

AT THE CENTER OF IT ALL

THE GALLOWAY

OWENS DRIVE & WILLOW ROAD, PLEASANTON, CA



A luxury mixed-use development featuring prime corner retail spaces located directly across from the Dublin/Pleasanton BART station



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ABOUT

Project Highlights

Located in the heart of Pleasanton are The Galloway at Owens and The Galloway at Hacienda – two brand new luxury apartment communities featuring 510 apartment units, all just a short walk from the Dublin/Pleasanton BART Station.

The Galloway at Owens will feature two corner retail spaces that share a spacious open courtyard. The retail spaces are located at the busy corner of Owens and Willow Road, right across the street from the Dublin/Pleasanton BART station, offering very strong visibility and brand awareness.

The retail component is strategically located to serve BART commuters as well as the large employee population of the Hacienda Business Park in which the development is located. Additionally, retail tenants at the Galloway will serve as an attractive amenity to over five hundred brand new luxury residential units.

The retail spaces can be demised and are ideal for a restaurant, café, small-format grocery store, or professional services use.



Retail Building 1
± 3,071 SF

Retail Building 2
± 2,248 SF

The Galloway features 510 apartment units as well as two corner retail spaces facing an open courtyard, ideal for relaxing and dining.



DEMOGRAPHICS

| | 1-mile | 3-mile | 5-mile |
|---------------------------|-----------|-----------|-----------|
| Total Population | 8,845 | 106,342 | 170,945 |
| Daytime Population | 26,332 | 105,017 | 144,526 |
| Median HH Income | \$116,249 | \$121,724 | \$130,087 |
| No. of Households | 3,323 | 36,869 | 58,465 |

SOURCE: SITESUSA

TRAFFIC COUNTS

| | |
|-----------------------------------|-------------|
| I-580 @ Hacienda Dr | 227,000 ADT |
| Owens Dr West of Willow Rd | 20,300 ADT |
| Owens Dr East of Willow Rd | 16,900 ADT |

