive thru approved in the San Francisco Bay Area
- High density, best-in-class retail, commercial and office corridor location surrounded major regional shopping centers, numerous corporate headquarters including Workday and Safeway, and 1000+ new residential units recently built or in development
- Highly affluent surrounding population with average household income over \$237,000 and over 82,000 residents within 3 miles
- Exceptional Connectivity – the site benefits from walking distance to West Dublin / Pleasanton BART Station, easy access to I-580 and I-680 freeways, and adjacent to the amenities of Stoneridge Mall

Address

5800 Stoneridge Mall Road, Pleasanton, California 94588

Parcel Number

941 - 1201 - 36

Lot Size

Approximately 0.90 acres – 39,204± sq. ft.

Improvements

7,206 sq ft single story former bank branch built in 1982 and renovated in 1990 with drive thru and ample parking on site

Parking

27 surface spaces

Zoning

Conditional - Regional Periphery (C-RP)

More information on permitted and conditional uses at the site based on current zoning can be found at the following link: <https://ecode360.com/43034379#43034413>

Traffic Counts

Interstate 580: 214,000 vehicles per day

Foothill Road: 21,800 vehicles per day

Demographics

2024 Summary

	1 mile	3 miles	5 miles
Population	8,151	82,094	189,671
Households	3,187	28,775	64,088
Families	2,209	21,107	48,569
Average Household Size	2.53	2.77	2.90
Owner Occupied Housing Units	1,824	17,323	41,288
Renter Occupied Housing Units	1,363	11,452	22,800
Median Age	39.4	38.5	39.7
Median Household Income	\$173,165	\$179,594	\$198,919
Average Household Income	\$236,772	\$237,759	\$244,089

Projected 2029 Summary

Population	9,647	85,488	195,697
Households	3,849	29,790	65,498
Families	2,684	21,868	49,688
Average Household Size	2.48	2.79	2.93
Owner Occupied Housing Units	1,819	17,253	41,409
Renter Occupied Housing Units	2,030	12,536	24,089
Median Age	39.7	39.4	40.7
Median Household Income	\$188,843	\$200,001	\$200,001
Average Household Income	\$257,905	\$267,379	\$274,872

Price: \$3,423,000 (\$475 PSF)





SITE LOCATION

The site is strategically located on the southwest corner of Stoneridge Mall Road and Deodar Way in the heart of the affluent San Francisco Bay Area suburb of Pleasanton with average household income within one mile exceeding \$236,000. Featuring a 0.90-acre corner parcel with drive-thru, the property is adjacent to the approximately 1.3 million square foot Stoneridge Shopping Center and walking distance from the West Dublin/Pleasanton BART station, a short drive to downtown Dublin, and just off the confluence of Interstate 580 (214,000 VPDs) and Interstate 680 (165,000 VPDs). Interstate 580 connects Pleasanton to Oakland, San Francisco and the Western SF Bay Area to the west and to Interstate 5 to the east. Just east of the property, I-580 intersects with I-680 which connects Pleasanton with Walnut Creek and Contra Costa County to the north and San Jose and Silicon Valley to the south. The surrounding area is a high density, best-in-class, transit-oriented retail, commercial and residential corridor with major shopping destinations such as Dublin Place, Dublin Plaza, and Amador Crossing, to name a few. Major corporate headquarters such as Workday and the Safeway Northern California are also located in the immediate area, attracted by the convenient access to public transportation and numerous area amenities.

