

FOR LEASE

# THE ARBOR

5860-5880 W.LAS POSITAS  
PLEASANTON, CALIFORNIA

OWNED AND OPERATED BY WEST VALLEY PROPERTIES, INC.

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West Valley Properties, Inc.



**NEWMARK**

## HIGHLIGHTS



93,800 SF

PROJECT SIZE



6.79 AC  
295,749 SF

LAND SIZE



4/1,000

PARKING



MONUMENT &  
EYEBROW OPPORTUNITIES

SIGNAGE

## AVAILABILITY

AVAILABLE SPACE	SQUARE FEET	OCCUPANCY	ASKING RENT	STATUS
<b>Building 5860</b>				
Suite 25	12,584 SF	Available Now	\$2.05/SF/NNN	Vacant
<b>Building 5880</b>				
Suite 37	5,475 SF	Available Now	\$2.05/SF/NNN	Vacant
Suite 51	5,127 SF	Available Now	\$2.05/SF/NNN	Vacant
Suite 52	8,904 SF	Available Now	\$2.05/SF/NNN	Vacant
Suite 57	2,780 SF	Available Now	\$2.05/SF/NNN	Vacant
Suites 51, 52 & 57	16,811 SF			

## PROPERTY HIGHLIGHTS

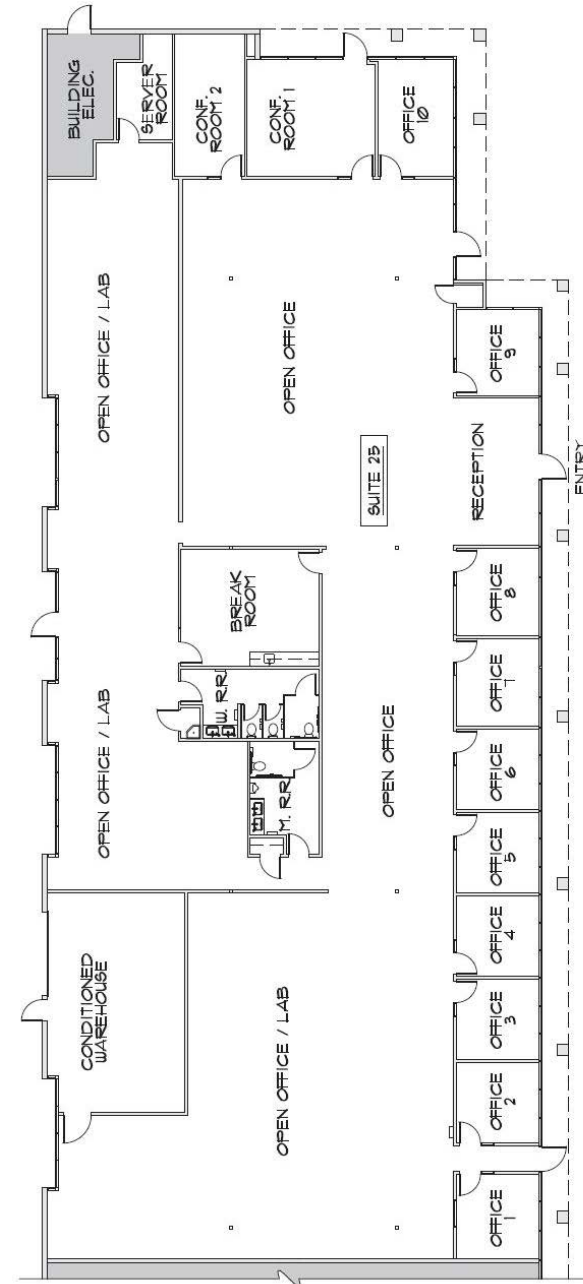
- Preeminent Office-Flex Complex in the Tri Valley
- Attractive Hacienda Business Park Location
- Project Upgrades Completed
- WHEELS (BART Shuttle) Stops Nearby
- Easy access to 1-580 and 1-680
- Close Proximity to Numerous Retail Amenities
- Strong Ownership/Property Management