SOURCE: CITY OF PLEASANTON, SITESUSA, GOOGLE EARTH PRO

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LOW ALTITUDE AERIAL



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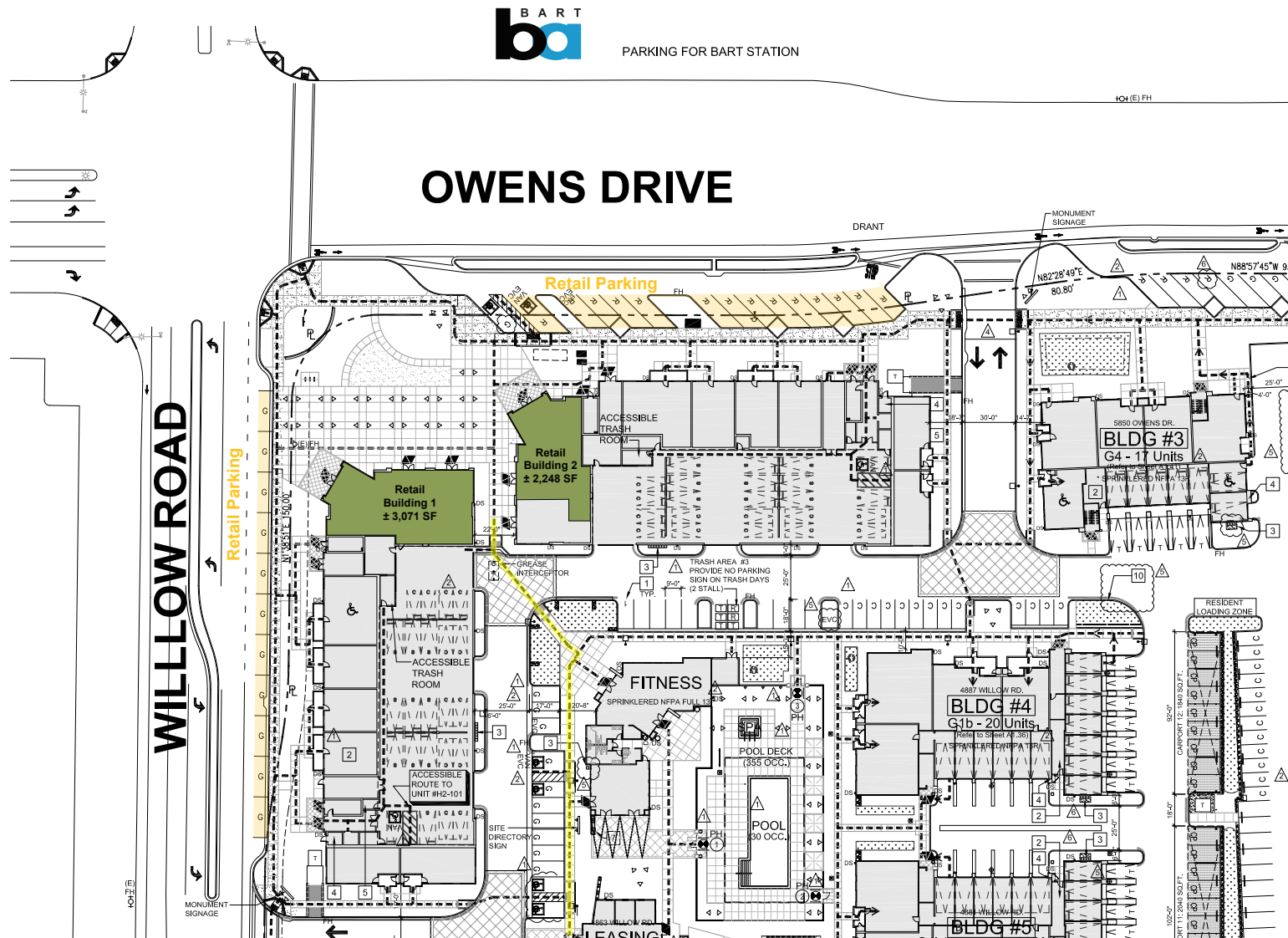
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SITE PLAN