STONERIDGE SHOPPING CNTR

★ macy's Apple The Cheesecake Factory

POTTERY BARN

at&t Casper 2 SWAROVSKI

GameStop Clarks Lids

UNIQLO LEGO

benefit P.F. CHANG'S McDonald's

5800 Stoneridge Mall Road

DUBLIN RETAIL CENTER

ROSS Marshalls

Michaels

SAFeway

NORCAL HEADQUARTERS

STARBUCKS

sleep number

415,778
CARS PER DAY

77,538
CARS PER DAY

Deloitte

BLACKHAWK NETWORK

workday

HEADQUARTERS

BART

PLEASANTON

AVALON WEST
499 UNITS

CONNOLLY APTS
309 UNITS

ASTER APTS
313 UNITS



SAFeway



Bassett

BANK OF THE WEST

PIELOGY

PETSMART

Burlington Coat Factory

HOBBY LOBBY

Mobile

TARGET

ASHLEY

DAISO

CVS pharmacy

99 Ranch Market

O'Reilly

POPONS

Citi

DUBLIN PLAZA CENTER

AMADOR CROSSING

SPROUTS FARMERS MARKET

JOANN

ACE

Habit

TOGO'S

PatioWorld

THE FLOOR STORE

Bank of America

MT. DIABLO



WALNUT CREEK

SAN RAMON

680

DUBLIN PLAZA CENTER

- CVS pharmacy
- ASHLEY'S
- 99¢ RANCH MARKET
- FITNESS 19
- DAISO
- O'Reilly
- baskin-bb-robbins
- POPEYES
- citi

STARBUCKS

leep numbe

DUBLIN PLACE

- TARGET
- HOBBY LOBBY
- PETSMART
- Burlington Coat Factory
- BANK OF AMERICA
- Basnett
- PIELOGY
- T-Mobile

DUBLIN RETAIL CNTR

- ROSS
- Michaels
- Marshall's

AMADOR CROSSING

- SPROUTS FARMERS MARKET
- JO-ANN
- Habit Burger Grill
- Togo's
- Patoworld
- THE FLOOR STORE
- Bank of America

JACK IN THE BOX

Little Caesars

ARCO

ALAMO CREEK PARK

K1 SPEED

CAL-STEAM

EDGE

enterprise

ALAMEDA ELECTRICAL DISTRIBUTORS

Del Monte Electric Co

PACE supply

NAPA AUTO PARTS

NISSAN

HONDA

VW

MAZDA

PENSKE

77,538
CARS PER DAY

415,778
CARS PER DAY

DUBLIN RD

580

SAFeway

NORCAL HEADQUARTERS

workday

ASTERAPTS 313 UNITS

CONNOLLY APTS 309 UNITS

AVALON WEST 499 UNITS

WEST DUBLIN

PLEASANTON

workday HEADQUARTERS

BLACKHAWK NETWORK

10X GENOMICS

Bay Club

CARQUEST

Kitchen Experts

Patoworld

BrightView

Anderson's Uniforms

ANDERSON'S TIRE PROS & AUTOMOTIVE

COSTCO WHOLESALE

NOW OPEN

680

Deloitte

5800 Stoneridge Mall Road

WELLS FARGO

WESTAMERICA BANK

KAISER PERMANENTE

STONERIDGE SHOPPING CNTR

- macy's
- Apple
- The Cheesecake Factory
- POTTERY BARN
- at&t
- Casper
- SWAROVSKI
- GameStop
- Clarks
- Lids
- 1-800-UNI-QLO
- LEGO
- benefit
- PF. CHANG'S
- McDonald's



SAN FRANCISCO MARIN COUNTY
SF PENINSULA
ALAMEDA SAN LEANDRO OAKLAND

5800 Stoneridge Mall Road

STONERIDGE SHOPPING CNTR

macy's Apple The Cheesecake Factory

POTTERY BARN

at&t Casper SWAROVSKI

GameStop Clarks Lids

UNIQLO LEGO

benefit PF. CHANG'S McDonald's

DUBLIN PLAZA CENTER

CVS pharmacy ASHLEY

RANCH MARKET Fitness 19

DAISO O'Reilly

baskin robbins POPCORN

citi

DUBLIN PLACE

TARGET HOBBY LOBBY

PETSMART Burlington Coat Factory

BANK OF AMERICA Bassett

PIELOGY

T-Mobile

DUBLIN RETAIL CNTR

ROSS Michaels Marshalls

AMADOR CROSSING

SPROUTS FARMERS MARKET JO-ANN

ACEI Habit TOGO'S

PatioWorld THE FLOOR STORE

Bank of America

SAFEWAY

NORCAL HEADQUARTERS

415,778 CARS PER DAY

77,538 CARS PER DAY

BIG LOTS!

