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*6001 GIBRALTAR DRIVE  
PLEASANTON, CA*



***AVAILABLE FOR SALE OR FOR LEASE***

# Property Summary

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 6001 Gibraltar Drive, Pleasanton, California (the “Property” or “Site”). The Property consists of a ±25,642-square-foot office building situated on ±2.1 acres in Pleasanton, CA. The building is currently owned and 100% occupied by NuVision Federal Credit Union (“NuVision”); however, it will be delivered vacant at closing, providing immediate flexibility for an owner-user or investor.

Ideally located within Hacienda Business Park, the Property is surrounded by a concentration of globally recognized companies, including Workday, 10x Genomics, Stanford Health Care Tri-Valley, and Roche. The site is approximately 0.5 miles from the Pleasanton BART station and offers excellent regional access via Interstate 680 and Interstate 580, as well as close proximity to a wide array of nearby restaurants and retail amenities.

<b>Total RSF</b>	25,642 RSF	<b>Stories</b>	2
<b>SF Breakdown</b>	1st Floor: 13,000 SF 2nd Floor: 12,642 SF	<b>Site Area</b>	2.1 Acres
<b>Occupancy</b>	0%, Delivered Vacant	<b>Year Built</b>	2002
<b>APN#</b>	0941-2759-048-00	<b>Zoning</b>	Planned Unit Development Industrial/Commercial Office
<b>Parking</b>	109 Stalls (4.25/1,000)	<b>Elevator</b>	Yes

## Investment Highlights

Constructed in 2002, 6001 Gibraltar Drive features high-quality steel-frame construction and has been meticulously maintained. The building offers a welcoming two-story lobby, abundant natural light throughout, and efficient floor plates designed to accommodate a balanced mix of private offices, open workspace, and conference rooms. The first-floor kitchen opens to a secure outdoor patio, while the second floor provides access to a south-facing balcony, enhancing the overall tenant and user experience.

### Owner-User or Value-Add Opportunity

The property will be delivered vacant, providing an ideal opportunity for an owner-user to acquire the site for immediate occupancy. Opportunities to purchase a rare, small, free-standing office building within Hacienda Business Park—and along the broader I-680 Corridor—are extremely limited. Alternatively, an investor may capitalize on a value-add strategy by leasing the building in a historically strong and dynamic submarket.

### High-Identity Branding Opportunity

6001 Gibraltar Drive benefits from an approved signage program allowing for up to two building-top parapet signs on separate elevations, along with a dedicated project monument sign, providing exceptional visibility and branding presence.

# Pleasanton Overview

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Pleasanton is the dominant submarket of the Tri-Valley with a building base of 12.7 million square feet. Pleasanton's highly educated population and workforce reflect a community of top-ranked schools and a thriving business community of more than 5,000 businesses. The city has more than 1,200 acres of surrounding parks, open space and trails with spectacular vistas and abundant recreational opportunities. Historic Downtown Pleasanton offers a mix of unique shops, services and restaurants. Money Magazine lists Pleasanton as one of the "50 Best Cities to Live" the city has been ranked #9 Top Earning Towns in the Nation.

Pleasanton offers an enviable "reverse commute" from most of the other Bay Area hubs. The Property is located near the intersection of Interstates 680 and 580, providing immediate access to these arterial freeways of the East Bay. The Project is also just a 12-minute walk to BART.

## Tri-Valley Office Market

Located just 35 miles east of San Francisco and positioned at the geographic center of the Northern California region, the Tri-Valley comprises three valleys that give it its name, holding four major cities - San Ramon, Dublin, Livermore, and Pleasanton, it's largest city. The Tri-Valley has become the fastest growing region in the Bay Area, thanks to its access to transit, urban amenities, and open space that attract educated residents who want shorter commute times. Two major highways, Interstates 580 and 680 cross the Tri-Valley area, intersecting in Pleasanton, providing convenient access to the greater Bay Area. The Tri-Valley is also connected by BART with two stations in Pleasanton and Dublin. The Tri-Valley enjoys a Mediterranean climate, access to open space, and a highly rated public school district (9/10). This quality of life has attracted an ecosystem of life science and technology companies, from startup stage to established campuses.



