

3595
— UTAH STREET —
PLEASANTON



**DRIVE-THRU
USES PERMITTED!**



**±1.17 ACRES
FOR SALE OR
GROUND LEASE**

**PRIME
DEVELOPMENT
OPPORTUNITY**

CONTACT

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±1.17 ACRES FOR SALE OR GROUND LEASE

Location	3595 UTAH STREET, Pleasanton
Traffic Counts	Stanley Boulevard (30,359 CPD) & Bernal Avenue (12,766 CPD)
Parcel Size	±1.17 Acres (50,586 SF)
Zoning	PUD - C Planned Unit Development / Commercial
Allowable Uses	Drive-Thrus, Restaurants, Financial, Service, Retail, and Auto
Pricing	Contact Brokers

DRIVE-THRU USES PERMITTED!

3595
— UTAH STREET —



Stanley Boulevard (30,359 CPD)

Stanley Blvd
Stanley Blvd

Washington St



3595
—UTAH STREET—

Bernal Avenue (12,766 CPD)



Vintage Shopping Center



Vintage Dr

Vintage Apartments
345 Units

Stanley Business Park
~1,500 employees

Wyoming St



TANDOORI PIZZA

Bernal Ave
Bernal Ave

**SURROUNDING
RETAIL**

LOCAL AERIAL

VALLEY BUSINESS PARK
~3K EMPLOYEES

1.2 MILES / 4 MINS FROM SITE

3595
— UTAH STREET —

AMADOR VALLEY HIGH
2,556 STUDENTS

ALAMEDA COUNTY FAIRGROUNDS
~4 MILLION ANNUAL VISITORS

2.2 MILES / 9 MINS FROM SITE

STANLEY BUSINESS PARK
~1.5K EMPLOYEES

VINTAGE



Fusion Wine Bar



DOWNTOWN PLEASANTON



THE ROSE HOTEL



Locanda Amalfi



CHASE

PRIME TRI VALLEY LOCATION

SAN RAMON

DUBLIN

LIVERMORE

3595
— UTAH STREET —

PLEASANTON

2026 DEMOGRAPHIC HIGHLIGHTS

1 mile	3 mile	5 mile
14,009 Est. Population	76,584 Est. Population	171,744 Est. Population
10,833 Est. Daytime Population	56,392 Est. Daytime Population	114,210 Est. Daytime Population
\$231,660 Average HH Income	\$258,857 Average HH Income	\$258,260 Average HH Income



EXCLUSIVE LISTING AGENT

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