DOLLAR TREE

SAN RAMON RD

DUBLIN BLVD

SAFEWAY

McDonald's

ARCO ampm

JACK IN THE BOX

TACO BELL

KFC

Wendy's

enterprise

NAPA



DUBLIN SPORTS PARK

FOOTHILL RD

WEST DUBLIN

PLEASANTON

580

680

10X GENOMICS

Deloitte

BLACKHAWK NETWORK

Black Tie
TRANSPORTATION WORLDWIDE

PatioWorld

ANDERSON'S UNIFORMS

ANDERSON TIRE PROS
AUTOMOTIVE

CARQUEST

BrightView

Bay Club

DOUBLE TREE
by Hilton

Kitchen Experts

5800 STONERIDGE MALL ROAD, PLEASANTON, CA 94566

FOOTHILL ROAD VPDS: 21,800

Overhead Aerial

Laser Eye Center
East Bay

Bristol Hospice
East Bay

20/20 Eye Wellness
Optometry

Advantage
Biomedical Services

CAS InterGlobal

Bridge Bank

Wells Fargo

DEODAR WAY

DRIVE THRU

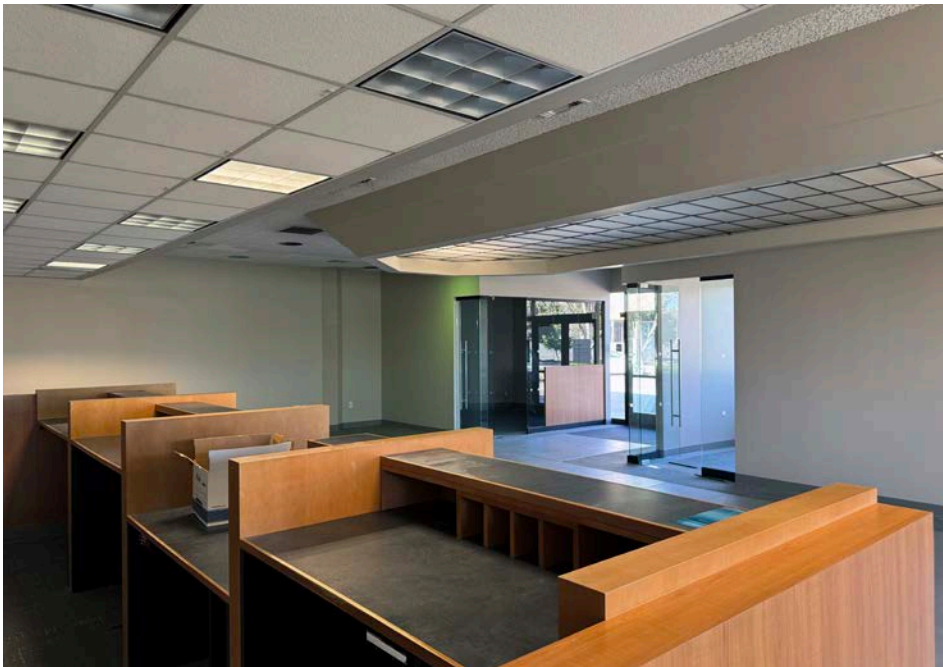
5800 Stoneridge
Mall Road

STONERIDGE MALL ROAD

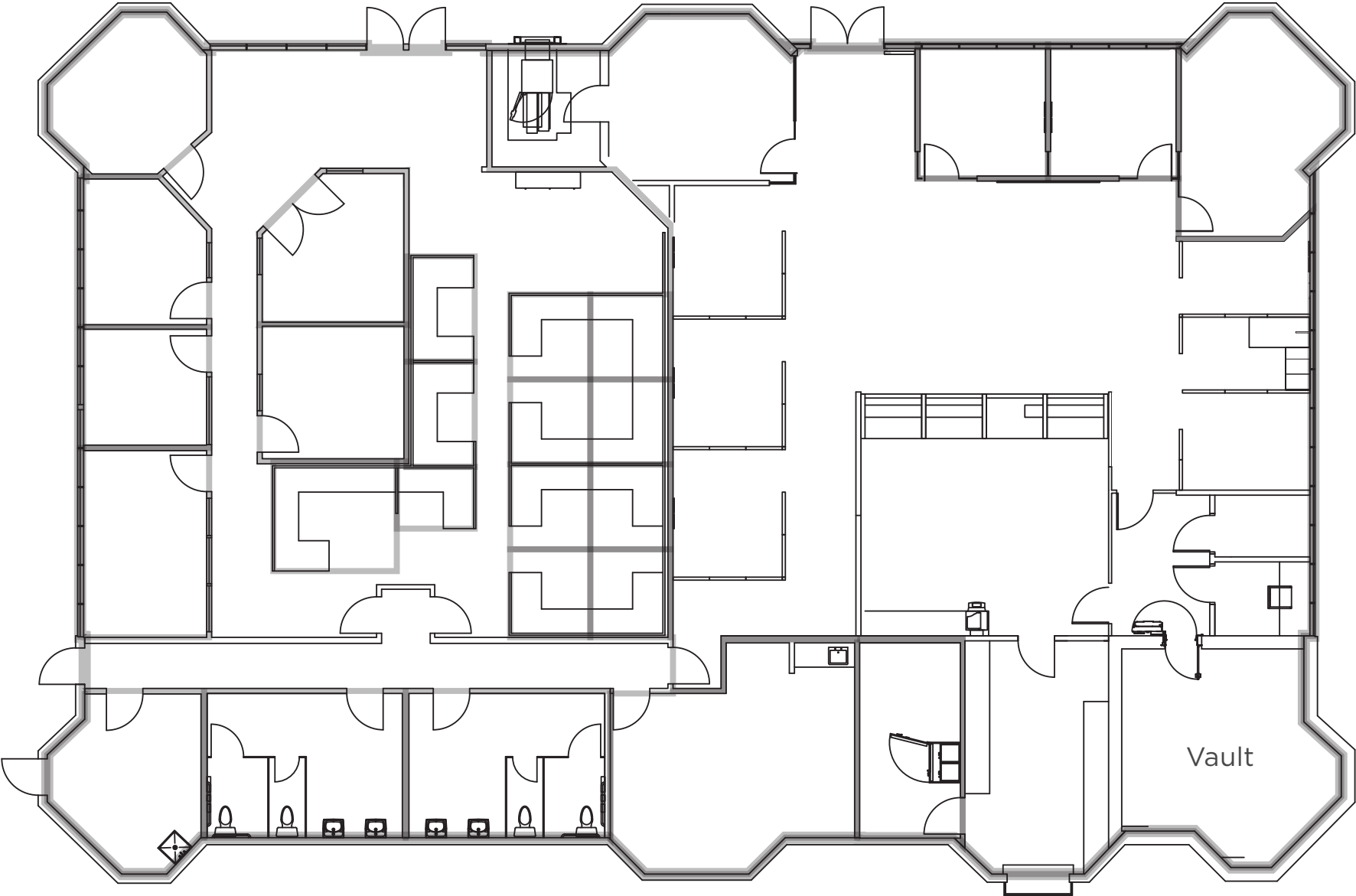
Exterior Property Photos



Interior Property Photos



Interior Floor Plan



Pleasanton, California

Pleasanton (Population: 79,821) is a city in the East Bay and Tri-Valley regions of Alameda County, California, approximately 35 miles east of Downtown San Francisco, 25 miles east of Downtown Oakland, and approximately 31 miles north of Downtown San Jose. Per 2020 census data, the city experienced steady growth between 2010 and 2020 with its population increasing by 13.22%

The city benefits from its connections to the robust regional economy of the Bay Area as well as a broad economic base in technology, manufacturing, financial services, and more. Major companies in the area include Oracle, Workday, Cisco, ADP, Thermo Fischer Scientific, Thoratec, Roche Molecular Systems, PatelCo Credit Union, and more. The city is also home to the corporate headquarters of Ross Stores, CallidusCloud, Medley Health, Challenge Dairy, and Arlen Ness. I-580 links the city to Oakland and San Francisco to the West, while I-680 connects Pleasanton to Fremont, Milpitas, and San Jose to the South. In addition, the city benefits from robust access to public transit infrastructure: the Bay Area Rapid Transit System (BART) connects the city to Oakland, San Francisco, and the Greater East Bay.