DRAWINGS NOT TO SCALE

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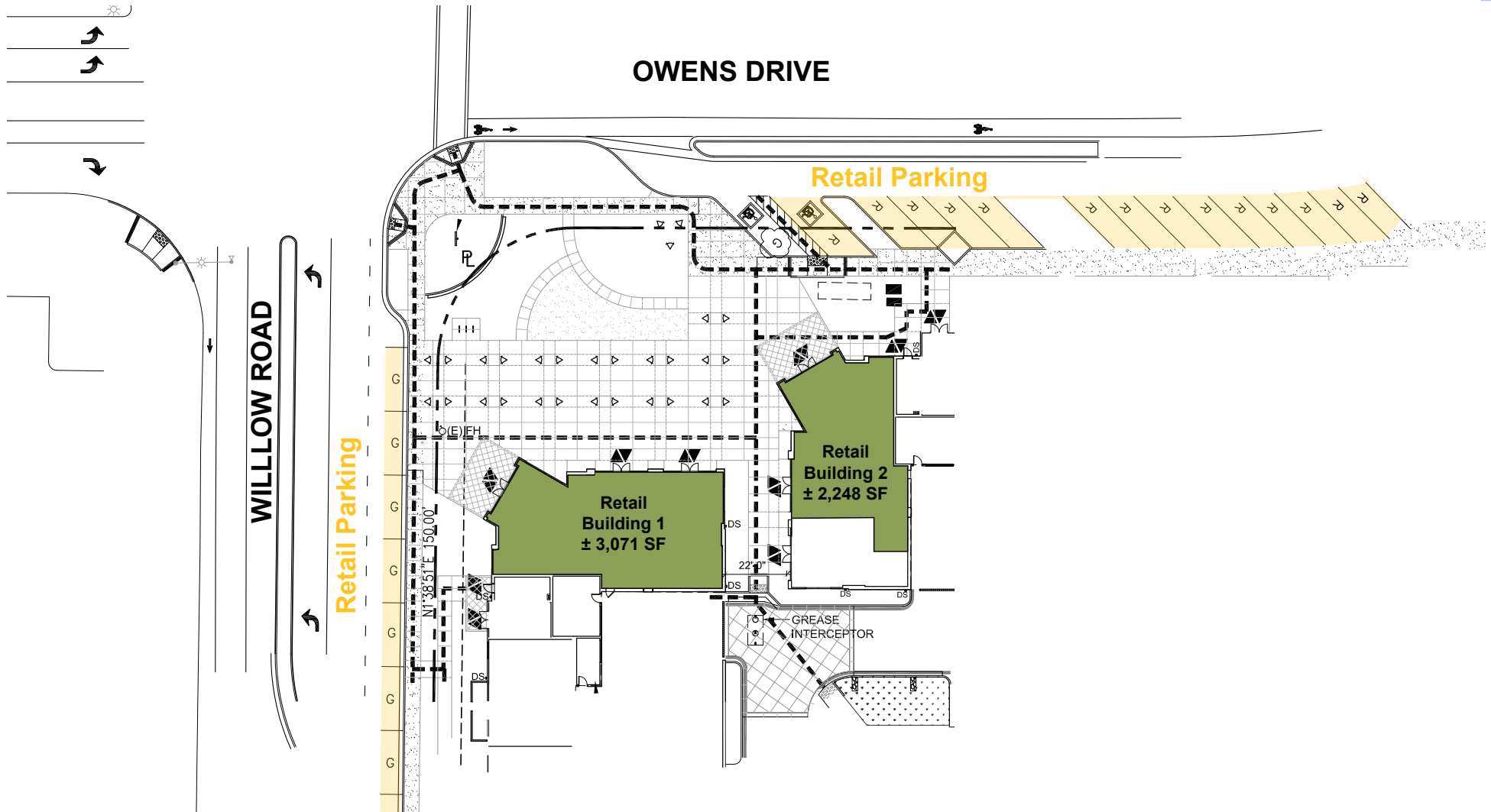
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SITE PLAN



