



4299 ROSEWOOD DRIVE, PLEASANTON, CA

±44,939 SF AVAILABLE

2ND GEN GROCERY OPPORTUNITY IN PLEASANTON



The AREA

HACIENDA CROSSINGS

BARNES & NOBLE
jamba
five BELOW
REGAL
OLD NAVY
BEST BUY
TJ-maxx

TOYOTA

TESLA

GMC

BANK OF AMERICA

Sutter Health

KM

LOWE'S

210,659 CPD

INTERSTATE
580

METRO 580

SALLY BEAUTY
Walmart

BMW

LEXUS

McDonald's

UPS

4299 ROSEWOOD DR,
PLEASANTON, CA

ROSE PAVILION

Total Wine & MORE
CVS pharmacy
AutoZone
DOLLAR TREE
TRADER JOE'S
macy's
PET SUPPLIES PLUS

ROSEWOOD COMMONS
OFFICE CAMPUS
GAP INC. PHILIPS
vagaro

CHASE

SANTA RITA RD - 41,219 CPD

Market LANDSCAPE

PREVIOUS TENANT METRICS

707K

Visits

15

Visits / Sq. Ft.

47K

Size / Sq. Ft.

174.2K

Visitors

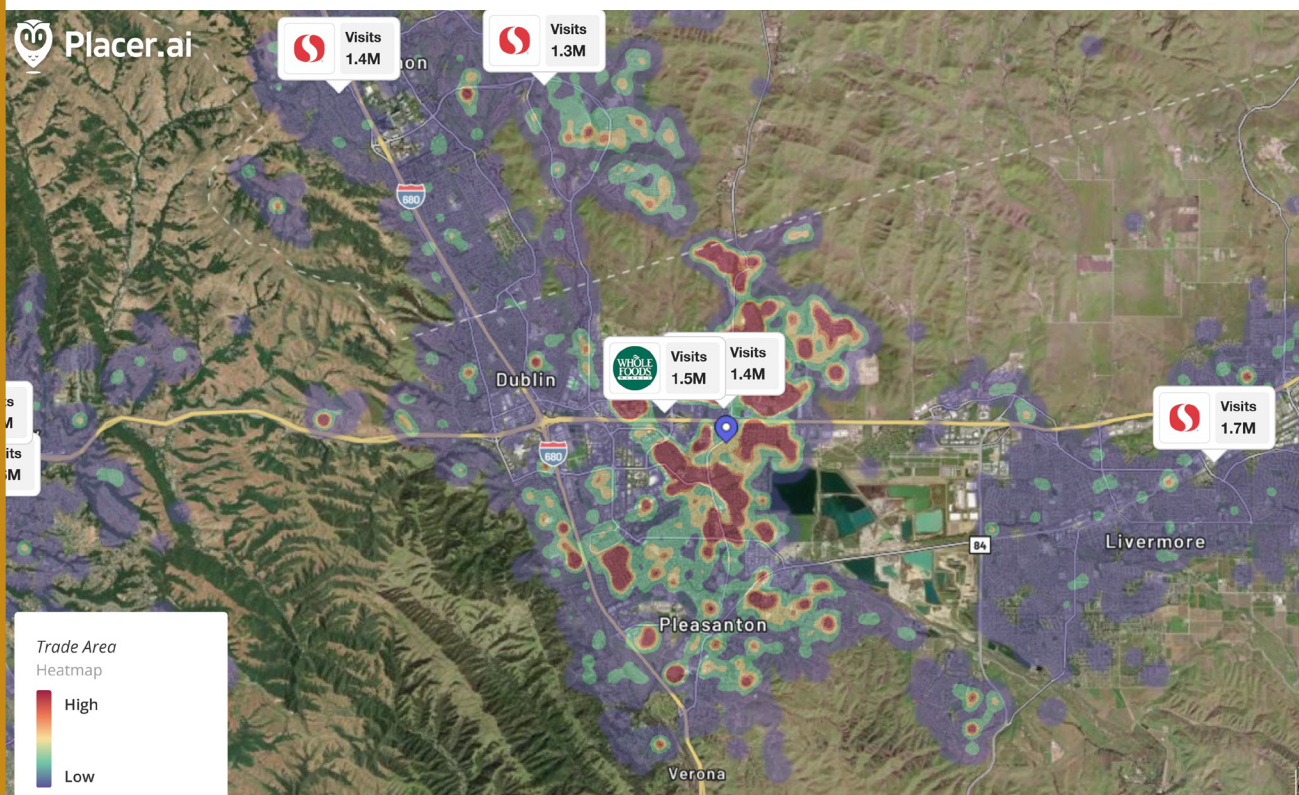
4

Visit Frequency

27 MINS

Avg. Dwell Time

Source: Placer.ai 2026



LOCATION DEMOGRAPHICS

WITHIN A 10-MINUTE DRIVE

123K

Population

\$233K

Avg. Household Income

\$196K

Median Household
Income

71%

Bachelor's Degree or
Higher

44K

Households

WITHIN A 20-MINUTE DRIVE

382K

Population

\$242K

Avg. Household Income

\$196K

Median Household
Income

69%

Bachelor's Degree or
Higher

138K

Households

The Opportunity





JUSTIN CHOI

Vice President
+1 415 395 7262
justin.choi@jll.com
License #: CA – 02107928

JEFF BADSTUBNER

Managing Director
+1 415 395 4916
jeff.badstubner@jll.com
License #: CA – 01155279



4229 ROSEWOOD DRIVE, PLEASANTON, CA 94588

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