



FOR LEASE

AVAILABLE AT BERNAL PLAZA

±904 TO ±4,752 SF OF RETAIL SPACES

6654 KOLL CENTER PARKWAY, PLEASANTON, CA 94566

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Jessica Mauser

Managing Principal
jmauser@lee-associates.com
925-737-4168
LIC NO 01728720

PROPERTY HIGHLIGHTS



±904 to ±4,752 SF of Retail spaces available



Close proximity to I-680, providing convenient access



Located at a fully signalized intersection



Generous on-site parking surrounds the building



Excellent visibility along highly trafficked Valley Ave & Bernal Ave



Prime co-tenancy with a strong mix of national and regional retailers



Positioned within Bernal Business Park, well-established office and business district



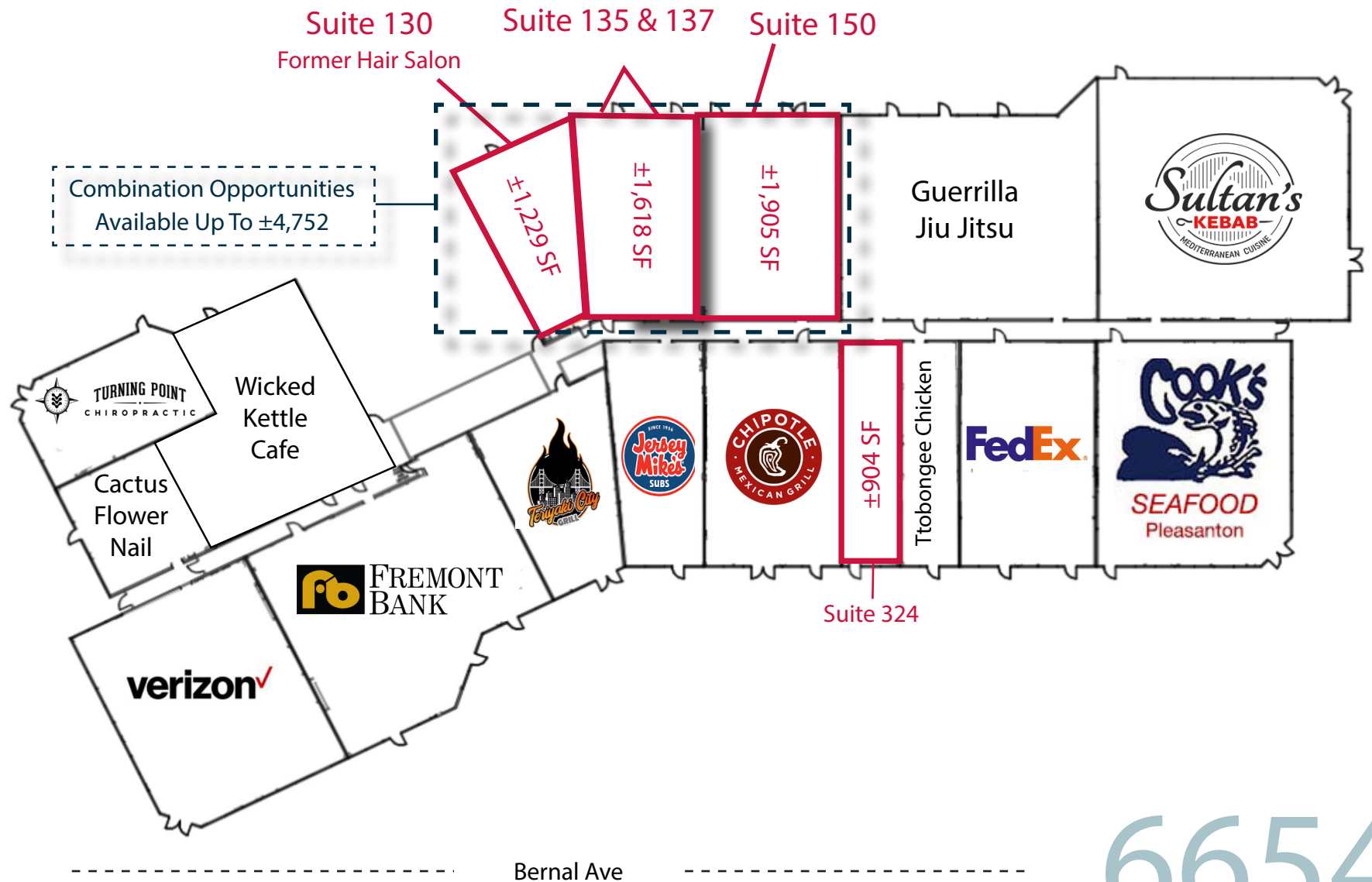
Directly across from Alameda County Fairgrounds, attracting hundreds of thousands of visitors year-round for large-scale events