12 MINUTE WALK TO BART



## BAY AREA RAPID TRANSIT

BART serves 50 stations along six routes on 131 miles of track, and across five counties. It connects the San Francisco Peninsula with communities in the East Bay and South Bay. BART service currently extends as far as Millbrae, Richmond, Antioch, Dublin/Pleasanton, and Berryessa/North San Jose. In 2024, BART served over 50.6 million trips (a 5.3% increase from 2023), allowing the connection of workers to businesses around the Bay Area. The West Dublin/Pleasanton BART station is a 12-minute walk from the Property.

For the Tri-Valley, BART provides significant economic, environmental, and quality-of-life benefits. Easy access to the Dublin/Pleasanton station supports local workers who commute to job centers throughout the Bay Area, reducing travel times and dependence on single-occupancy vehicles. This connection also strengthens the region's business climate by making the Tri-Valley more attractive to employers seeking a well-connected workforce. Environmentally, BART helps cut greenhouse-gas emissions by shifting commuters from cars to electric rail, easing congestion on I-580 and I-680—two of the region's most burdened corridors. As the Tri-Valley continues to grow, BART remains a critical link that supports sustainable development, regional integration, and long-term economic vitality.

### **BART**

- Oakland - 12th Street / City Center - 35 minutes
- San Francisco - Embarcadero Station - 40 minutes
- Oakland International Airport (OAK) - 42 minutes
- San Francisco International Airport (SFO) - 75 minutes

# Drive Times & Transportation



Pleasanton is a unique environment that blends urban living with rural destinations. With convenient access to BART and the Bay Area's major freeway network, Pleasanton represents an ideal location for business and a dynamic city for residents seeking proximity to irreplaceable natural features.

