



**ALAMO**  
*plaza*







# ENRICH COMMUNITY

EDENS purpose is to enrich community through human engagement. We are the owner, developer and steward of a nationally leading portfolio of more than 100 open-air retail and mixed-use places in high-growth markets coast to coast.

We design our places to achieve 3.5 trips per week and 5 hours of dwell time, reaching over 15 million people daily. We know that when people come together, they feel a part of something bigger than themselves and prosperity follows – economically, socially, culturally and soulfully.

*Our work is bigger than  
real estate; we are in the  
business of humanity.*



**\$6.5B IN REAL  
ESTATE ASSETS**

**100 COMMUNITY-  
FOCUSED PLACES**

**\$8B IN AVG.  
BUYING POWER\***

**15M DAILY  
REACH AT  
OUR PLACES**

**13 MAJOR  
MARKETS**

**215 TEAM  
MEMBERS**

**3 INSTITUTIONAL  
INVESTORS**





## *Alamo Plaza*

The heart of the Alamo community, a place to discover, inspire, and reconnect with nature and your neighbor. Alamo Plaza is a welcoming haven where friendships bloom, stories are shared and the tapestry of community unfolds.









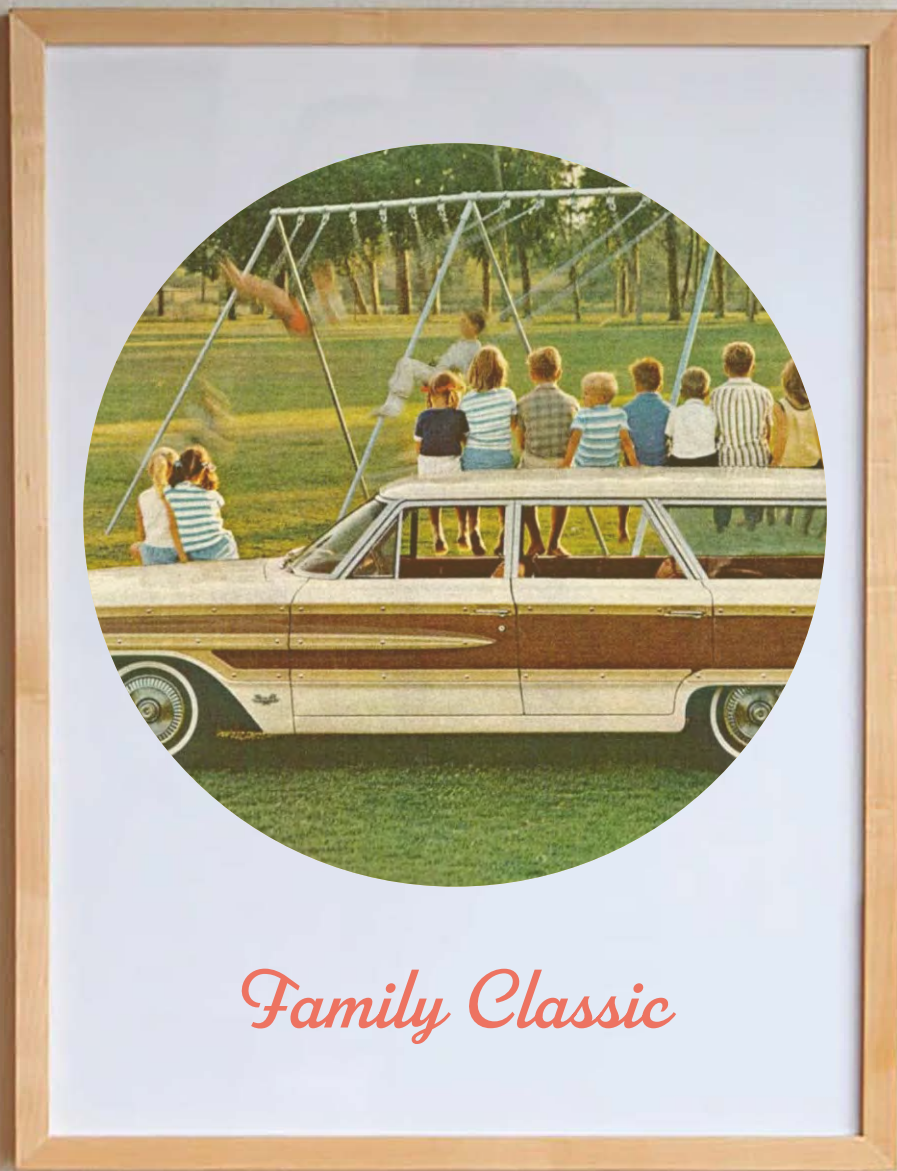
# YOUR DAILY DISCOVERY

Thoughtful curation for a vibrant merchandising mix to inspire 3.5 trips per week, 5 hours of dwell time.

We know that when people come together and feel a part of something bigger than themselves, community prosperity follows.















# A PLACE TO INSPIRE



*“There is no power greater  
than a community discovering  
what it cares about.”*