## FLOOR PLAN

### BUILDING 5860 | SUITE 25

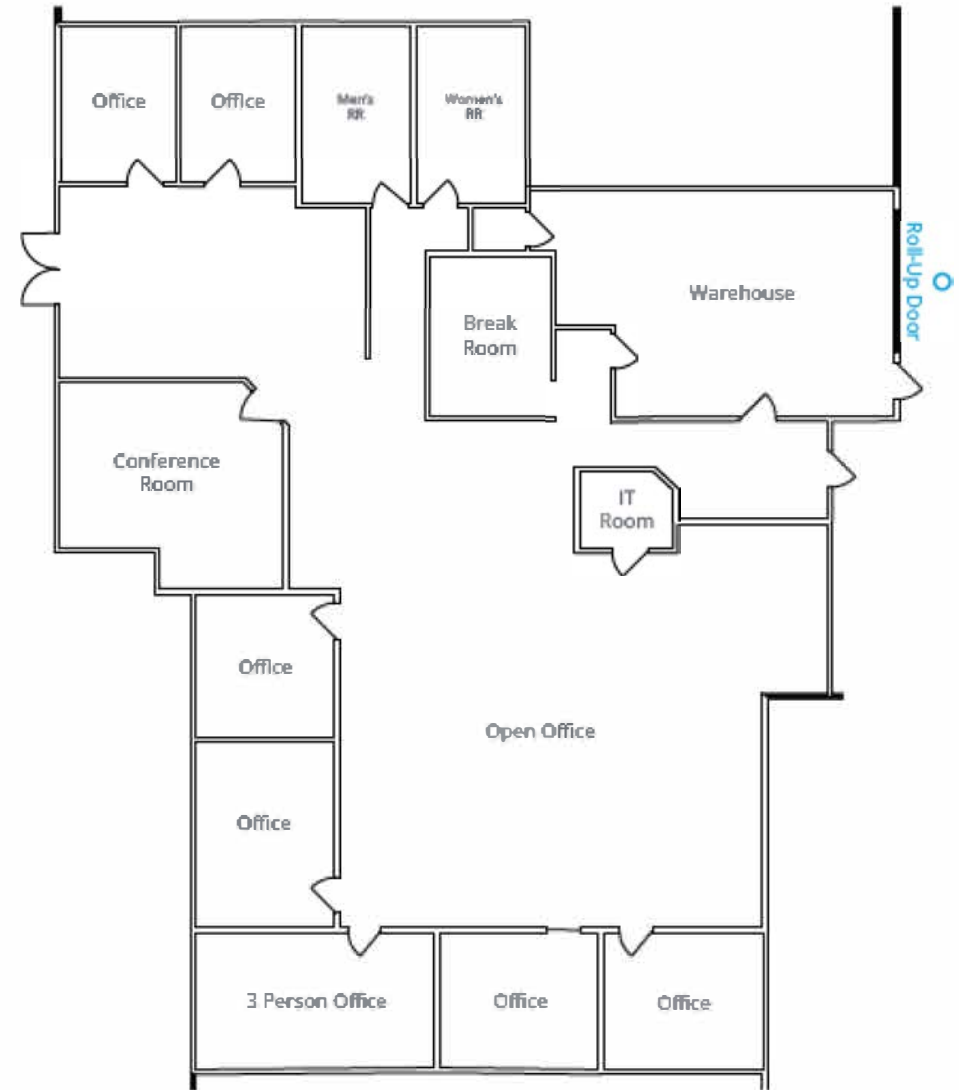
- 12,584 SF
- Lab space in place, conditioned warehouse
- 4 roll up door
- Class A improvements in place
- Power: 600 amps/120/208



