

AXIS POINT

AT STONERIDGE

1600 Stoneridge Mall Road
Pleasanton, CA 94588

Jones Lang LaSalle Brokerage, Inc.
Real Estate License #: 01856260



Full Building Opportunity

169,050 SF total | Opportunity to demise to 51,986 SF
Potential R&D/Advanced Manufacturing, Retail, or Office uses

Property Highlights & Specifications

Axis Point at Stoneridge in Pleasanton, CA has a vibrant community with great shopping centers, diverse dining, and outdoor activities. It's easily accessible by major transportation routes such as the 580/680, and BART lines.

**1600 Stoneridge Mall Rd,
Pleasanton, CA 94588**



Mall:
Stoneridge Shopping Center



Year built:
1990



Stories:
3



Site size:
8.37 acres / 364,587 SF



Zoning:
C-R (Regional Commercial)



Power:
3000 amps 277/480V



Clear height:
15'+



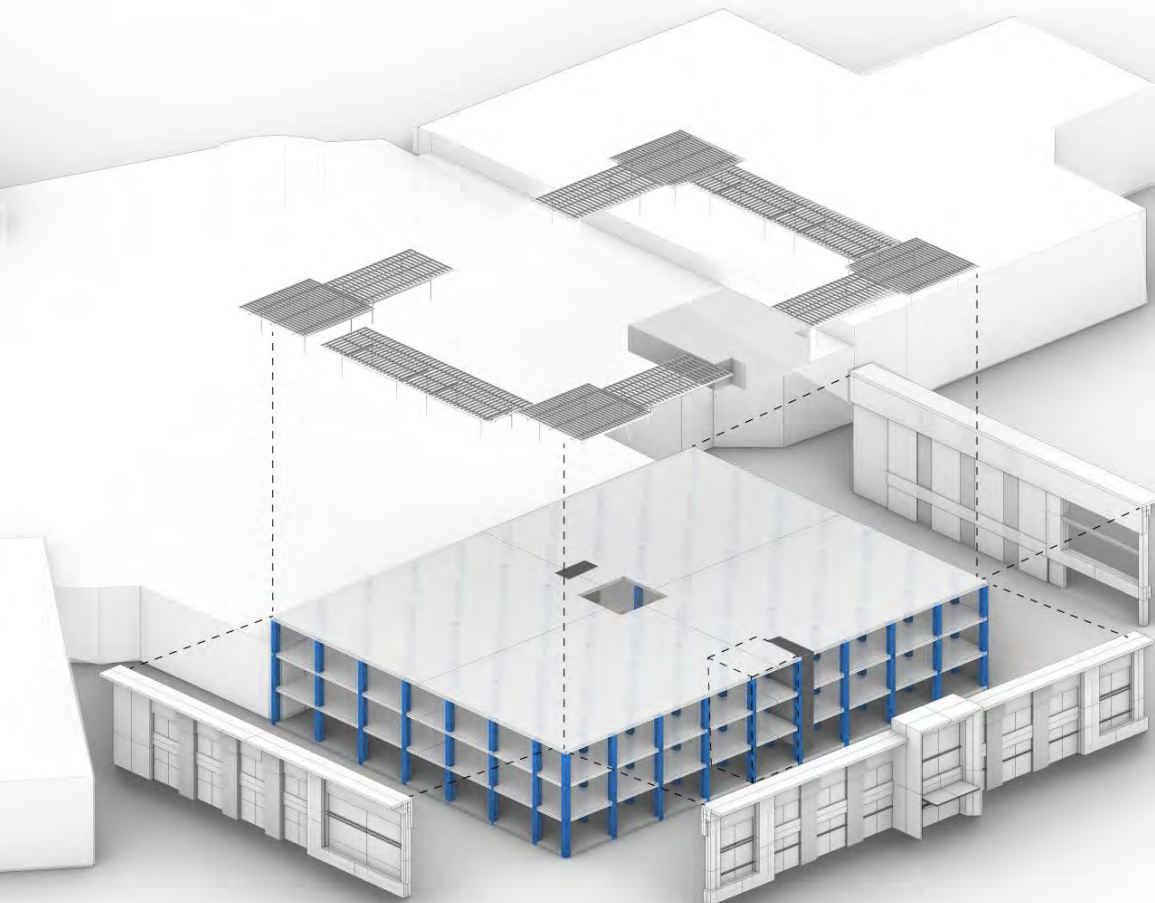
Freight Elevator



Clear docks:
2



Lower site parking: **397 Stalls**
Upper site parking: **381 Stalls**
Reciprocal parking: **780 Stalls**



