



# FOR SALE

*Exclusively listed by* SIMON VOGT, SIOR

*±7,597 SF single story light industrial  
purchase opportunity in Pleasanton, CA*

3908 VALLEY AVE, PLEASANTON, CA 94566



*±7,597 SF single story light industrial condo located centrally in Pleasanton, CA, with convenient access to nearby amenities.*

**PROPERTY INFORMATION**

ADDRESS	3908 Valley Ave, Unit A, Pleasanton, CA
PROPERTY	Unit A ±7,597 SF
YEAR BUILT	1999
TYPE	User/Owner
SPRINKLERS	Yes
HVAC	Three package units
ROOF	Flat
WAREHOUSE	Air conditioned
CLEAR HEIGHT	18'
PARKING	15 spaces
SIGNAGE	Building signage facing Valley Ave
APN	946-4547-233
CONSTRUCTION	CTU
FOUNDATION	Slab
POWER	400 amps

# FIRST FLOOR



*±7,597 SF*

UNIT A

*18 FT*

CLEAR HEIGHT

*CALL*

BROKER FOR TOURING & PRICING

AIRCONDITIONED  
WAREHOUSE

1 ROLL UP GRADE  
LEVEL LOADING

▲ Roll-up Door | Grade level loading

FLOOR PLAN NOT TO SCALE

3908 VALLEY AVE

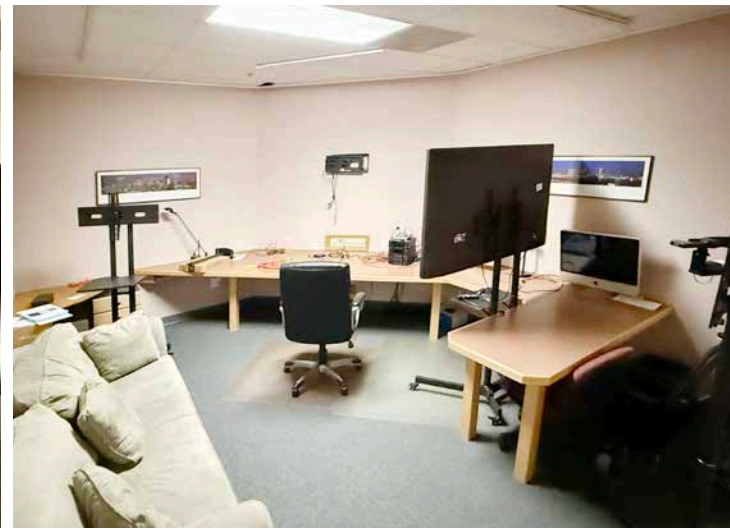
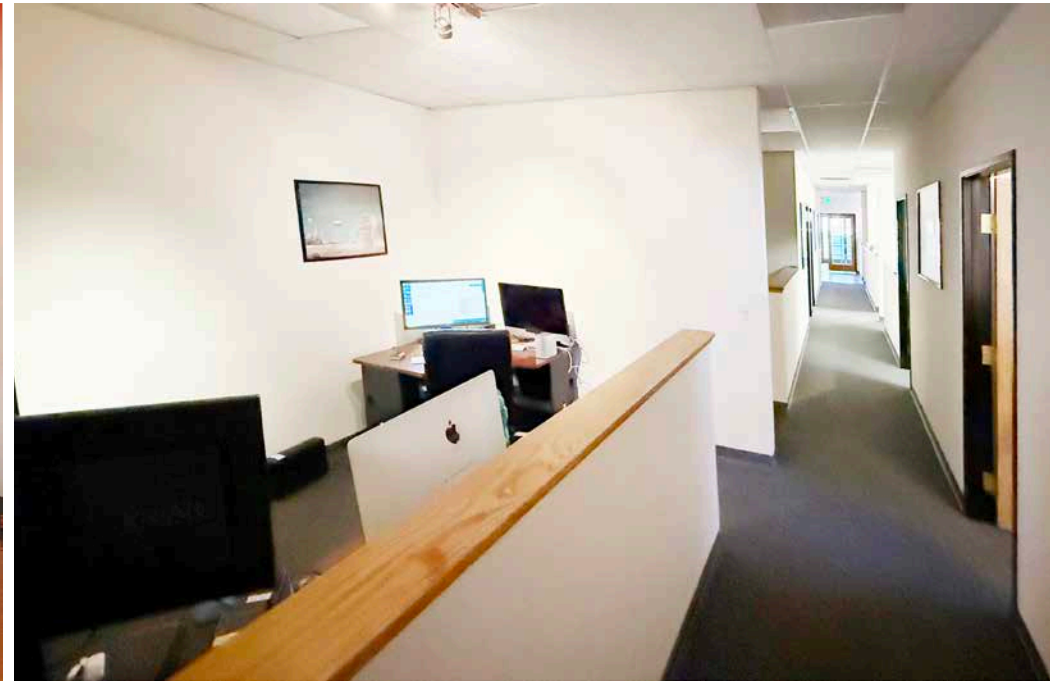
# AERIAL PICTURES