Contact Broker for pricing details

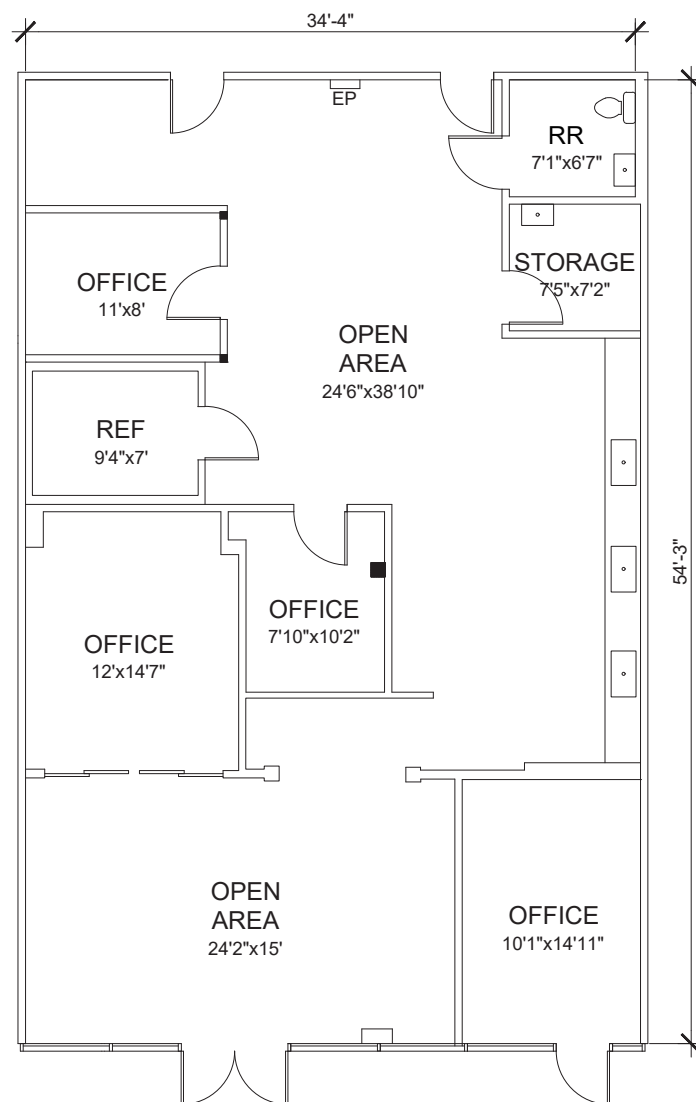
NOT A PART

RETAIL OPPORTUNITIES



SUITE 150 FLOORPLAN

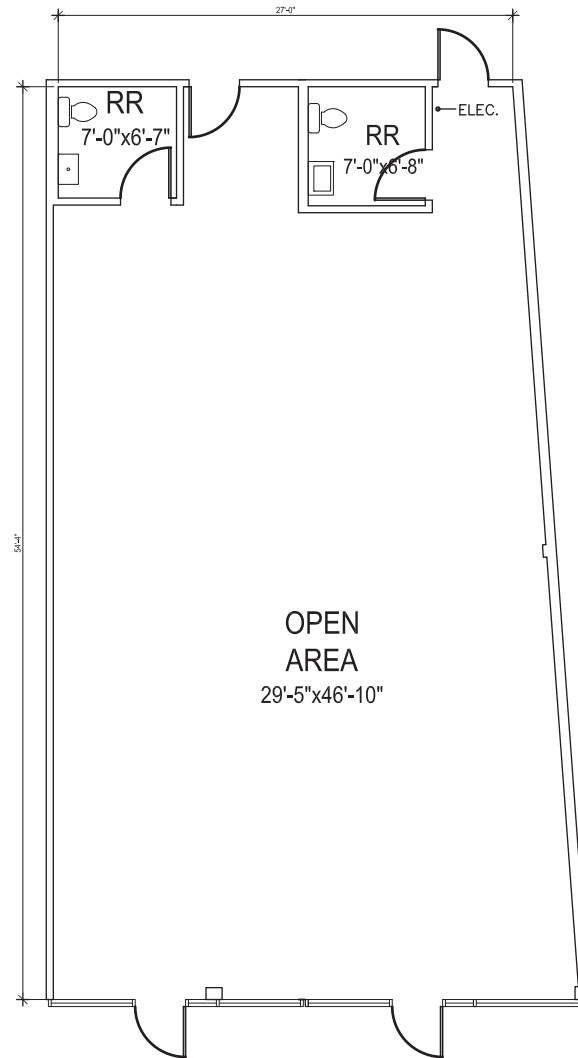
Suite 130:
±1,905 of Retail space available