- Margaret J. Wheatley



# ALAMO NUMBERS

1.5 MILLION

Visitors annually

\$300,000

Median household  
income

+\$3 MILLION

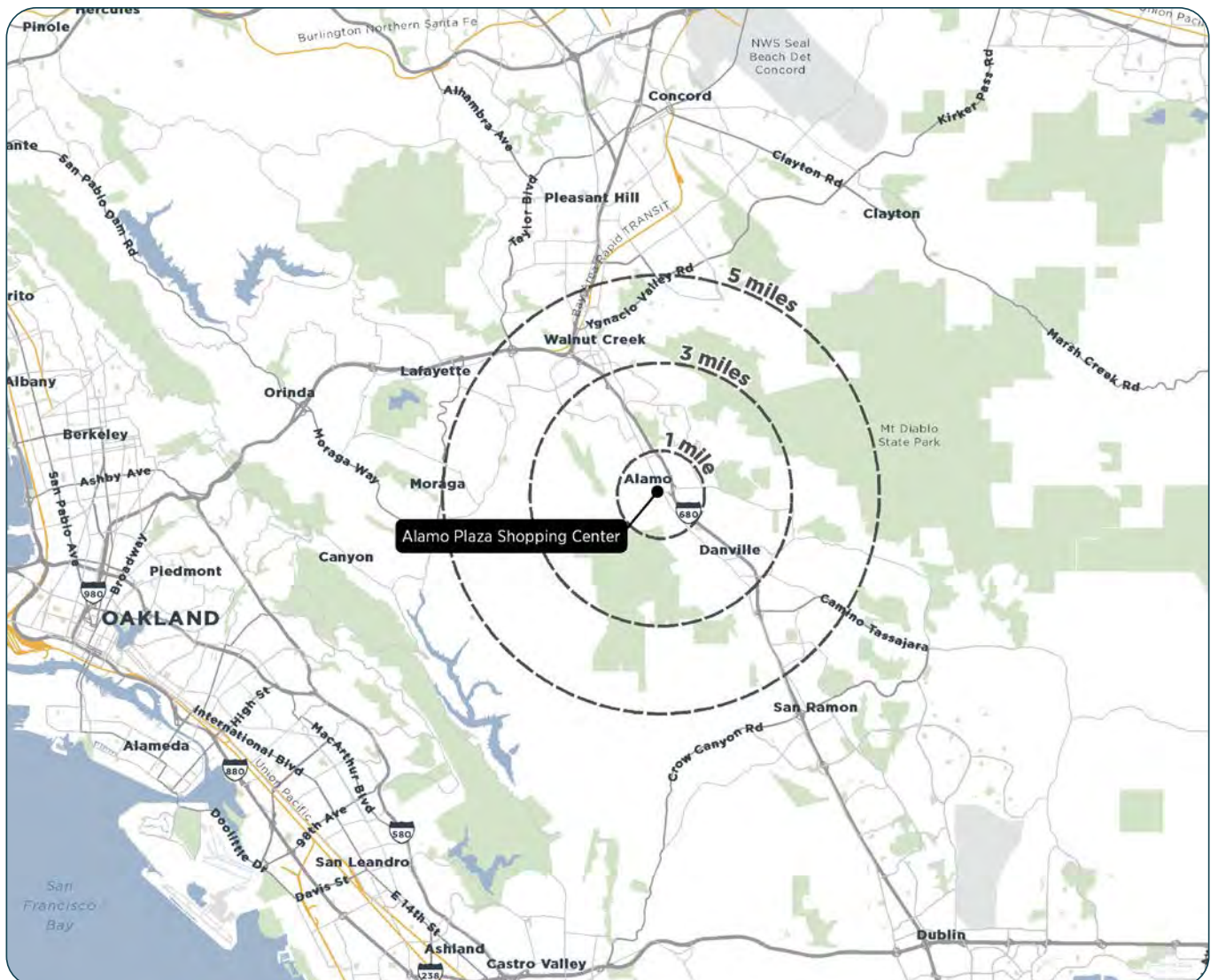
Average home sold price

EXCELLENT  
ACCESS

Five points of access  
along Danville Boulevard

IRON HORSE  
TRAIL

Direct access and +1,300 feet  
of frontage to the Iron Horse  
Trail, a highly active 32-mile  
multi-use trail that runs from  
Walnut Creek through Danville