## FLOOR PLAN

### BUILDING 5880 | SUITE 37

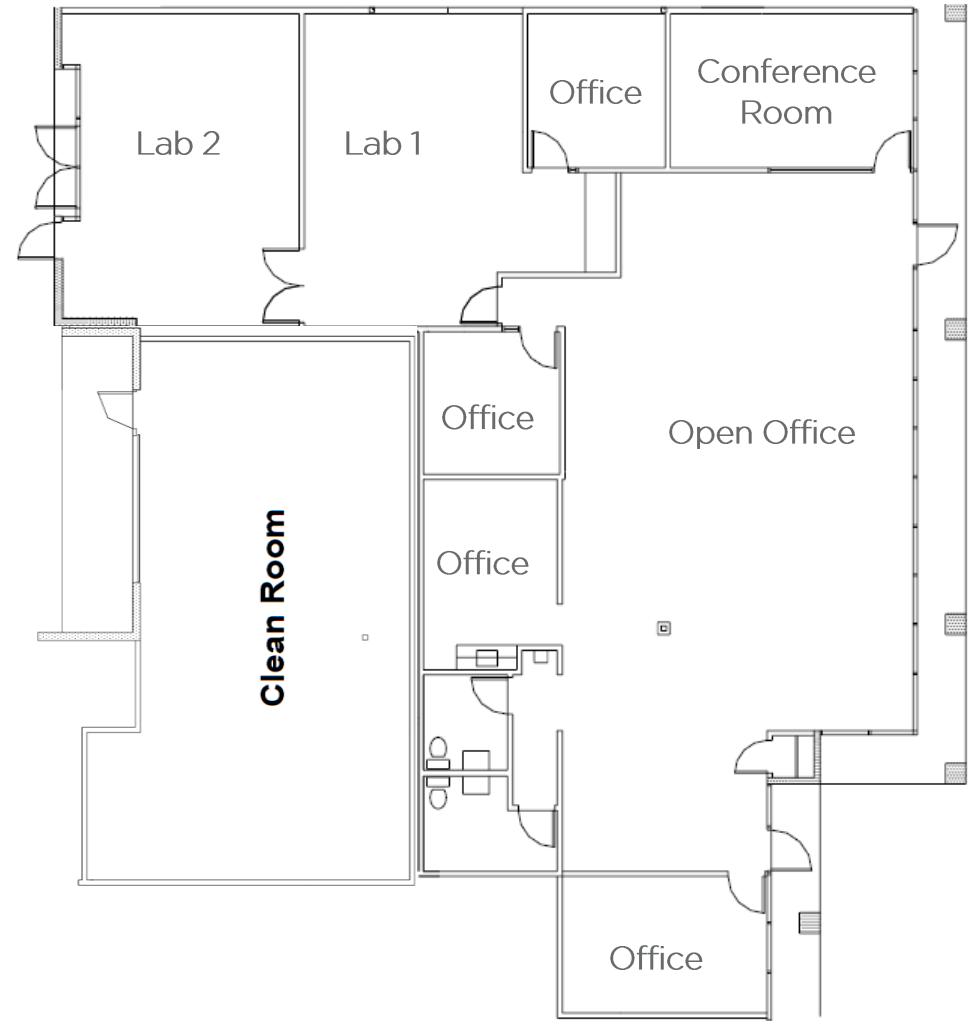
- 5,475 SF
- Conditioned warehouse
- Roll up door 7 offices
- Conference Room
- Break Room
- Bullpen



## FLOOR PLAN

### BUILDING 5880 | SUITE 51

- 5,127 SF
- 2 labs, SPECS TBD
- Double man door
- 3 offices, conference room, break room, bullpen
- Clean Room, SPECS TBD.
- Class 100 Clean Room, 1,000 SF



## FLOOR PLAN

### BUILDING 5880 | SUITE 52

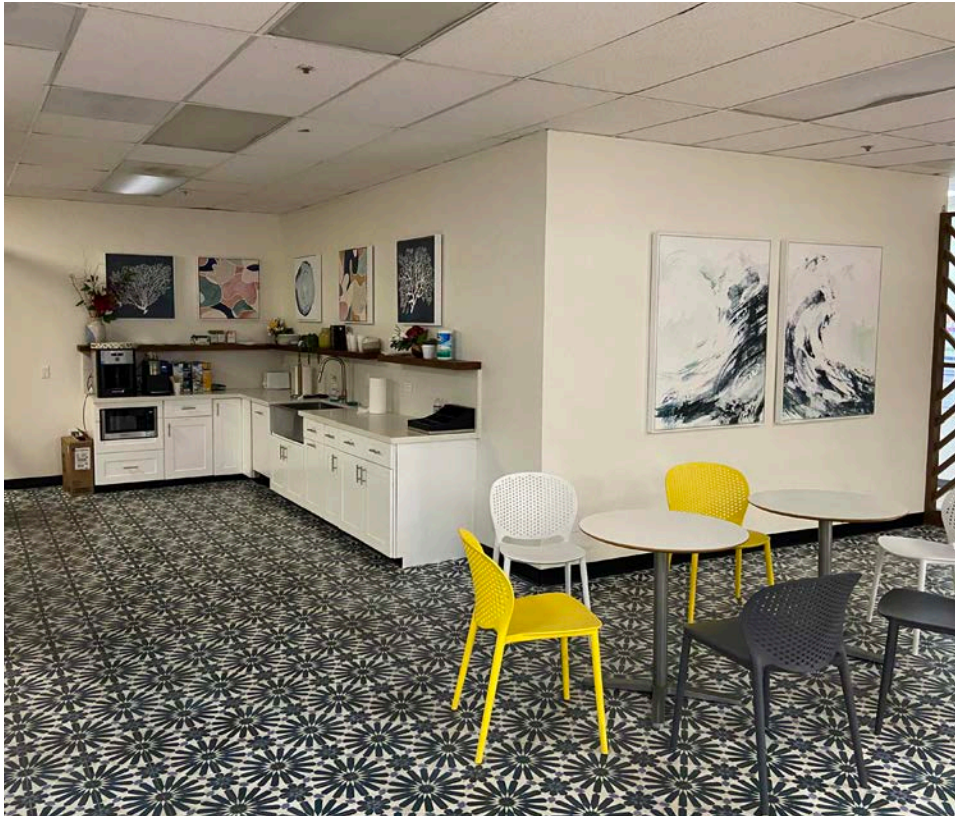
- 8,904 SF
- 2 labs, SPECS TBD
- Conditioned warehouse
- 2 roll up doors
- 8 office, conference room, break room, bullpen