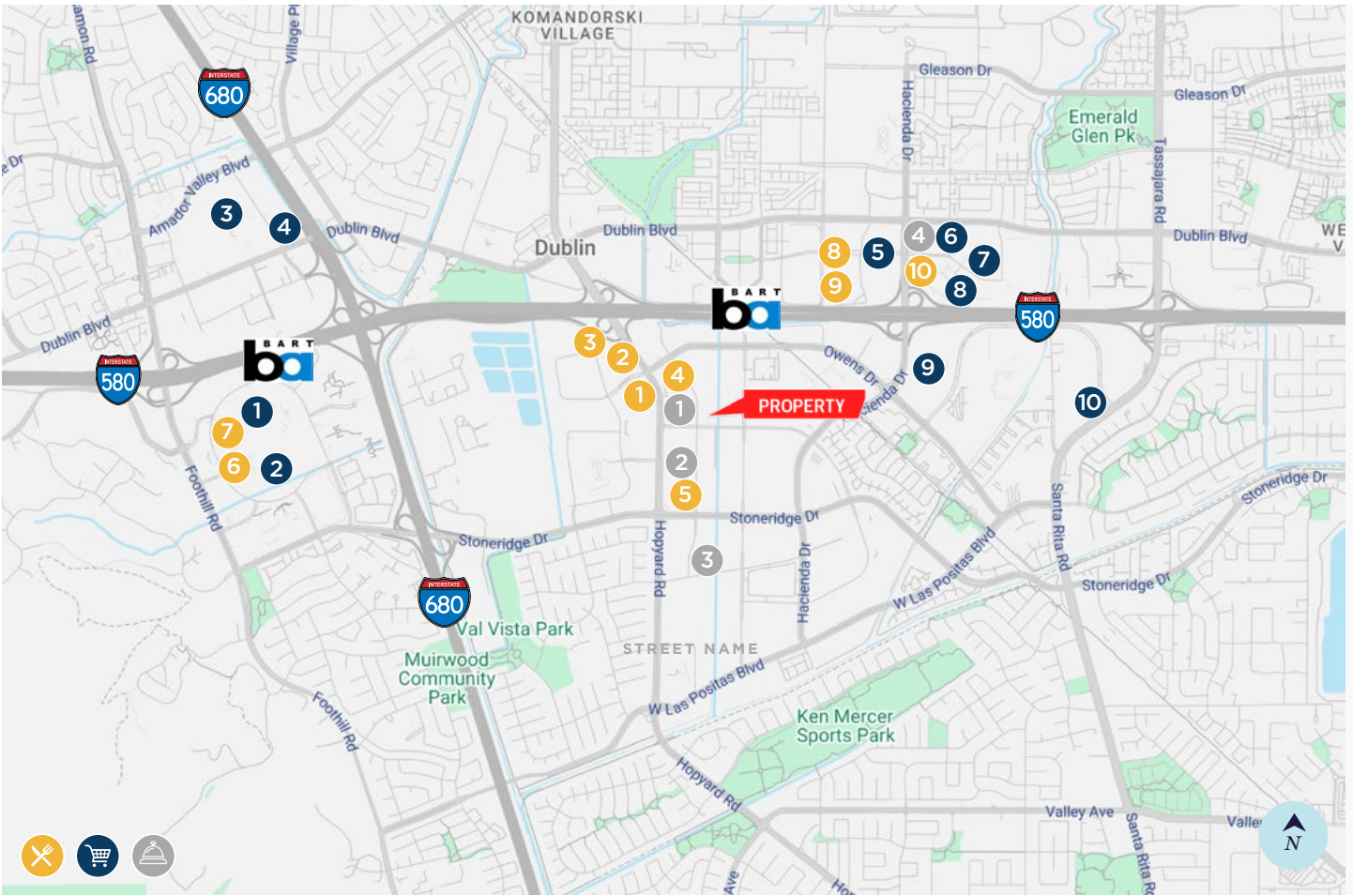
## **FREEWAY ACCESS**

- San Jose - 42 minutes via I-680
- San Francisco - 61 minutes via I-580
- Oakland - 41 minutes via I-580
- Walnut Creek - 23 minutes via I-680

## **AIRPORTS**

- Oakland International Airport - 21 minutes
- San Francisco International Airport - 37 minutes





# Area Amenities

## RESTAURANTS

1. Black Bear Dinner
2. Chik-fil-A
3. In-n-Out Burger