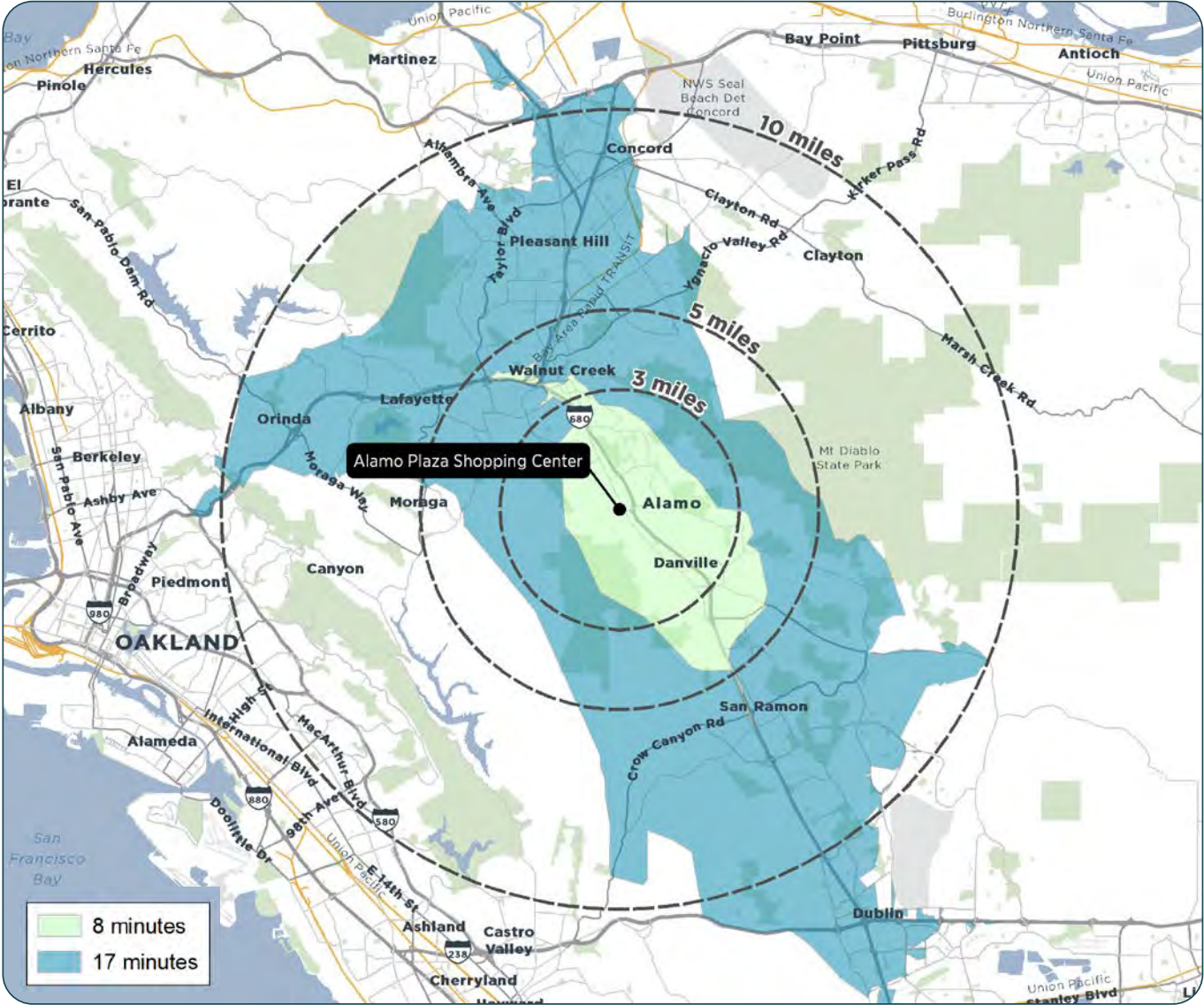




# DRIVE TIMES

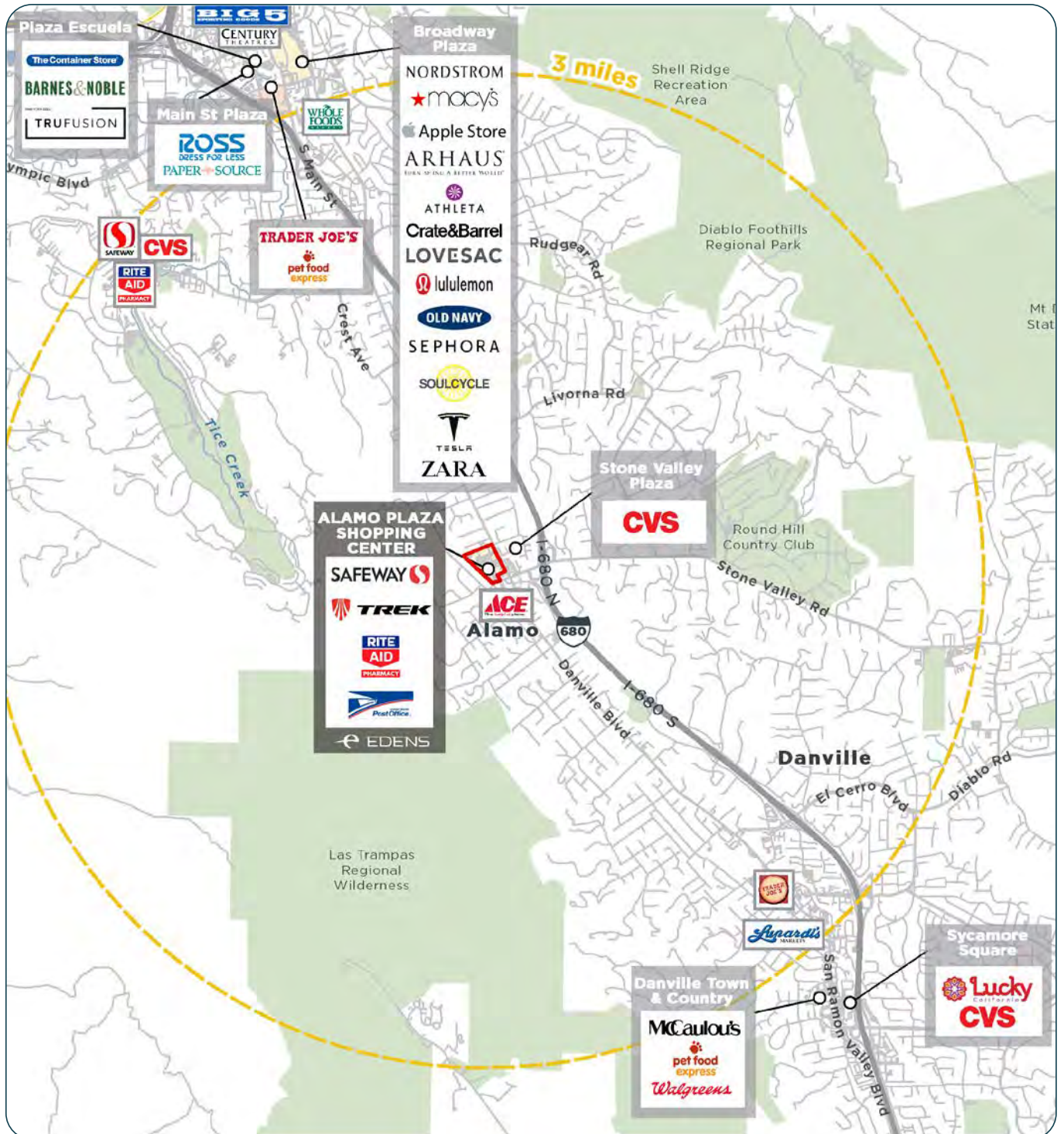
DRIVE TIMES	8 MIN	17 MIN
POPULATION	43,051	409,172
HOUSEHOLDS	16,732	156,990
DAYTIME POP.	49,147	461,849
AVG. HH INCOME	\$253,370	\$243,227
EDUCATION ATTN.	72%	67%

