

Live • Work • Grow



HACIENDA




# A Great Place to Live, Work, and Grow

Hacienda has it all. The largest mixed-use development of its kind in California, Hacienda is not a typical suburban office location; it is a place people want to be—beyond their 9-to-5. Located in the core of the Tri-Valley in Pleasanton and immediately adjacent to the Livermore wine country, this uniquely styled development brings together commercial, industrial, retail, and residential spaces across hundreds of acres in park-like surroundings.

With its easy connection to the greater Bay Area, its magnet for innovation, and its host of modern amenities and living spaces, Hacienda is the complete community, designed to cultivate the long-term success of any business.

# Hacienda at a Glance

 **875**  
acres

 **~700**  
companies

 **~20K**  
employees

 **~6K**  
residents

 **7.5M sqft**  
office space

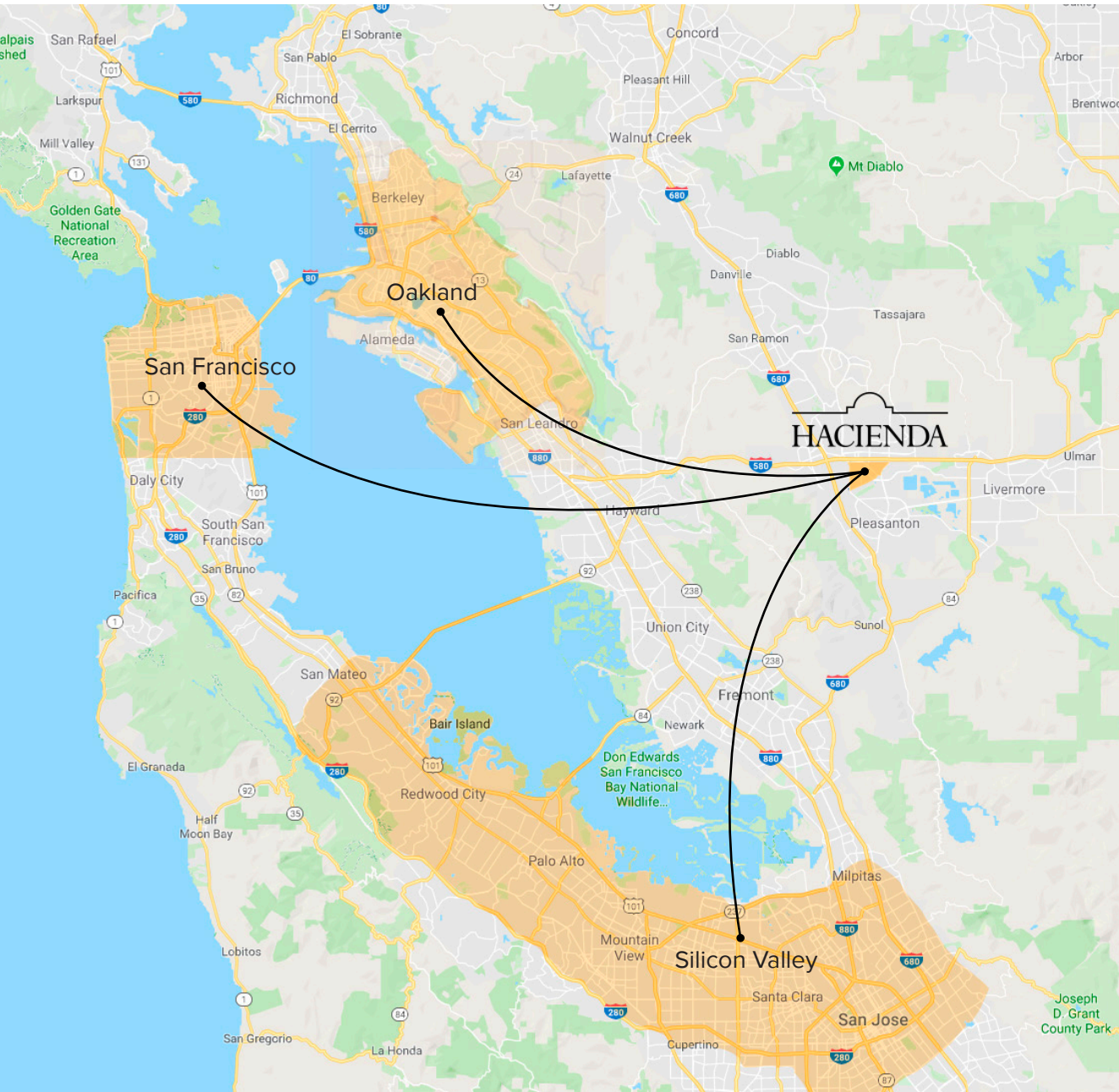
 **950K sq ft**  
retail space

 **560K sq ft**  
warehouse space

 **~2.6K**  
housing units



# Easy Accessibility



Hacienda is conveniently situated at the junction of two major interstate freeways—I-580 and I-680—halfway between San Francisco, one of the world’s preeminent capitals of finance, business, and culture, and Silicon Valley, the global epicenter of technological innovation. From Fortune 500s to startups and local nonprofits, Hacienda is home to nearly 700 organizations attracted to its ideal location and opportunities for growth.