Square feet:

Lower Level:
57,136 SF

First Floor:
59,928 SF

Second Floor:
51,986 SF

Total:
169,050 SF

At the intersection of

Innovation & Connectivity

**AXIS
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AT STONERIDGE



Site Plan

Residential

Phase I

Projected Opening Fall 2025

360 Residential Units

Phase II

Projected Opening 2027

250 Residential Units

Stoneridge Apartments Open

520 Units with Average Rents of \$2,600/Month

Parking

- 1 Reciprocal JC Penny Parking
546 Stalls
- 2 Lower Site Parking
397 Stalls
- 3 Upper Site Parking
381 Stalls
- 4 Reciprocal Simon Parking
234 Stalls

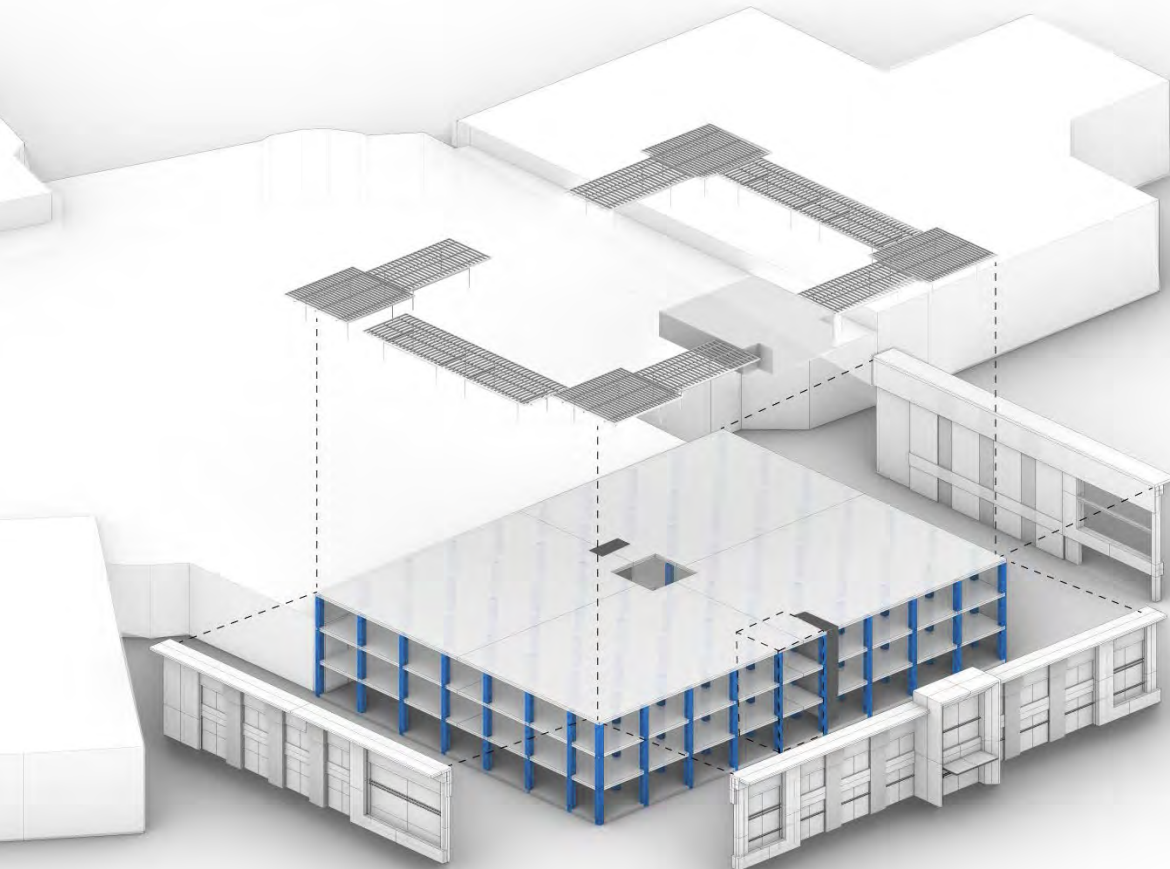
* Potential Signage

➡ Main Entry

➡ Service Entry



Potential Base Building Enhancements



3,000 amps @277/480v