6654
KOLL CENTER PKWY

SUITE 135 & 137 FLOORPLAN

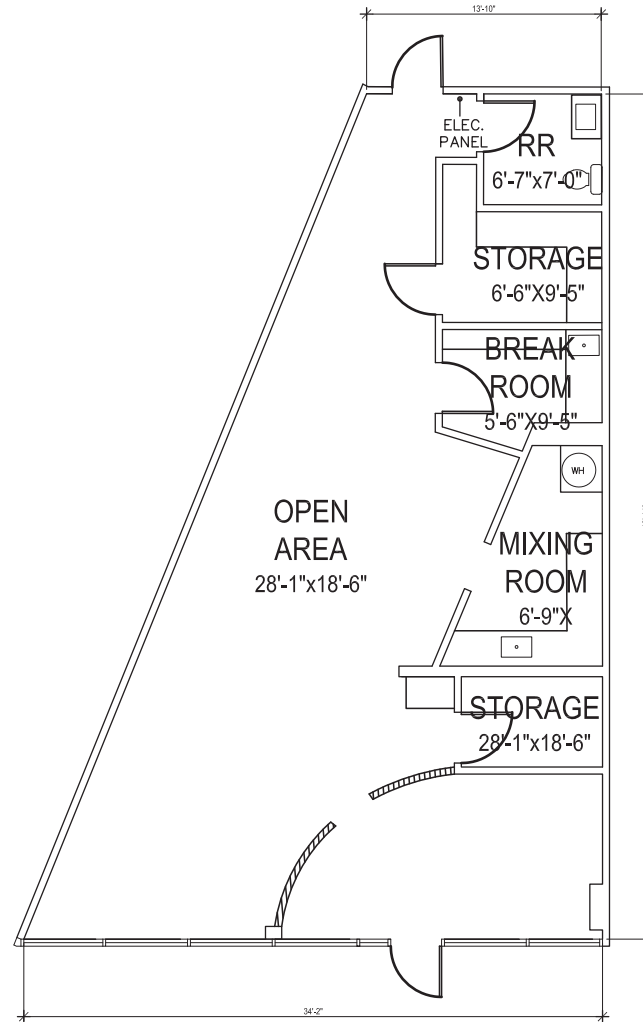
Suite 135 & 137
±1,618 of Retail space available



6654
KOLL CENTER PKWY

SUITE 130 FLOORPLAN

Suite 130:
±1,229 of Retail space available
Former hair salon



6654
KOLL CENTER PKWY



BERNAL
BUSINESS PARK



BERNAL AVE
25,033 ADT

NEARBY AMENITIES

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,552	70,105	146,857
Households	4,162	24,900	51,100
Household Income	\$204,000	\$185,000	\$188,000
Average Age	43.6	42	40.2
Businesses	484	4,400	7,509
Employees	5,592	40,092	83,551



FOR LEASE

±904 TO ±4,752 SF RETAIL SPACES

6654 KOLL CENTER PARKWAY | PLEASANTON, CA 94566



Jessica Mauser

Managing Principal
jmauser@lee-associates.com
925-737-4168
LIC NO 01728720

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Lee & Associates® East Bay, Inc. Corp. ID 01194869 5000 Pleasanton Ave, Suite 220, Pleasanton, CA 94566

LEE-ASSOCIATES.COM/PLEASANTON/

6654

KOLL CENTER PKWY