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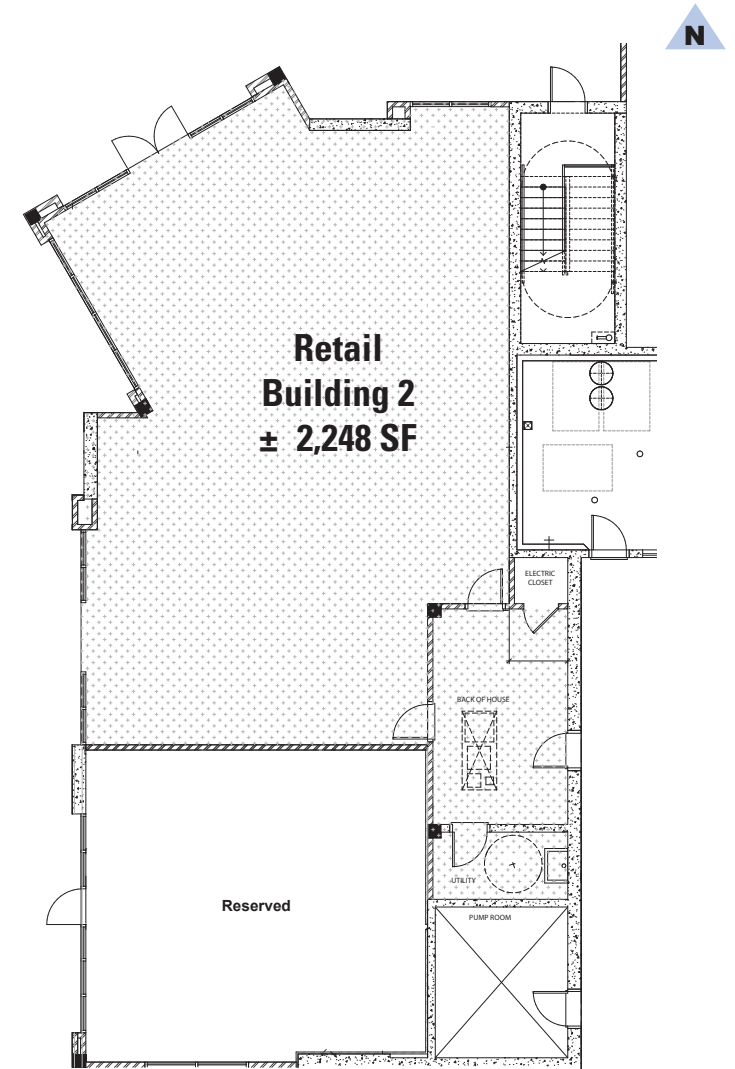
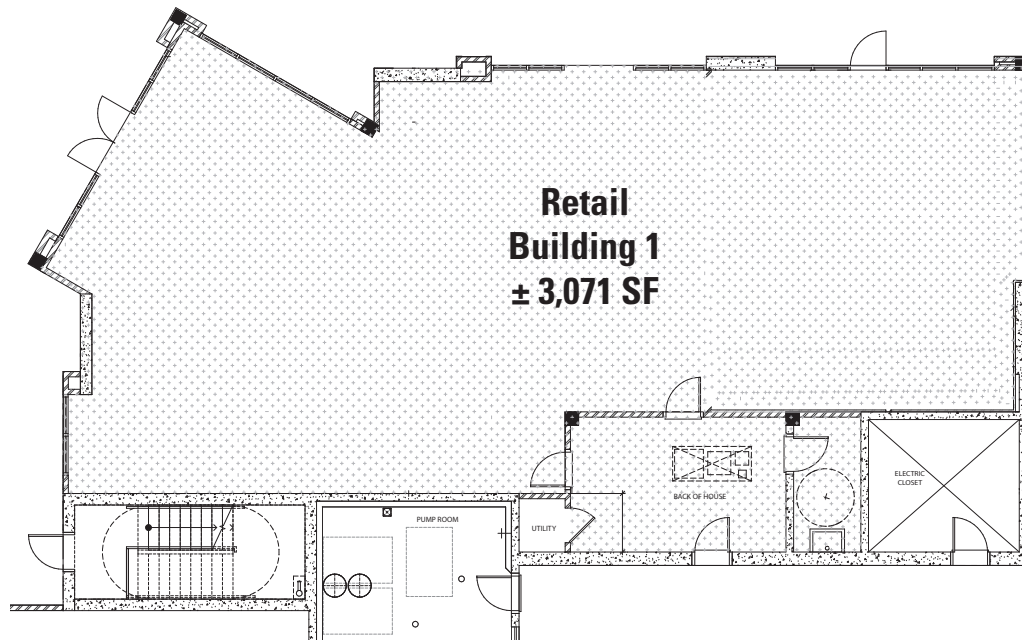
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SITE PLAN



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STRONG DAYTIME POPULATION

Hacienda Business Park

Located at the geographic center of the Bay Area, Pleasanton is a well-established hub for employers, and many of the largest businesses in Pleasanton are located in the Hacienda Business Park. At 875 acres, Hacienda is the largest development of its kind in Northern California. Over 11 million square feet of mixed-use space is occupied by more than 650 companies that employ approximately 19,000 people.

With over 3,000 employees, **Kaiser Permanente** is the largest employer at Hacienda. Other major companies doing business out of Hacienda include: **AT&T, Boeing, Cisco Systems, Hewlett-Packard, MetLife, Morgan Stanley, Oracle, Verizon, Walgreens and Walmart Stores**. Hacienda employees and Pleasanton residents are highly educated, with strong demographic traits:

- The workforce in Pleasanton is among the most educated in the country, with nearly 80 percent of residents having attended college.
- Pleasanton's household income is among the highest in the Bay Area, with nearly 65% of households reporting an annual income of over \$75,000.
- Pleasanton is a young and growing community. Nearly 30 percent of the population is under 19 years of age, and over 45 percent is in the prime career years of 20 to 54.