Strong high-tech employment and a high concentration of major companies and industries has resulted in a high concentration of wealth and significant population and economic growth. The technology industry draws many highly qualified international workers to the region, with net foreign migration of more than 22,200 annually. Though the Bay Area represents only 1.19% of California's land area and 7.8% of the population, it represents 15.3% of GDP, 50% of initial public offerings, 54.5% of patent registrations, and 71.5% of venture capital activity in the state.

Economy

Pleasanton's economic mainstays are professional, scientific, and technical services, healthcare and biotechnology, and consumer goods and retailers. The average household income in 2024 is \$284,038. Pleasanton boasts a diverse and robust economy, home to more than 4,000 businesses supporting 53,000 jobs. The city's economic strengths include strong employment growth, with long-term growth outpacing the Tri-Valley and East Bay regions. Major companies headquartered in Pleasanton include Safeway, Workday, Ellie Mae, Roche Molecular Diagnostics, Blackhawk Network Holdings, and Veeva Systems.

Higher Education

While Pleasanton does not host a major university within its city limits, it benefits from proximity to several renowned institutions in the Bay Area. The University of California, Berkeley, widely regarded as one of the top public universities globally, is located approximately 40 miles northwest of Pleasanton. Additionally, Stanford University, another world-class institution, is situated about 30 miles southwest in Palo Alto. These universities contribute to the region's highly educated workforce and foster innovation and research that benefit Pleasanton's business community.

Transportation

Highways

Pleasanton is served by Interstates 580 and 680. Interstate 580 provides the main link for regional traffic between the San Francisco Bay Area and Southern California in connection with Interstate 5, while I-680 connects Pleasanton with Walnut Creek to the north and San Jose to the south.

Public Transportation

The city is served by the Bay Area Rapid Transit (BART) system, which provides transportation services throughout the San Francisco Bay Area. The West Dublin/Pleasanton station is located at the southern end of Golden Gate Drive, just south of Dublin Boulevard, offering residents and visitors convenient access to Oakland, San Francisco, and the greater East Bay area.

Airports

Oakland International Airport (OAK), located approximately 20 miles west of Pleasanton, is California's fourth-largest airport, with more than 11 million passengers passing through its gates annually. Thirteen airlines offer nonstop service to a growing list of 55 international and domestic destinations, providing Pleasanton residents with a range of travel options.

San Francisco Bay Area

The San Francisco Bay Area is one of the most desirable regions in the world for institutional, private and off-shore investors. The combination of banks, financial services, high technology, leading biotechnology and life science companies, as well as nearly 50% of the country's annual investment capital is being allocated to Bay Area companies. The Bay Area economy continues to be diverse and will continue to experience strong growth. The area is home to more than 7 million people and consists of nine counties, 101 cities, and comprises 7,000 square miles. All of the region's nine counties touch the San Francisco Bay. The region is one of the most appealing places to live in the United States. It has a mild climate, a splendid natural setting, and an informed, sophisticated culture. Its geographic hub, San Francisco, is considered one of the most beautiful and cosmopolitan cities in the world and a famed destination for travelers.

Innovation Hotbed

The Bay Area has world-class research facilities and the venture capital to fund risky but potentially breakthrough ideas. Among the research centers that dot the region are federal institutions (like Lawrence Berkeley National Lab, Lawrence Livermore National Lab, NASA Ames Research Center, and Sandia National Labs), new state facilities (the California Institute of Regenerative Medicine for stem cell research, QB3, and CITRIS), renowned universities like Stanford, UC Berkeley, UC San Francisco, UC Davis, and UC Santa Cruz, and many private laboratories operating in advanced science fields.