4. Starbucks
5. Chili's Grill & Bar
6. PF Chang's
7. Cheesecake Factory
8. Chipotle
9. Pacific Catch
10. Lazy Dog Restaurant & Bar

## RETAIL OPTIONS

1. JCPenney
2. Macy's
3. Target
4. Safeway
5. Whole Foods
6. Barnes & Noble
7. Best Buy
8. Regal Cinemas
9. Walmart
10. Total Wine & More

## HOTELS

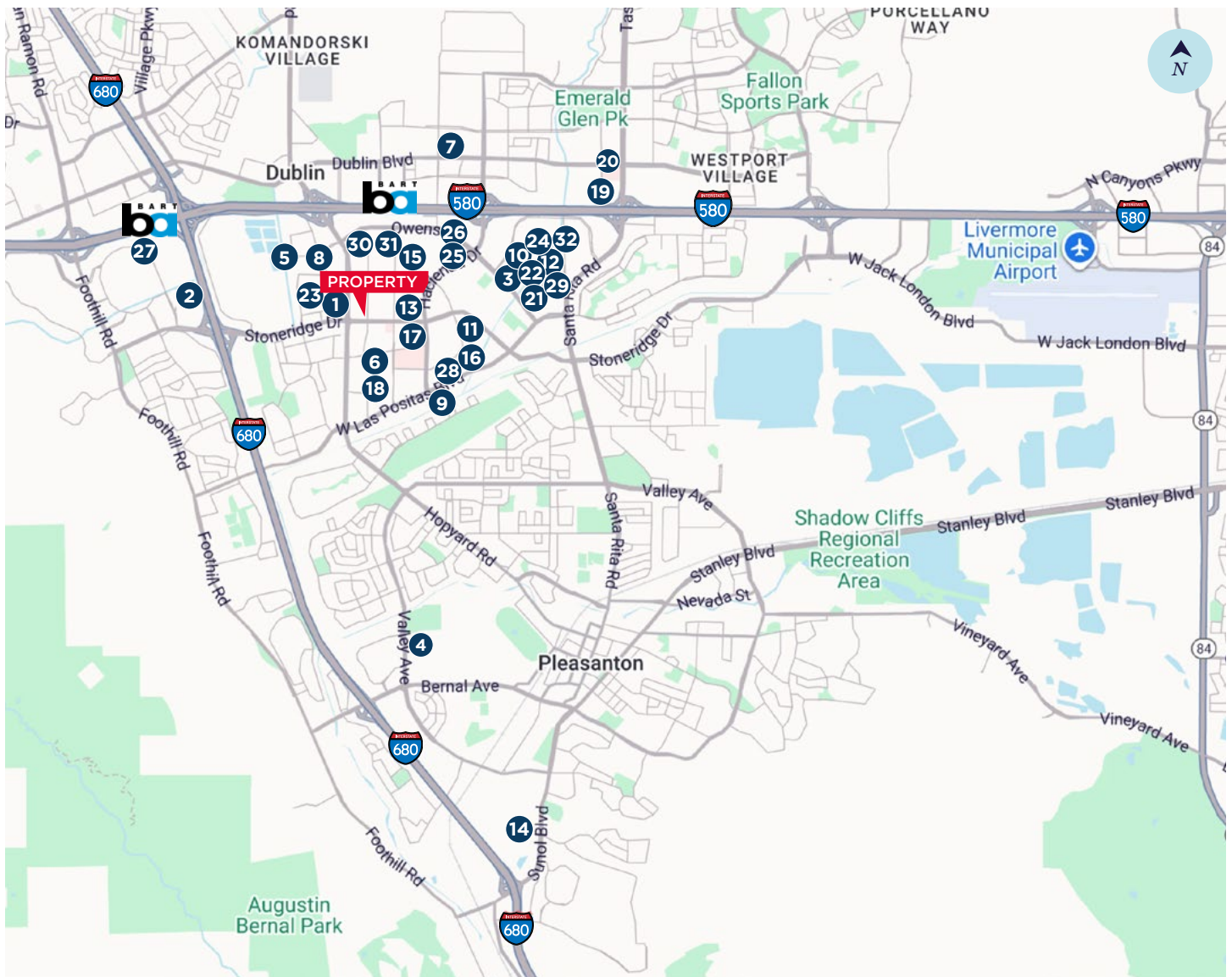
1. Four Points by Sheraton
2. Courtyard by Marriott
3. Hyatt House
4. Hyatt Place

