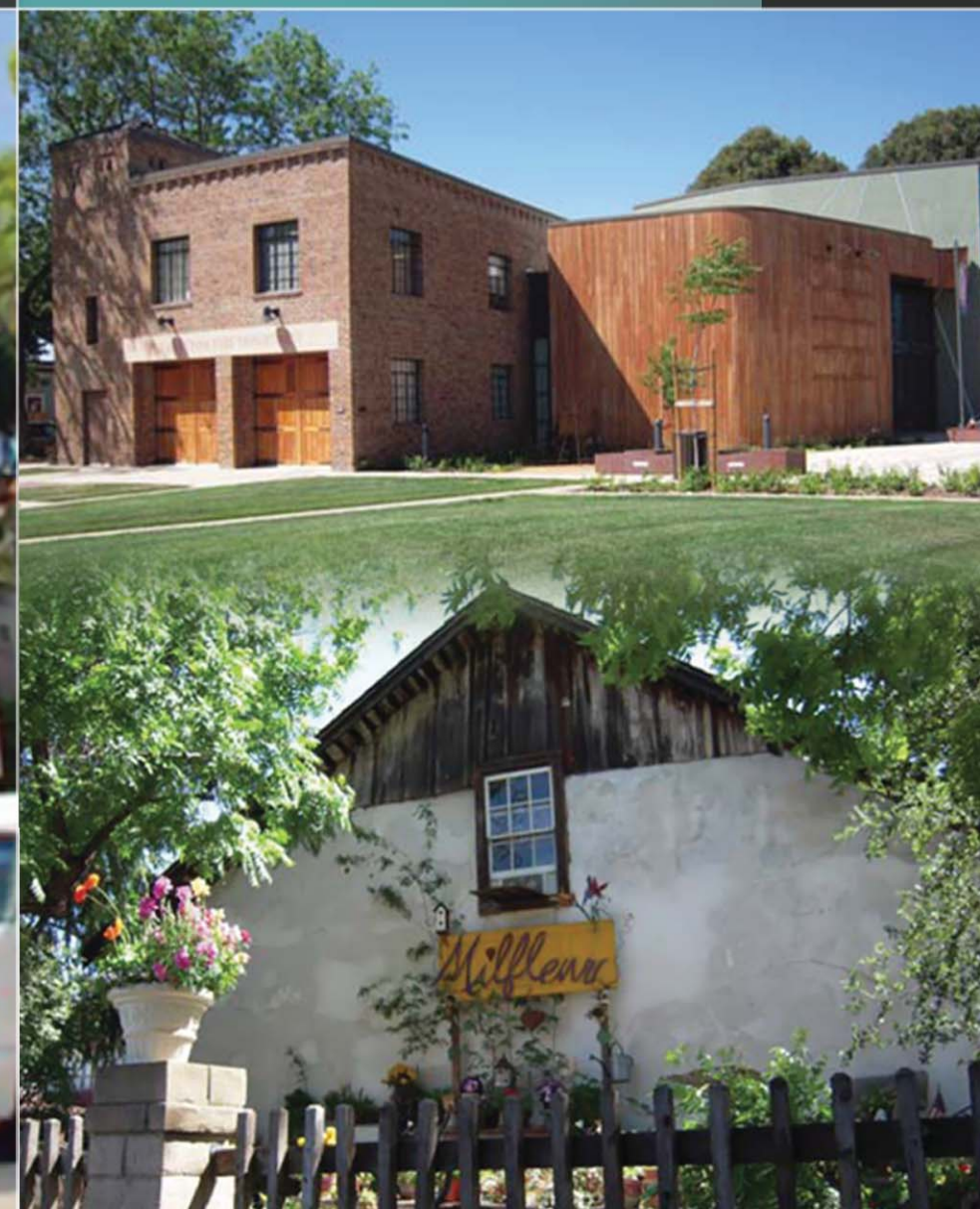


NEW PROPOSED MIXED-USE VILLAGE

VINTAGE

E&S RING
MANAGEMENT CORPORATION

SARES | REGIS
Northern California



Stanley Boulevard & Bernal Avenue
PLEASANTON, CALIFORNIA

  **Cornish & Carey Commercial
Newmark Knight Frank**
Retail Services

NEW PROPOSED MIXED-USE VILLAGE

VINTAGE

Stanley Boulevard & Bernal Avenue
PLEASANTON, CALIFORNIA

PROJECT HIGHLIGHTS

- Proposed Mixed-Use Sustainable Village, with 345 Luxury Apartments and 35,000 Square Feet of Retail Space
- Located in East Pleasanton, Underserved by Retail
- Potential Opportunities for Anchor Tenants, Restaurants and Specialty Shops