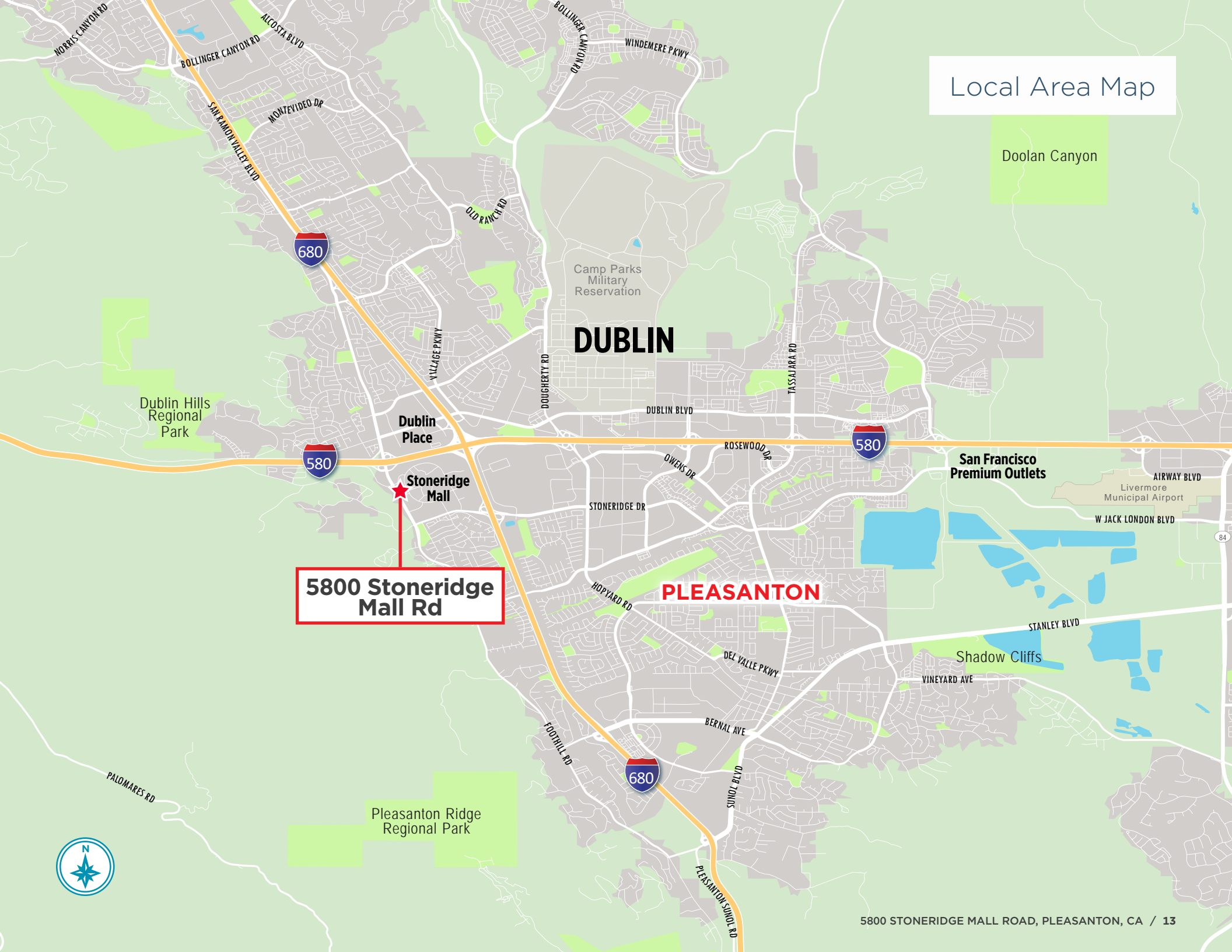
California leads the nation in the number of doctorate-level scientists and engineers, small business innovation awards, patents, and federal, academic and industry R&D expenditure. The Bay Area contributes to this leadership. Several local universities rank in the top 20 in the United States as recipients of R&D funding from the National Science Foundation. The Bay Area is also home to the largest number of Top 10-ranked graduate programs among comparable regions.

The Bay Area is a rich pool for venture capitalists because of this fertility in ideas, its expertise at developing them, and its web of entrepreneurial and management talent. The region consumes a majority share of the country's venture capital – both in absolute terms and as a percentage of local GDP. In fact, in 2024 the Bay Area received over 57% of all U.S. venture capital spending, translating to \$90 billion in investments.

Bay Area companies also tend to gain venture capital earlier than firms elsewhere. The first round of financing usually comes 11.6 months after launch, compared to 16.6 months in Boston and the U.S. as a whole. In Silicon Valley, this swift access to venture capital is evident in every high-tech sector, from consumer and business services and electronics (each gaining funds 50% faster than the U.S. average) to software. As a result, local companies can obtain capital and move ideas and products into the marketplace faster than elsewhere.