**15**  
RESTAURANTS  
within 1 mile

**25**  
RETAIL OPTIONS  
within 1 mile

**10**  
HOTELS  
within 1 mile

**12,801**  
POPULATION  
within 1 mile



# Notable Companies

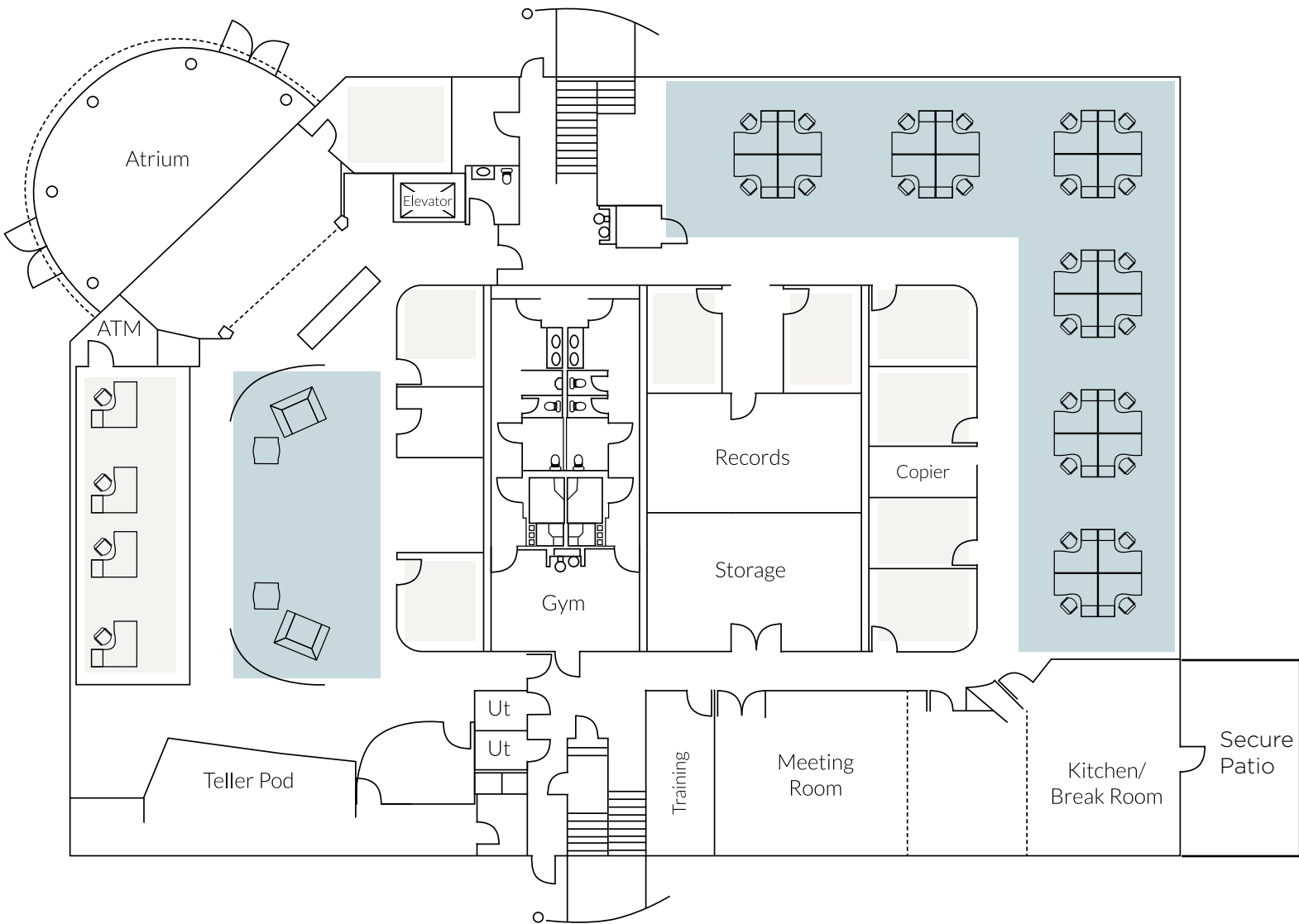
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|---------------------------|-----------------------------|------------------------------|
| 1. Abbott Labs            | 12. Taiho Oncology          | 23. Clorox                   |
| 2. 10x Genomics           | 13. Roche Molecular Systems | 24. Ice Mortgage (Ellie Mae) |
| 3. AbbVie                 | 14. ThermoFisher Scientific | 25. Kaiser Permanente        |
| 4. Vector Atomic          | 15. Unchained Labs          | 26. Oracle                   |
| 5. Neolight               | 16. Bio-Rad Laboratories    | 27. Workday                  |
| 6. Boyd Corporation       | 17. Veeva Systems           | 28. Boeing Company           |
| 7. Zeiss                  | 18. Teleflex                | 29. Gap                      |
| 8. Diagnosticc BioSystems | 19. Snowflake               | 30. Acco Engineered Systems  |
| 9. Gatan                  | 20. Sutter Health Systems   | 31. John Muir Health         |
| 10. Philips               | 21. Stanford Healthcare     | 32. ADP                      |
| 11. ProSomnus             | 22. Vagaro                  |                              |

