



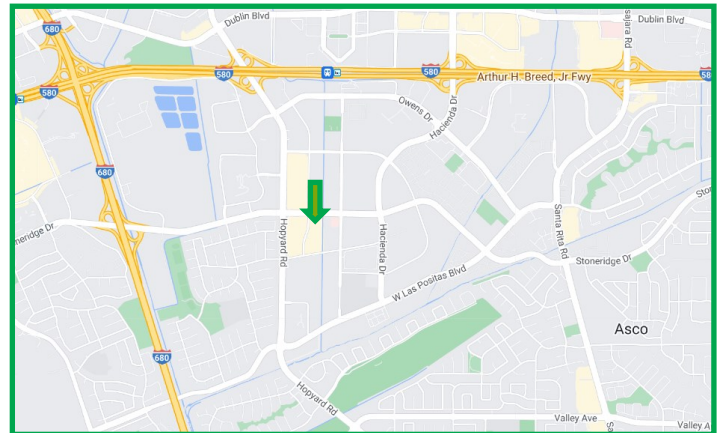
Dutra Plaza at Hacienda Business Park

5960 Stoneridge Dr. ♦ Pleasanton, CA



PROPERTY PROFILE

Locations	5960 Stoneridge Dr. Pleasanton, CA
Space Available	1,075 Sq. Ft.
Site Size	± 2.0 Acres / ±87,120 Sq. Ft.
APN	941-2759-31-1
Year Built	1993
Property Zoning	PUD-I/C-O
Parking	114



For more information, please contact:

James Wilson, Property Manager

(510) 353-9984x8

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Dutra Enterprises, Inc.

43360 Mission Blvd., Ste., 230

Fremont, CA 94539

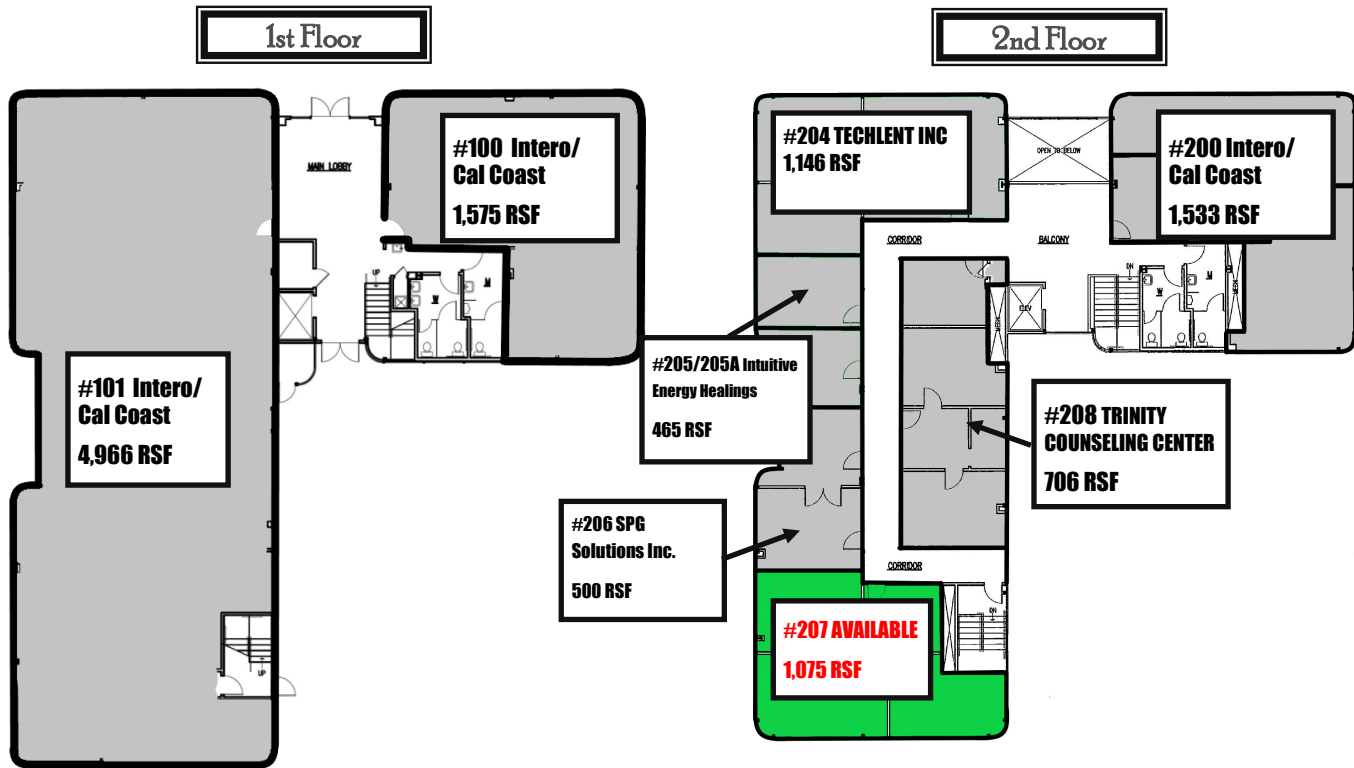
www.dutraenterprises.com

Superb location at high-traffic Stoneridge and Hopyard Roads! Dutra Plaza offers an upscale presence the heart of prestigious Hacienda Business Park, with various suites for a host of professional office users. Features and amenities include:

- ♦ Traffic count of 116,200 vehicles per day at Hopyard & Stoneridge Rds.
- ♦ Located off I-680 and I-580, just minutes from Dublin/Pleasanton BART & Stoneridge Mall Station
- ♦ Convenient access by Altamont Commuter Express (ACE), WHEELS bus System
- ♦ Plenty of dedicated parking in rear
- ♦ Interior common area renovation in 2008

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DEMOGRAPHICS:

	2 Mile	5 Mile	10 Mile
2010 Total Population:	51,061	140,818	460,179
2010 Total Households:	18,139	49,749	162,302
Average Household Inc.:	\$181,150	\$189,940	\$173,238
HHs Income \$50k-	3,282	8,700	3,4302
HHs Income \$100k-	9,016	22,303	66,699
HHs Income > \$200k:	7,877	25,688	64,265
Average Age:	40.1	40.1	40.1
Median Home Value:	\$1,016,287	\$1,035,006	\$970,333

Sources: CoStar 2022 Estimates