409,172K  
POPULATION  
within a 17-minute drive





# COMPETITION MAP



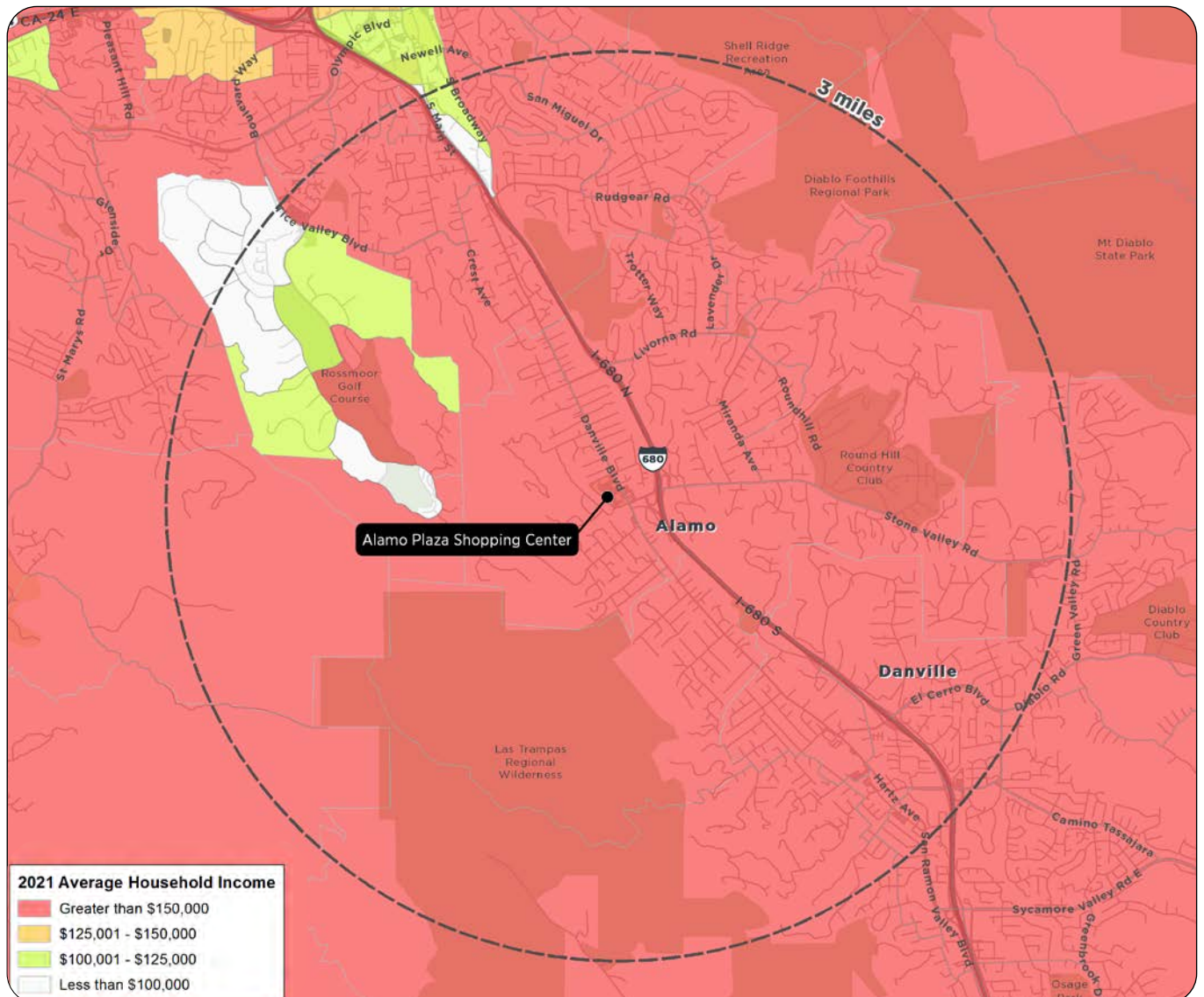


# DEMOGRAPHICS

DEMOGRAPHICS	2 MILE	3 MILE	5 MILE
POPULATION	19,956	43,133	126,883
HOUSEHOLDS	7,909	18,477	51,758
DAYTIME POP.	17,127	40,309	137,231
AVG. HH INCOME	\$276,204	\$237,753	\$237,806
EDUCATION ATTN.	75%	72%	74%