Local Area Map

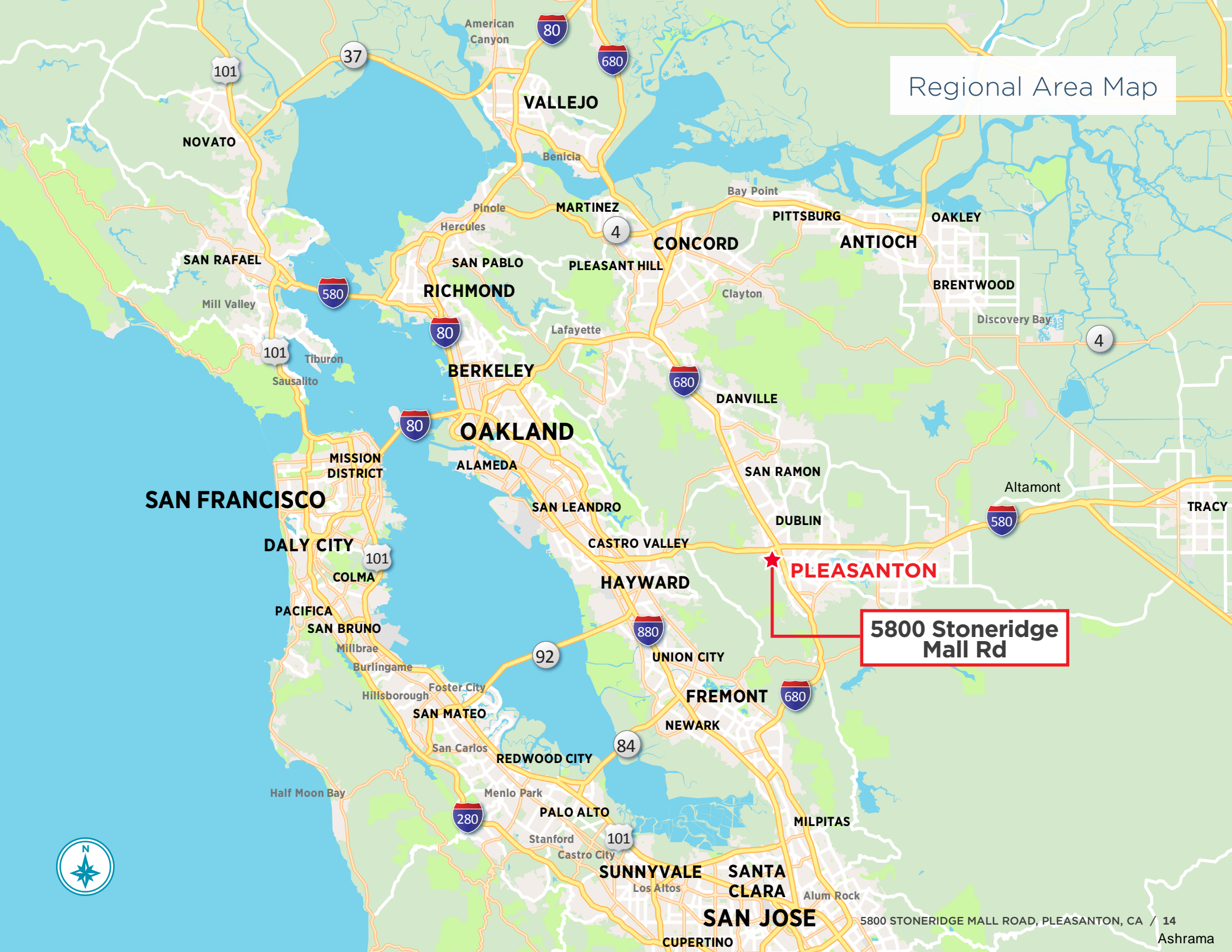


DUBLIN

PLEASANTON

**5800 Stoneridge
Mall Rd**

Regional Area Map



5800 Stoneridge
Mall Rd

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