Large floorplates

15' clear

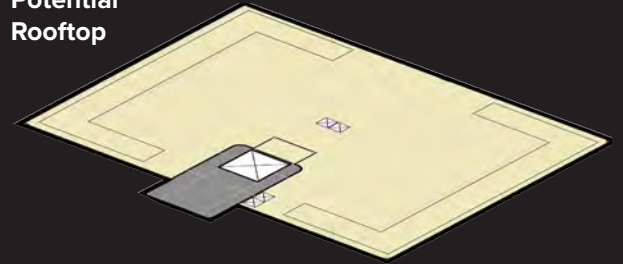
Dock doors

Potential roof top amenities

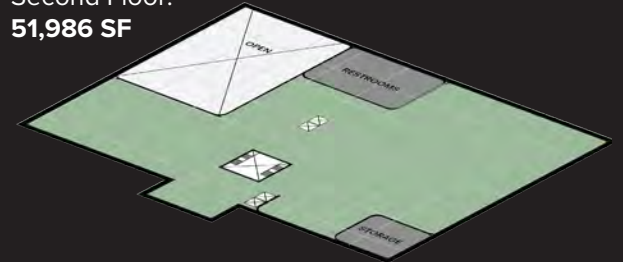
Stunning atrium

Single user/Multi tenant opportunity

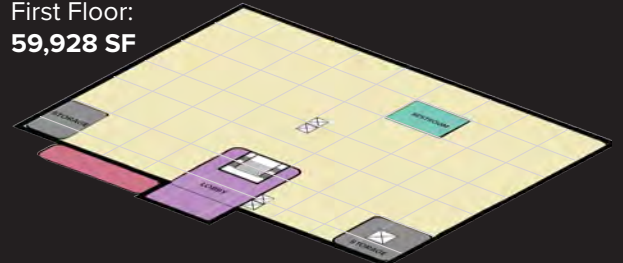
Potential
Rooftop



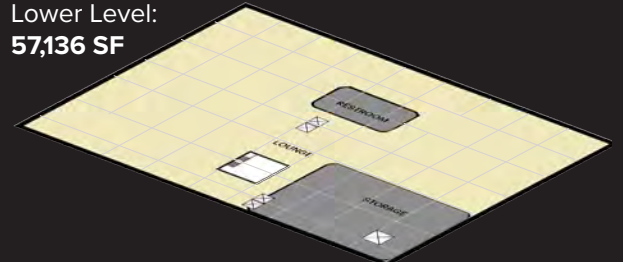
Second Floor:
51,986 SF



First Floor:
59,928 SF



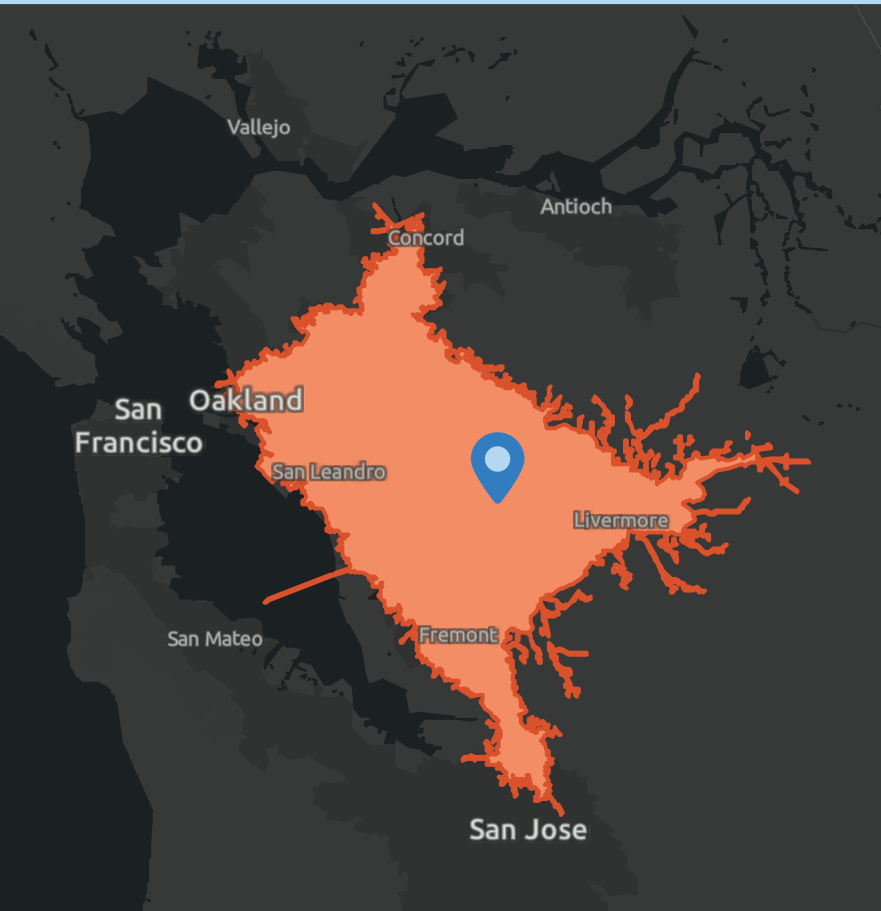
Lower Level:
57,136 SF



Total:
169,050 SF

Market Demographics

Drive time of 30 minutes



Key Facts

1,915,364
Population

39.7
Median age

673,172
Households

\$102,338
Med. disposable income

Employment

10 mile drive time

64,386
Professional
Scientific/Tech

39,713
Computer/
Mathematical

16,394
Architecture/
Engineering