**\$276K AVERAGE  
HOUSEHOLD INCOME**

within a 2-mile radius





# SITE PLAN





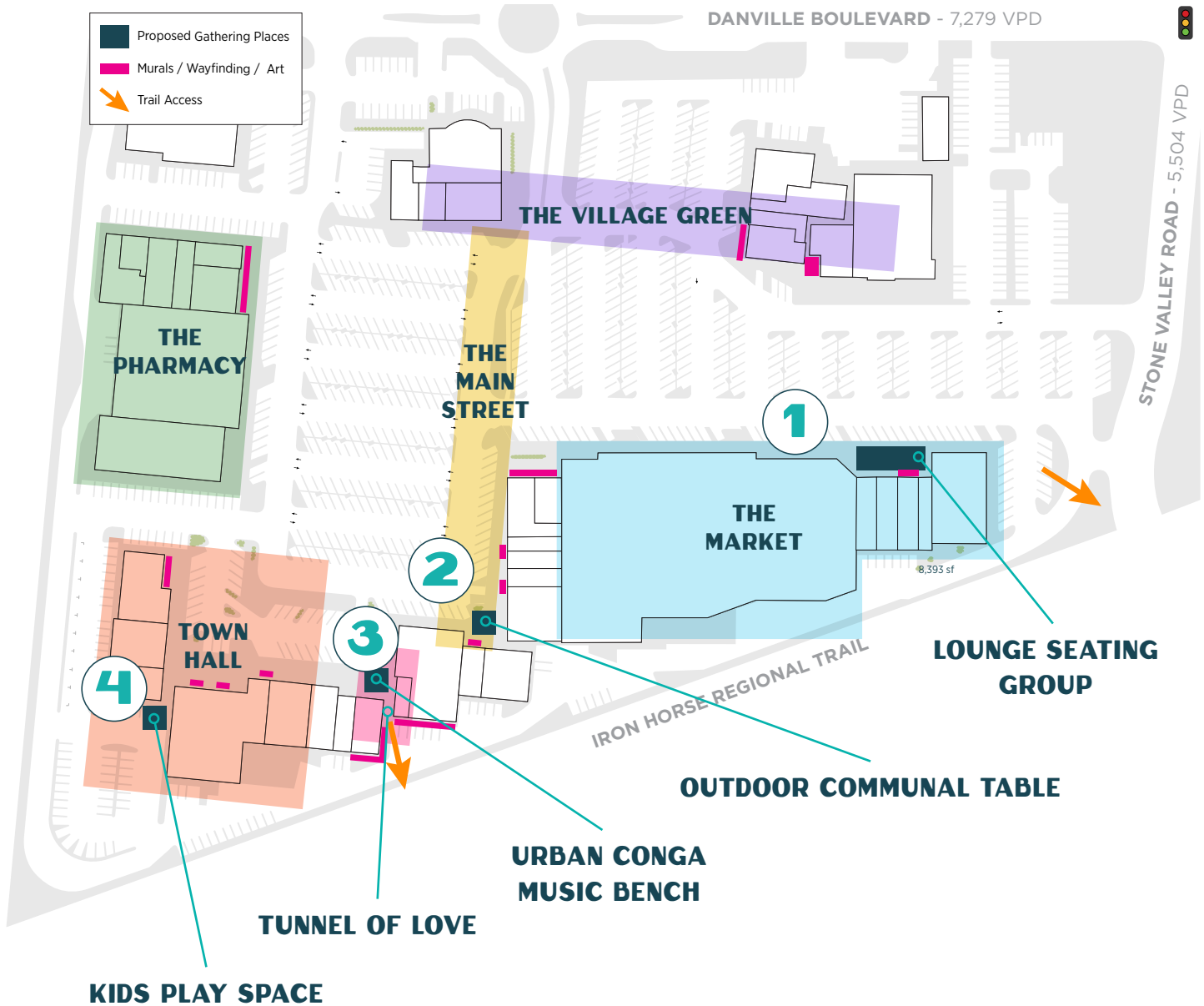
# RETAILERS

NO.	BLDG	RETAILERS	SF
50	B	Available	8,393
100	B	Rite Aid	17,640
120	B	Bagel Street Cafe	2,610
130	B	High Tech Burrito	1,100
140	B	Kumon Math & Reading Center	1,500
150	B	Alamo Palace Restaurant	2,250
160	B	Tox Walnut Creek	1,112
170	B	Available	2,560
180	C	Bank of America	9,644
190	D	Ha-La Sushi Restaurant	1,650
200	D	Great Donuts	1,169
210	D	Xenia Bistro	2,460
220	D	Wells Fargo Bank	3,541
230	E	Peet's Coffee and Tea	1,927
240	E	Poplar Spectacles Optometry	912
250	E	Brioche de Paris	2,714
260	E	Available	3,688
270	E	E.J. Phair Brewing Company	2,054
280	E	W Salon Suites	9,968
290	E	Chevron	2,064
300	A	Bark Avenue	5,744
320	A	Available	1,192