# PHOTO GALLERY

BUILDING 5880 | SUITE 52

# THE ARBOR

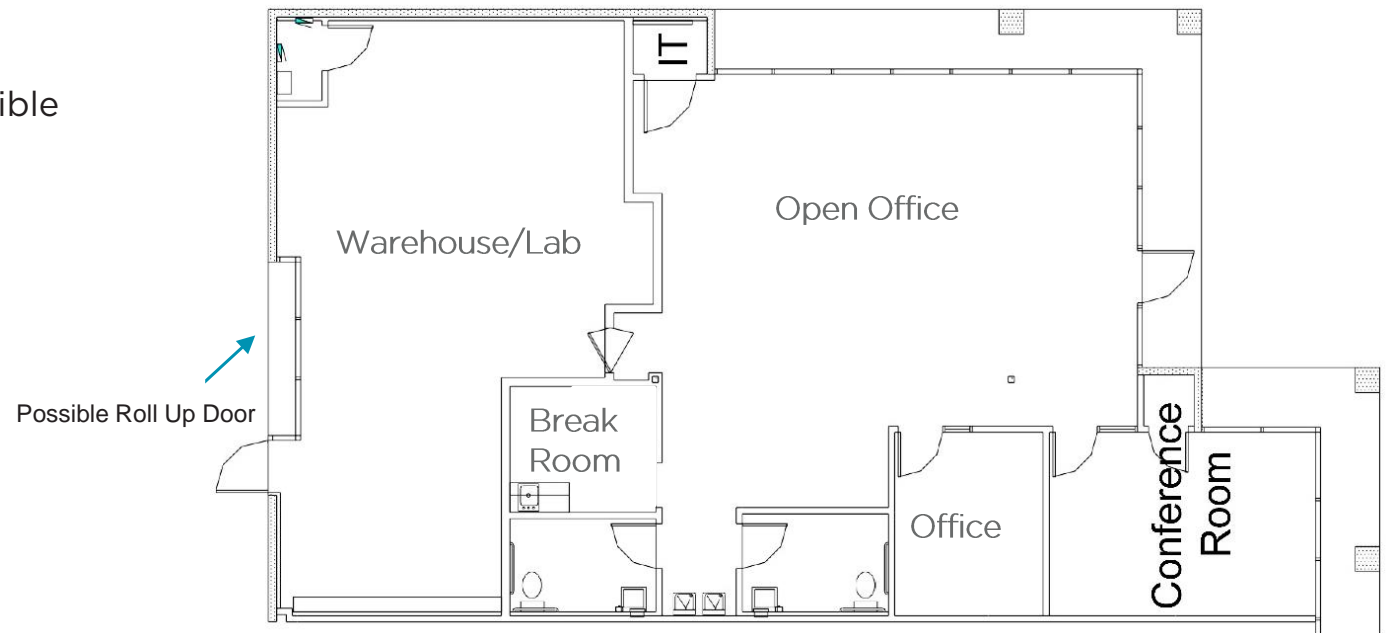




## FLOOR PLAN

### BUILDING 5880 | SUITE 57

- 2,780 SF
- 100% drop ceiling
- Class A improvements in place
- 20% lab and roll up door possible
- Power: 200 amps/120/208



# THE ARBOR



## PHOTO GALLERY



# THE ARBOR

DAISO  
TARGET  
savers  
Burlington

Shamrock VILLAGE  
CASA OROZCO  
Golden Sand Harbor



SPROUTS FARMERS MARKET  
REI  
SAFeway

Denny's  
NATION'S  
GOTTA EATTA PIZZA  
BURGER KING

Spirit BARNES & NOBLE  
TILLYS ULTA BARONS  
five BELOW TJ-maxx BEST BUY

JK KING ROOMS  
GUNS & FISHING  
OTHER STUFF

FedEx  
THE HOME DEPOT

DUBLIN VW  
HYUNDAI  
VOLVO

ARTHUR H. BREED, JR Fwy



THE GOLF MART  
BART

TESLA

DOUBLE TREE  
by Hilton



STONERIDGE SHOPPING CENTER  
A SIMON MALL  
JCPenney SOMA  
FOREVER 21 macy's  
FINISH LINE Blossoms  
sunglass hut The Cakeshop Factory  
UNIQLO CASA BLANCA