Hacienda Quick Facts

| | |
|---------------------|--------|
| Current Employees | 19,013 |
| Employees Projected | 28,000 |
| Current Residents | 4,282 |
| Residents Projected | 5,000 |



Hacienda named one of
“the ten best business
parks in the world” by
Site Selection Magazine.



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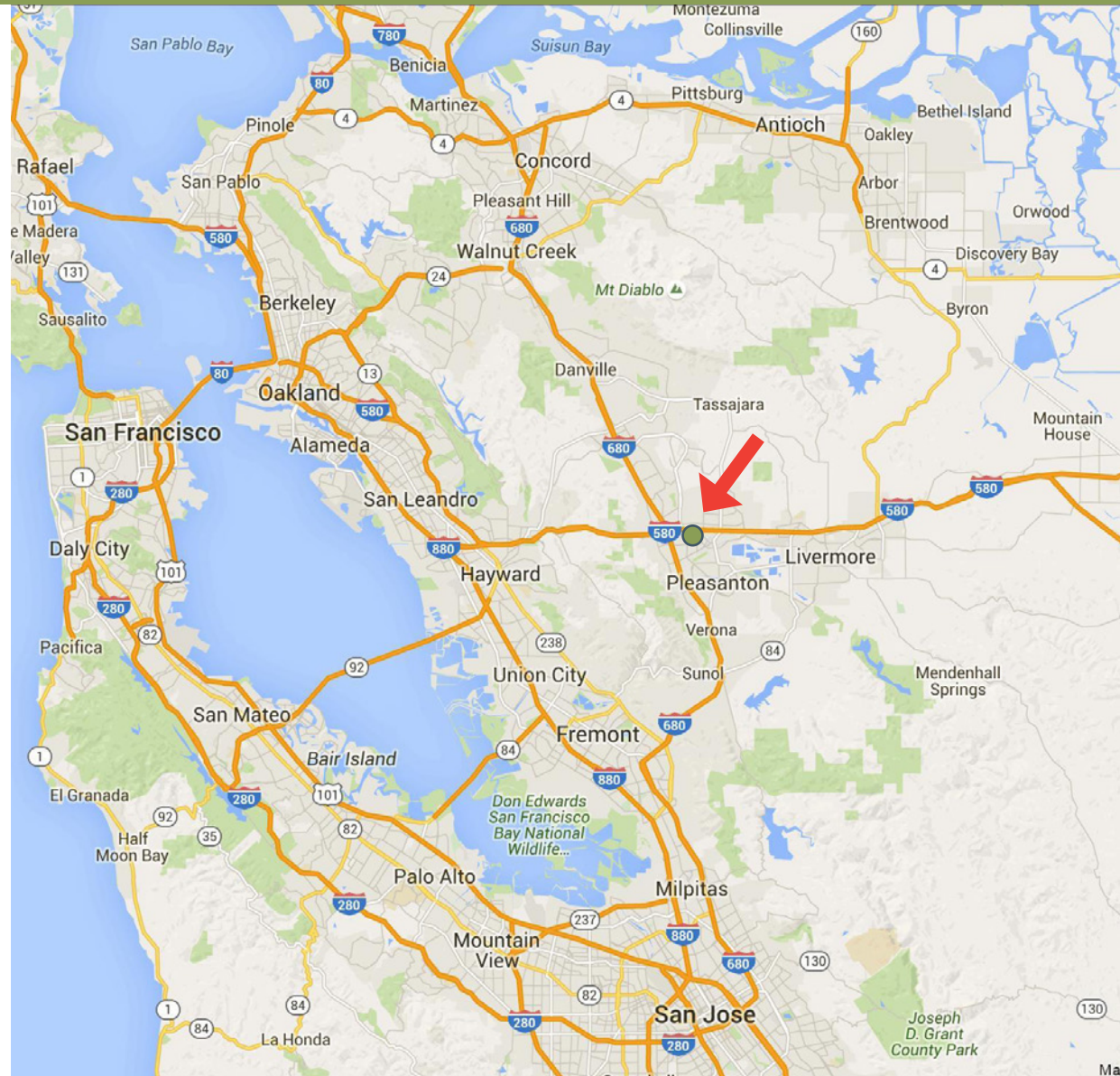
STRATEGIC LOCATION

Public Transit Serves a Large, Diverse Community

Bay Area Rapid Transit (BART) provides rail service to the regional Bay Area. The Dublin/Pleasanton station is the Eastern terminus of the most recently built Dublin/Pleasanton–Daly City line. According to the most recent data available, the Dublin/Pleasanton station serves approximately 7,500 average weekday riders.