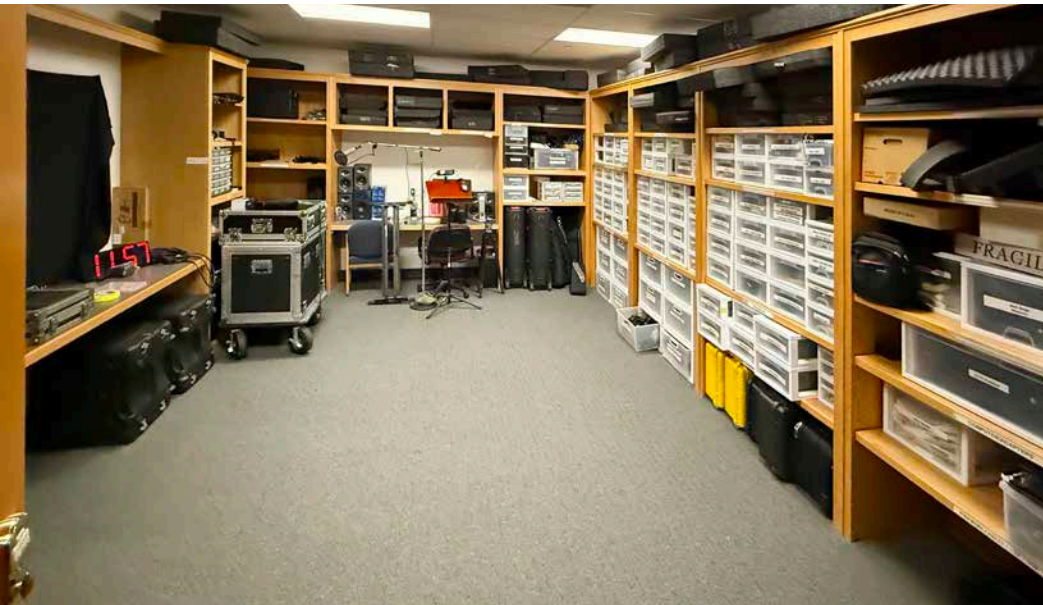
AVAILABLE FOR SALE

KIDDER MATHEWS

INTERIOR PHOTOS



# WAREHOUSE PICTURES



3908 VALLEY AVE

# ZONING MAP

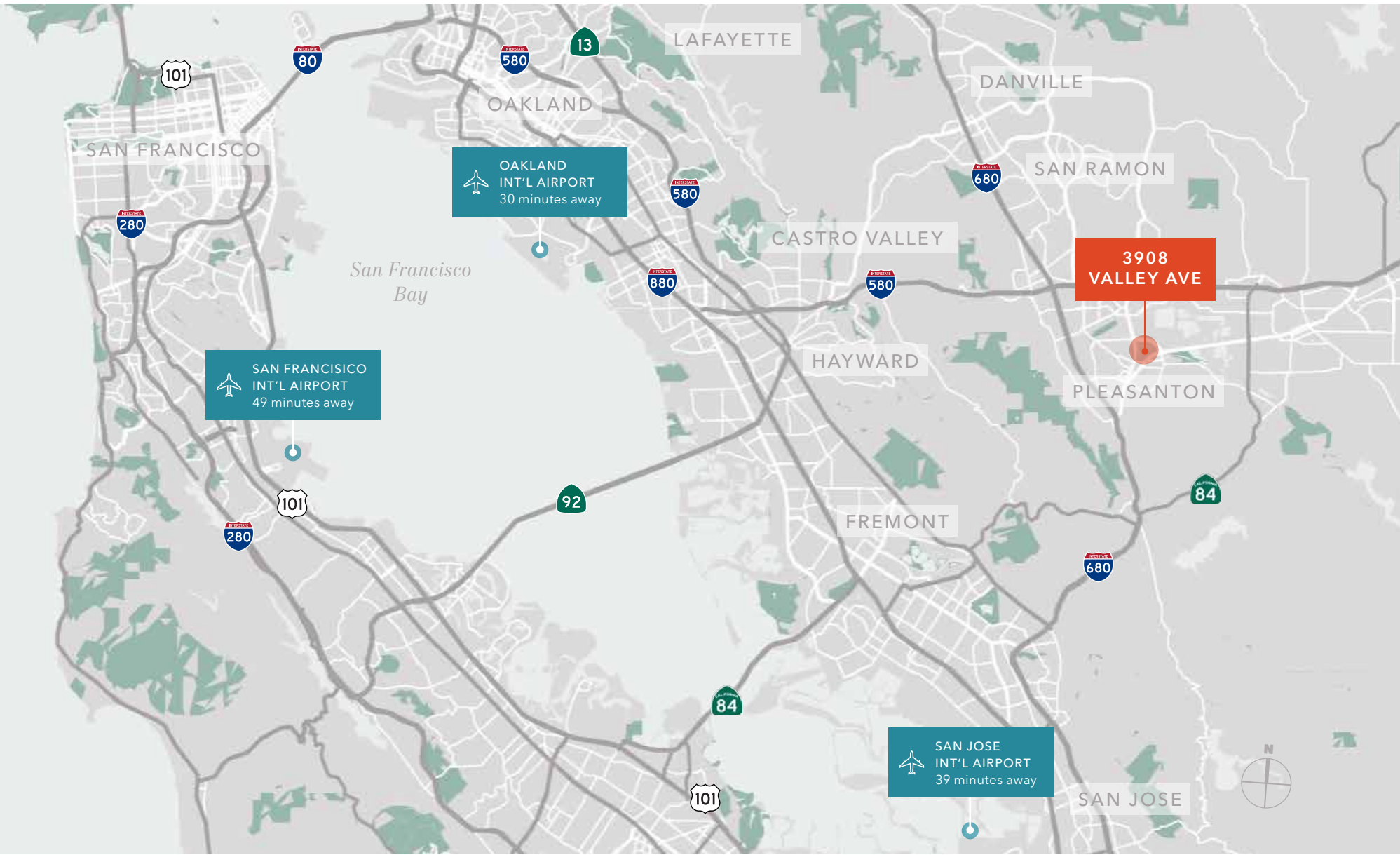
Zoning Code: PUD-I  
(Industrial Planned Unit Development)

Ordinance Code: O.928

Sample allowed uses: light industrial,  
warehousing, service shops, office

\* Full ordinance available upon request





# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	15,077	97,481	176,440
2029 PROJECTION	14,588	95,496	173,033
2020 CENSUS	15,646	100,491	184,633
PROJECTED GROWTH 2024 - 2029	-489	-1,984	-3,407
AVERAGE AGE	43	40	40

## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$226,944	\$253,641	\$248,129
TOTAL BUSINESSES	1,097	5,308	9,044
TOTAL EMPLOYEES	10,807	63,066	103,201

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	2.0%	2.3%	2.1%
HIGH SCHOOL DIPLOMA	11.5%	9.2%	11.2%
SOME COLLEGE	13.8%	11.5%	12.8%
ASSOCIATE	6.5%	5.5%	6.3%
BACHELOR'S	35.1%	36.2%	35.4%
GRADUATE	28.7%	32.7%	29.5%

## HOUSEHOLDS

5,852  
1 MILE

35,141  
3 MILES

14,552  
5 MILES

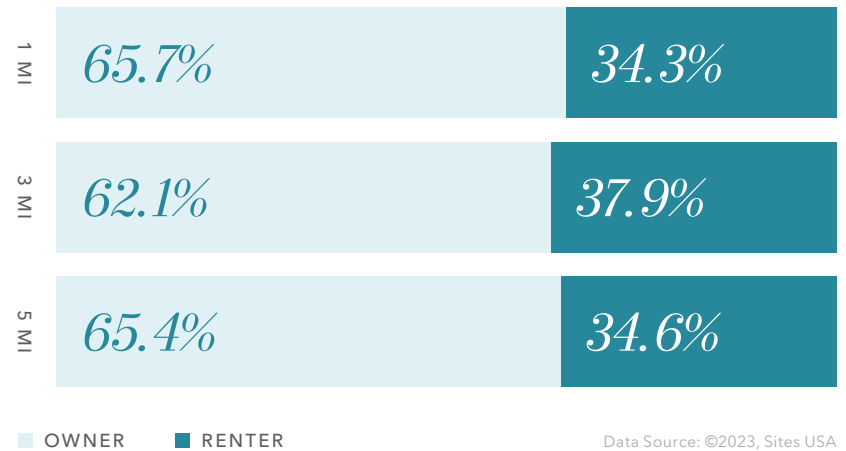
## 2029 PROJECTED GROWTH

-0.6%  
1 MILE

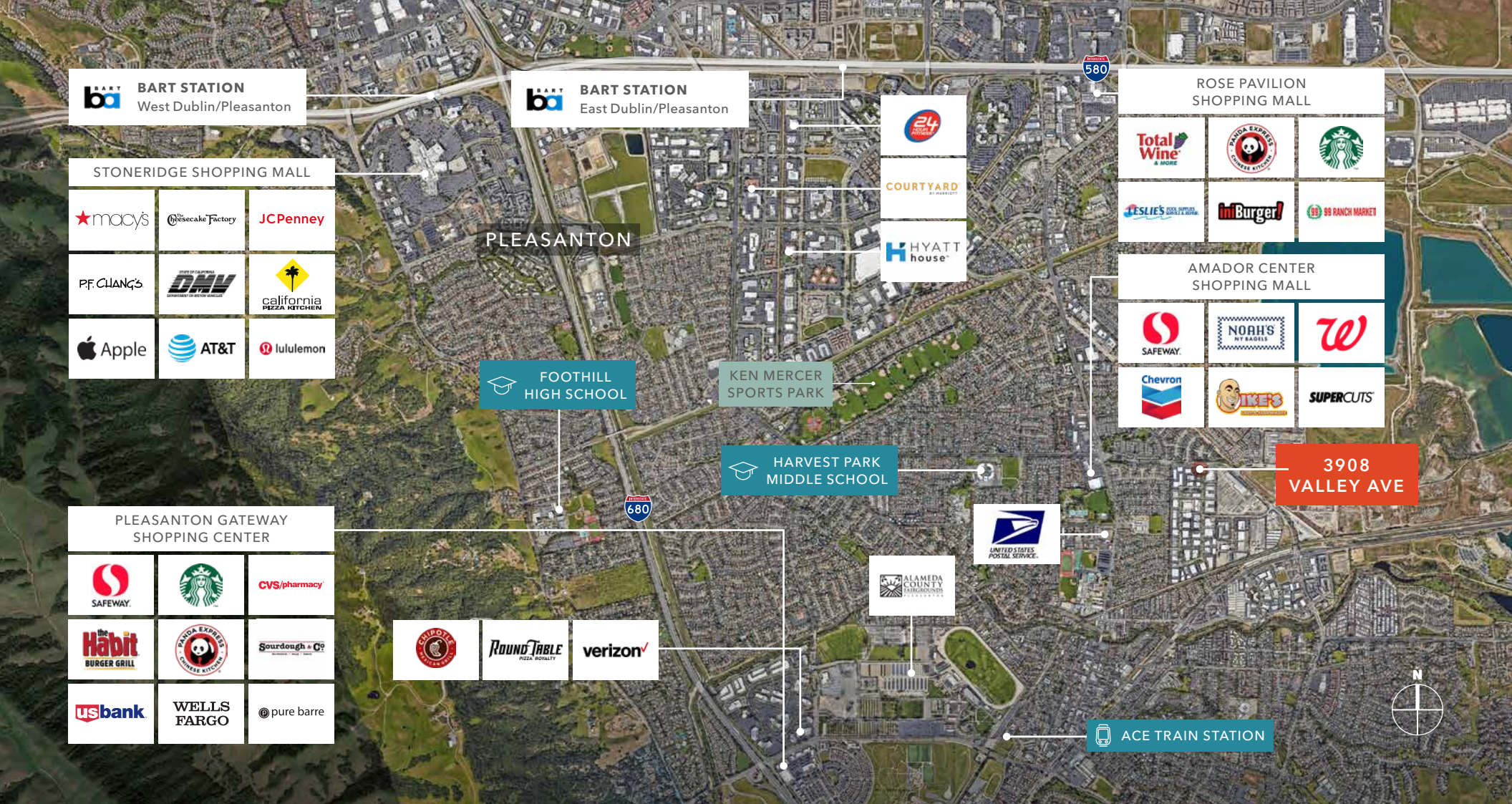
-0.4%  
3 MILES

-0.4%  
5 MILES

## OWNER VS. RENTER OCCUPIED



Data Source: ©2023, Sites USA



**BART STATION**  
West Dublin/Pleasanton

**BART STATION**  
East Dublin/Pleasanton

**ROSE PAVILION SHOPPING MALL**

**STONERIDGE SHOPPING MALL**

macy's	Chesecake Factory	JCPenney
PF CHANG'S	DMV	california PIZZA KITCHEN
Apple	AT&T	lululemon

24 Hour Fitness  
COURTYARD  
HYATT house

Total Wine & MORE	PANDA EXPRESS CHINESE KITCHEN	Starbucks
Leslie's	InnBurger	99 CENTS RANCH MARKET

**PLEASANTON**

**AMADOR CENTER SHOPPING MALL**

SAFeway	NOAH'S NY BAGELS	W
Chevron	MIKE'S	SUPERCUTS

**FOOTHILL HIGH SCHOOL**

**KEN MERCER SPORTS PARK**

**HARVEST PARK MIDDLE SCHOOL**

**3908 VALLEY AVE**

**PLEASANTON GATEWAY SHOPPING CENTER**

SAFeway	Starbucks	CVS/pharmacy
The Habit BURGER GRILL	PANDA EXPRESS CHINESE KITCHEN	Sourdough & Co
usbank	WELLS FARGO	@ pure barre

CHIPOTLE  
ROUND TABLE PIZZA ROYALTY  
verizon

ALAMEDA COUNTY FAIRBOURNS

UNITED STATES POSTAL SERVICE

**ACE TRAIN STATION**



# 3908 VALLEY AVE

*Call broker for touring and pricing*

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