Patioworld HOBART  
Studio Blue  
THE CAR FINDER

TACO BELL  
T Mobile

Smart & Final  
CYCLE GEAR  
BevMo!  
by gopuff

MYLAPORE  
Gobi  
Mongolian Grill

Walmart KOHL'S  
Party City

Stanford MEDICINE Health Care

DONALD D. DOYLE HWY

5860-5880 W LAS POSITAS BLVD  
PLEASANTON, CA

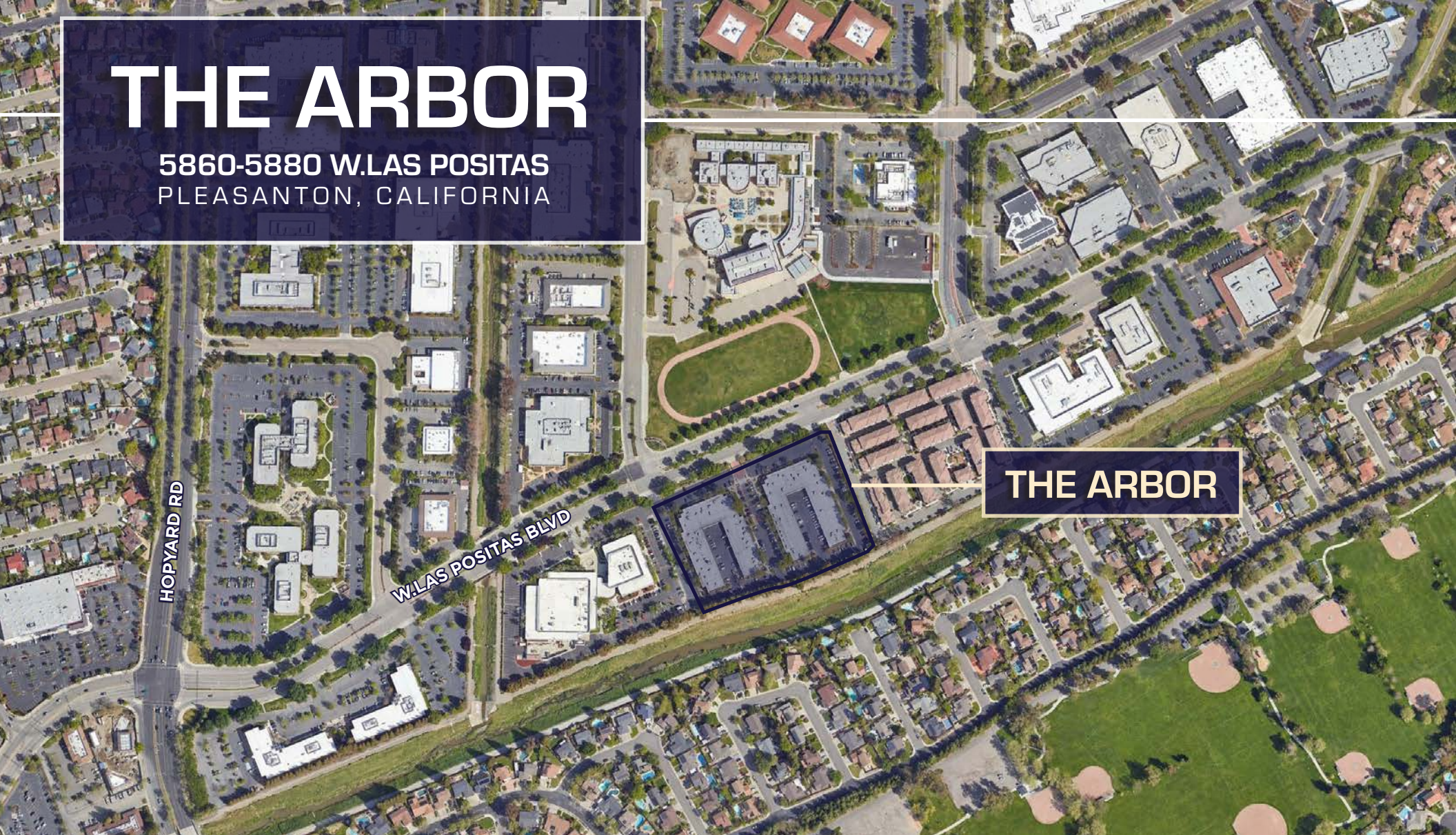
Curry Leaves BISTRO  
De La Torre's  
Lucky Lucky

## TENANT AMENITIES



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WAKEFIELD

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