NO.	BLDG	RETAILERS	SF
325	A	Crystal Cleaners	1,816
330	A	Available	1,800
340	A	Stone Valley Dental	1,648
350	A	Safeway	57,140
360	A	Magic Nails & Spa	1,500
370	A	Five Guys Burgers and Fries	2,288
380	A	Available	975
390	A	Mathnasium	1,200
400	A	Brass Bear Deli	1,200
420	A	The Iron House	3,500
440	A	Available	1,688
450	A	Available	1,322
460	A	Trek Bicycle Alamo	5,972
480	A	Available	1,187
490	A	Available	1,777
500	A	Available	1,200
510	A	Bodyrok	2,035
520	A	Orangetheory Fitness	3,200
540	A	U.S. Post Office	9,278
550	A	Ciao Bella Salon	2,000
560	A	Contra Costa County Sheriff	3,000
570	A	Round Table Pizza	3,878



# PLACEMAKING & JEWELRY







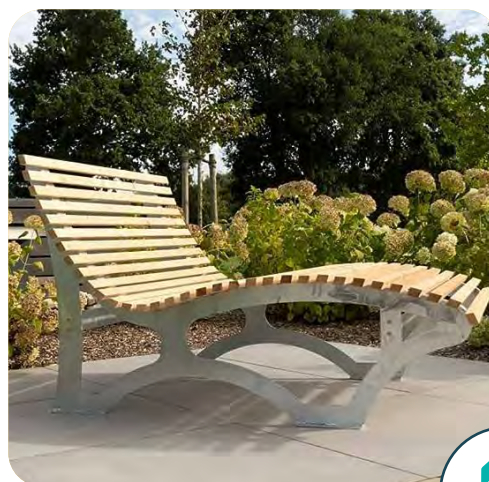
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2



3



1





# RETAILER HIGHLIGHTS

## BRASS BEAR DELI

Brass Bear Delicatessen has been serving delicious sandwiches and salads with the freshest ingredients since 1980.



## TREK

Trek Bicycle Alamo is your destination for the latest products from Trek and Bontrager, service and tune-ups for bikes of any brand, and a great place to meet likeminded cyclists in the area.



## ORANGETHEORY

Orangetheory is a heart-rate based HIIT total-body group workout that combines science, coaching and technology to guarantee maximum results from the inside out.







## E.J. PHAIR BREWING CO.

Alamo's only brewpub, E.J Phair offers a wide selection of craft beers & pub grub, in addition to events and live music.



## BARK AVENUE

Bark Avenue is a locally owned and operated pet supply and grooming store, dedicated to bringing you and your pets high quality pet products and services.



## PEET'S COFFEE

San Francisco Bay Area-based specialty coffee roaster and retailer, Peet's Coffee, has been serving their dark-roasted Arabica coffee in blends including French roast and espresso drinks since 1966.



# RETAILER HIGHLIGHTS

## CIAO BELLA SALON

A long established full-service salon in upscale Alamo, Ciao Bella offers state-of-the-art services in hair cutting, hair styling, coloring, facials, aesthetics, skin care, massage and manicure/pedicure.



## THE TOX TECHNIQUE

The Tox Technique is a blend of different modalities, set out to detoxify your body from the inside out. They work directly with the lymphatic and digestive system to give a long lasting, full body detox.



## HIGH TECH BURRITO

Since HTB was established in 1986, they've tried to redefine "fast food" and deliver a better burrito experience.







## BODYROK

BODYROK is Pilates re-designed. Pilates inspired, 45-min, full body, strength training group classes on their custom Reformers. Their hybrid pilates sequences will have you plank, lunge, squeeze, pike, jump, and push your body - designed to create more energy and increase your metabolism.

## THE IRON HOUSE

The Iron House is a fitness studio aimed at helping people achieve personal fitness goals in a community driven environment.

Laura Glazier founded The Iron House with a passion for empowering people through fitness, health and community. Laura has been teaching fitness for the last 10 years and continues to find life giving purpose in helping people on their journey.



## W SALON SUITES

W Salon Suites is the ultimate provider of private luxury rental space for the independent minded beauty professional within the salon suite concept.





*Happy Trails*







# ALAMO *plaza*

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