

RESTAURANT SPACE AVAILABLE

FOR LEASE
AVAILABLE AT BERNAL PLAZA

±804 TO ±2,921 SF OF RETAIL SPACES

6654 KOLL CENTER PARKWAY, PLEASANTON, CA 94566

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Jessica Mauser

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PROPERTY HIGHLIGHTS



±804 to ±2,921 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



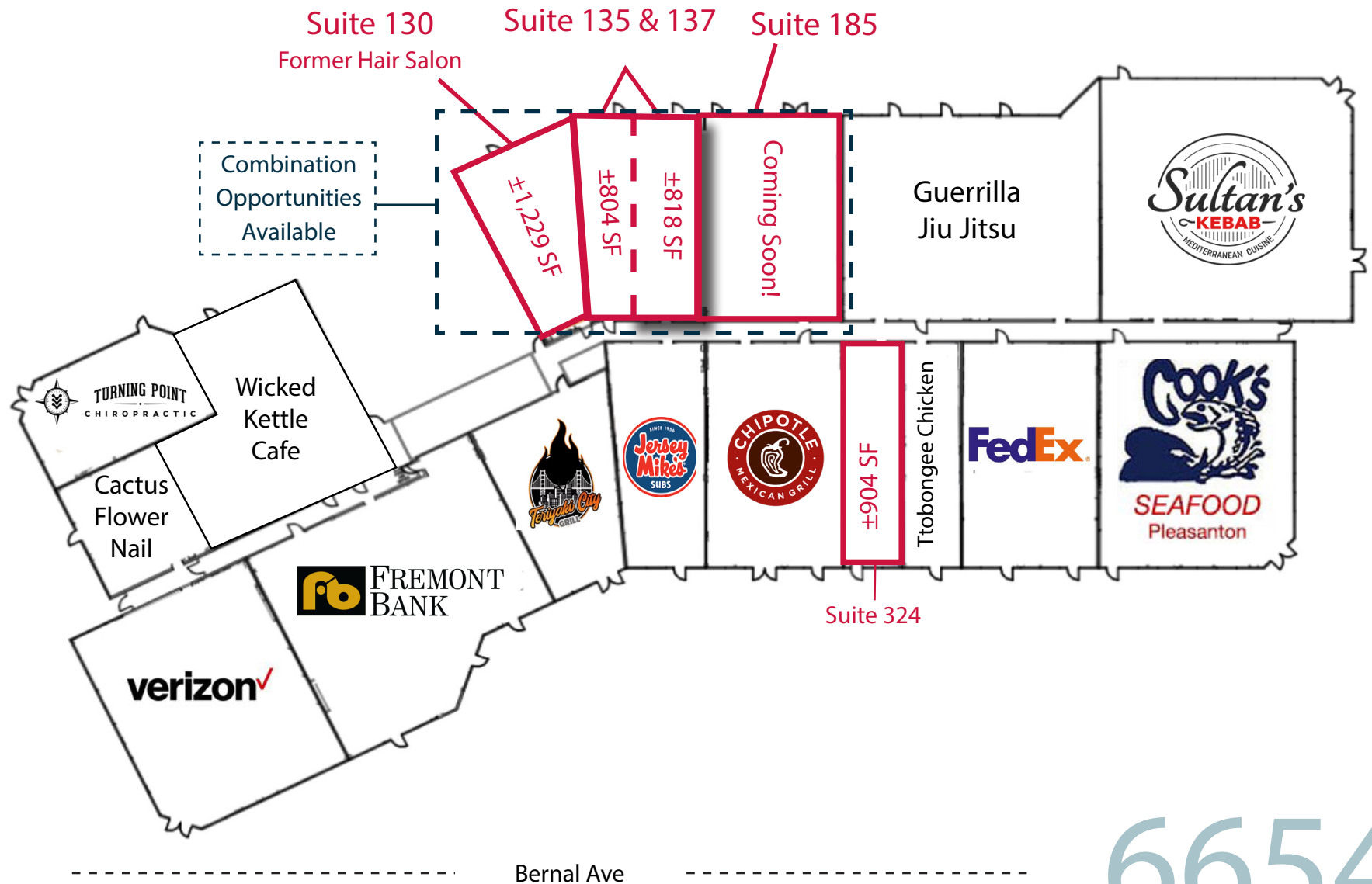
Directly across from Alameda County Fairgrounds, attracting hundreds of thousands of visitors year-round for large-scale events



Contact Broker for pricing details

NOT A PART

RETAIL OPPORTUNITIES



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



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6654

KOLL CENTER PKWY