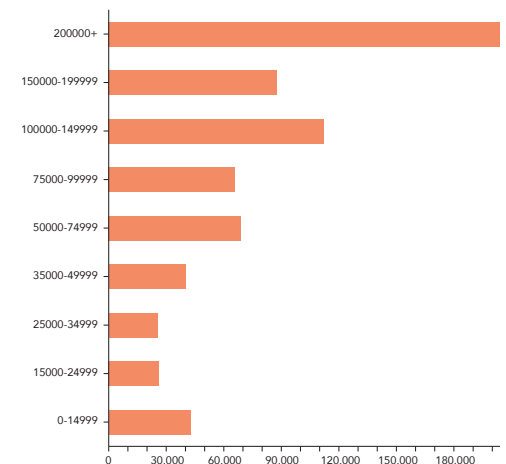
9,136
Life/Physical/
Social Sciences

Income

Median house-
hold income: **\$125,587**

Per capita
income: **\$62,686**

Median net
worth: **\$278,435**



Education



21% Some
College



52% Bachelor's/
Grad/Prof Degree



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Knute Bucklew
Senior Managing Director
925.586.7880
knute.bucklewb@jll.com
License #: CA-01332731

Kevin Mechelke
Executive Managing Director
925.944.2142
kevin.mechelke@jll.com
License #: CA-01338917

Kristi Childers
Executive Vice President
510.812.2878
kristi.childers@jll.com
License #: CA-01997043

Jeff Badstubner
Managing Director
925.872.4550
jeff.badstubner@jll.com
License #: CA-01155279

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