# Demographics

<b>2025 Summary</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Population	15,690	123,926	201,177
Households	5,970	43,178	68,036
Families	4,049	31,844	52,089
Average Household Size	2.95	3.26	3.33
Owner Occupied Housing Units	34.7%	60.9%	65.3%
Renter Occupied Housing Units	65.3%	39.1%	34.7%
Median Age	35.5	39.5	40.1
Median Household Income	\$166,368	\$183,489	\$199,030
Average Household Income	\$206,516	\$227,158	\$241,714
<b>2030 Summary</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Population	16,600	125,564	203,163
Households	6,279	43,834	68,768
Families	4,268	32,417	52,741
Average Household Size	2.96	3.25	3.32
Owner Occupied Housing Units	33.3%	59.9%	64.8%
Renter Occupied Housing Units	66.8%	40.1%	35.2%
Median Age	36.3	40.2	40.7
Median Household Income	\$185,146	\$209,845	\$223,203
Average Household Income	\$227,691	\$246,932	\$263,052
<b>2025 - 2030 Trends:</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Population	1.13%	0.26%	0.20%
Households	1.01%	0.30%	0.21%
Families	1.1%	0.4%	0.3%

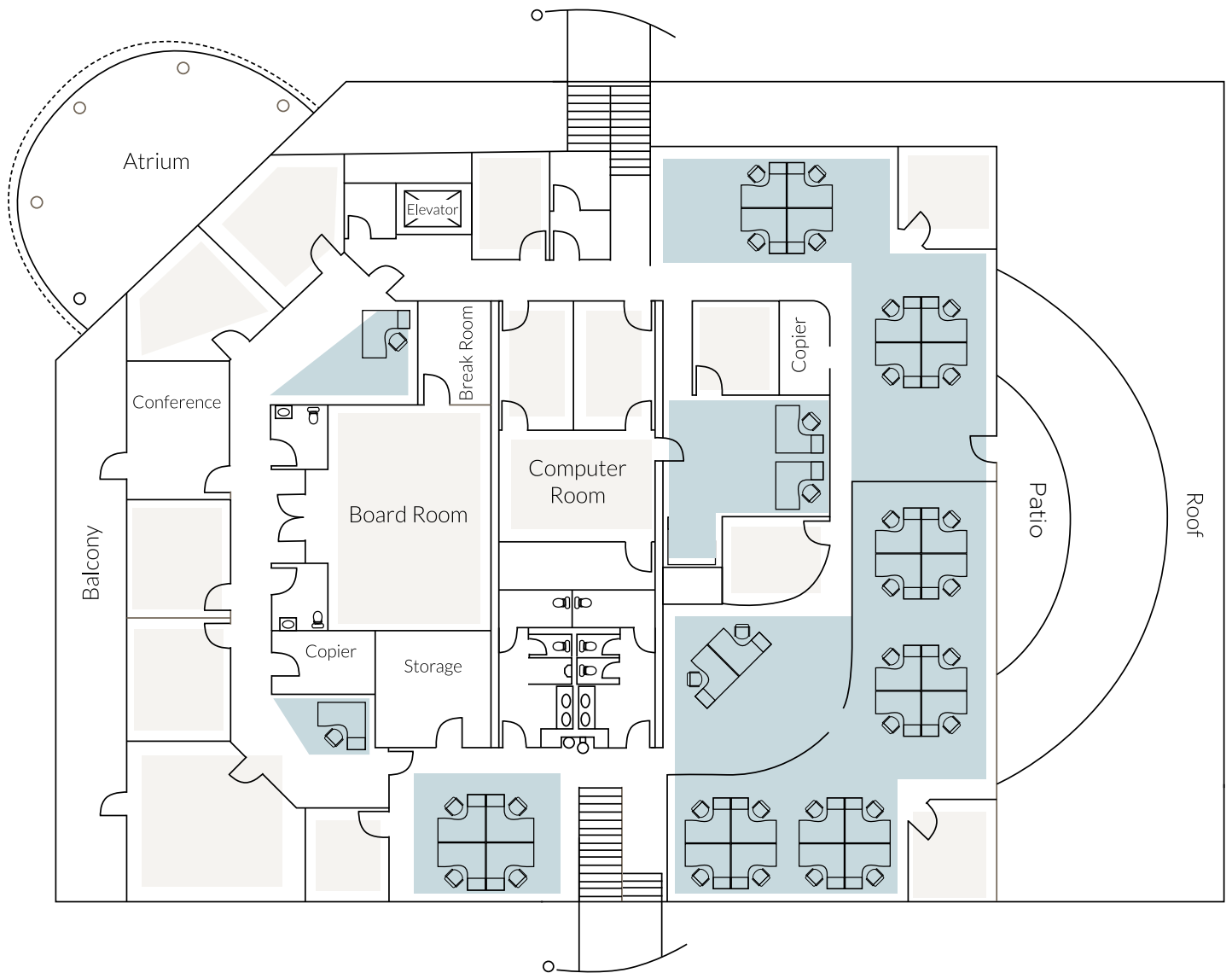
13,000 RSF

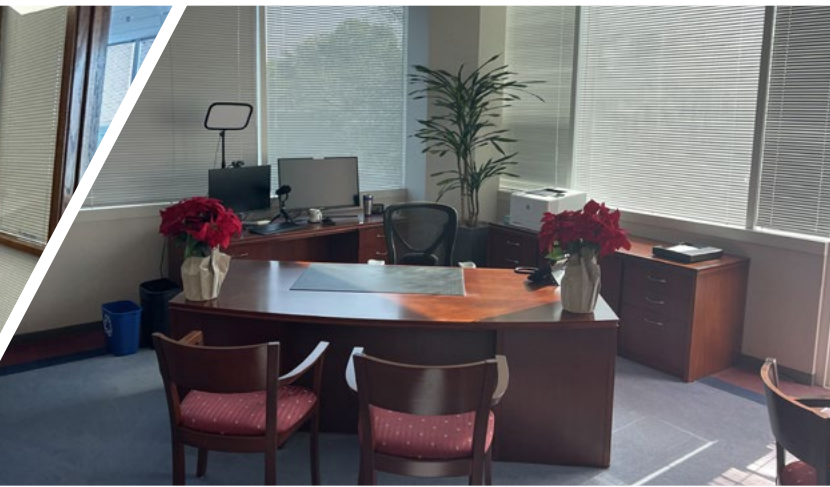
# 1st Floor



12,642 RSF

# 2nd Floor





# NUvision

CREDIT UNION



## CONTACT INFORMATION

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