This includes westbound riders commuting from the nearby communities of Dublin, Pleasanton, and Livermore to their places of employment in the East Bay and San Francisco, as well as Pleasanton-bound riders commuting to their places of employment at the Hacienda Business Park.

With ample street parking and a prime corner location directly across the street from the main BART parking lot, the retail spaces at The Galloway are strategically located to serve the large and growing Dublin/Pleasanton commuter population.



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| | | 1-Mile | 3-Mile | 5-Mile |
|---------------------------|---|--------|---------|---------|
| Population | 2015 Est. Population | 8,845 | 106,342 | 170,945 |
| | 2020 Projected Population | 9,462 | 113,554 | 181,975 |
| | 2010 Census Population | 7,848 | 96,210 | 153,798 |
| | 2000 Census Population | 5,621 | 79,161 | 115,113 |
| | Projected Annual Growth 2015 to 2020 | 1% | 1% | 1% |
| | Historical Annual Growth 2000 to 2015 | 4% | 2% | 3% |
| | 2015 Median Age | 33.6 | 37.5 | 37.8 |
| Households | 2015 Est. Households | 3,323 | 36,869 | 58,465 |
| | 2020 Projected Households | 3,478 | 38,786 | 61,340 |
| | 2010 Census Households | 2,955 | 33,277 | 52,653 |
| | 2000 Census Households | 1,967 | 27,536 | 40,415 |
| | Projected Annual Growth 2015 to 2020 | 1% | 1% | 1% |
| | Historical Annual Growth 2000 to 2015 | 5% | 2% | 3% |
| Race and Ethnicity | 2015 Est. White | 44% | 56% | 55% |
| | 2015 Est. Black or African American | 4% | 5% | 4% |
| | 2015 Est. Asian or Pacific Islander | 41% | 29% | 32% |
| | 2015 Est. American Indian /Native Alaskan | 0% | 0% | 0% |
| | 2015 Est. Other Races | 10% | 9% | 9% |
| | 2015 Est. Hispanic | 12% | 12% | 11% |

| | | 1-Mile | 3-Mile | 5-Mile |
|---------------------------|---|-----------|-----------|-----------|
| Income | 2015 Est. Average Household Income | \$127,510 | \$136,190 | \$144,841 |
| | 2015 Est. Median Household Income | \$116,249 | \$121,724 | \$130,087 |
| | 2015 Est. Per Capita Income | \$48,238 | \$48,121 | \$50,113 |
| Education | 2015 Est. Elementary (Grade 0 to 8) | 2% | 2% | 2% |
| | 2015 Est. Some High School (Grade 9 to 11) | 4% | 4% | 4% |
| | 2015 Est. High School Graduate | 11% | 14% | 13% |
| | 2015 Est. Some College | 18% | 18% | 17% |
| | 2015 Est. Associates Degree Only | 7% | 8% | 8% |
| | 2015 Est. Bachelors Degree Only | 33% | 33% | 35% |
| Business | 2015 Est. Graduate Degree | 24% | 21% | 23% |
| | 2015 Est. Total Businesses | 1,220 | 5,685 | 7,072 |
| | 2015 Est. Total Employees | 24,485 | 75,363 | 98,875 |
| | 2015 Est. Employee Population per Business | 20.1 | 13.3 | 14 |
| | 2015 Est. Residential Population per Business | 7.2 | 18.7 | 24.2 |
| Daytime Population | Population Age 16 Years and Older | 26,332 | 105,017 | 144,526 |