2012 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	10,800	63,685	146,346
Total Households	3,873	22,706	50,283
Average HH Income	\$115,076	\$145,000	\$131,010

Traffic Counts:	Stanley Blvd:	29,700 ADT
	Valley Ave:	29,200 ADT

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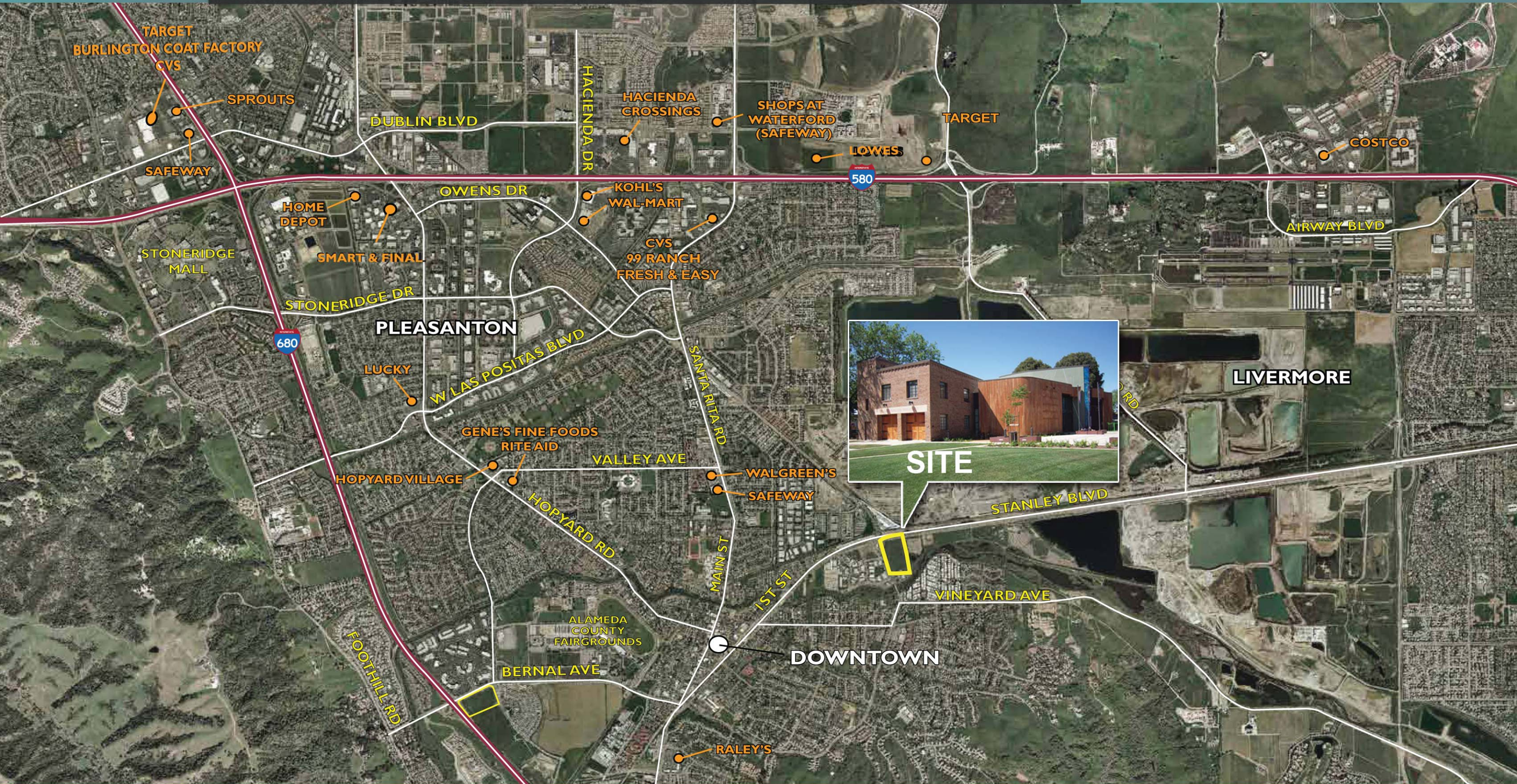
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