Direct access to and from Hacienda via public transit eases the daily commute. Bay Area Rapid Transit (BART) serves Hacienda with a station within the premises and trains arriving every 15 minutes. Nearby, ACE provides additional rail services to San Jose and the Central Valley. Together, these services give employers at Hacienda access to an even wider, highly skilled labor pool from across the Bay Area not available at other locations.



# Infrastructure Designed for Growth

Today, businesses expect their facilities to perform on demand. Hacienda has made installing and maintaining the very best infrastructure a key priority.



## Telecommunications

Substantial investments in high-speed fiber facilities give tenants access to three distinct and redundant SONET networks. Forward-thinking utility easements also make it easy to build out customized local area networks, and small cellular sites will keep users wirelessly connected through future generations of mobile data technology.



## Power

Electrical service at Hacienda ranks high in reliability. Beyond this solid core, Hacienda has all the support needed to facilitate the establishment of back-up, auxiliary, and clean power systems at projects within the development.



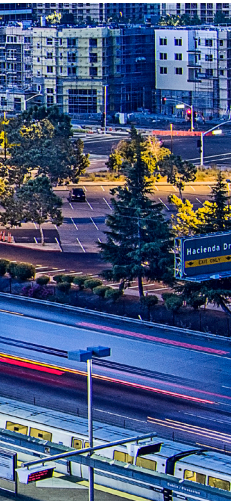
## Water

Local water wholesaler, Zone 7 Water District, works with the City of Pleasanton to provide a dependable supply of water and the distribution network to move it throughout the area. Hacienda also benefits from a large supply of recycled water, thanks to efforts to expand and diversify water sources.



## Transportation

Clear, uncongested roads allow for quick and easy access to neighboring business areas and two major interstates. Local and regional transit connections are abundant, adding another layer of connectivity to markets and labor throughout the greater Bay Area.





# A Magnet for Talent and Innovation

Over the last twenty years, the Tri-Valley has experienced a surge of population and job growth. Today, it is growing at a faster rate than the Bay Area as a whole. With its high quality of life and proximity to other major metro areas, the region has become a magnet for ambitious entrepreneurs and established industry leaders seeking to break new ground in a wide variety of fields.

Companies in the Tri-Valley are able to tap into a large, global talent pool that gravitates to the area for its world-class universities, a culture of innovation, and a cluster of national labs that are generating technology advancements on an unprecedented scale. This concentration of talent has attracted an impressive level of investment, with over \$640 million in venture funding raised by Tri-Valley companies in 2020 alone, an 8.5 percent increase from the previous year.

# The Right Address for Business

In a recent survey of business executives, 91 percent rated Pleasanton as a good or excellent location for doing business. Pleasanton also ranked in the top 7 percent of cities in California for entrepreneurial quality—ahead of Berkeley and San Jose.

Businesses are drawn to Pleasanton and the greater Tri-Valley area for its highly educated workforce and its occupancy cost savings over other parts of the Bay Area, including lower lease rates and substantially reduced business taxes. In addition, the city supports business development with a variety of assistance programs, from expedited processing to phased permitting for new construction projects to financing.



*“Pleasanton is a premium business community with a strong local economy that supports thriving businesses of all sizes and industries. The city’s direct access to a highly educated and technically skilled workforce positions Pleasanton as a competitive employment center with more than 65,000 jobs.”*

— Karla Brown, Pleasanton Mayor

*“Our Hacienda location gives us a great leg up on acquiring and retaining top talent. It’s a convenient location in the Bay Area that’s easily accessible for our employees, and there’s a wealth of educated workers in the surrounding area.”*

—Tim Roche, Senior Manager, Facilities, Oracle.



## A Premier Location with Global Reach

The Tri-Valley is endowed with world-class business assets, including some of the top revenue-generating companies in the entire Bay Area and a high concentration of exciting new startups pursuing their own breakthroughs. High tech and biotech feature prominently in Hacienda, though the development is also a hub for companies in the communications, food, insurance, finance, and consumer goods industries.

Hacienda’s rare mix of location, accessibility, infrastructure, and amenities is further validated by the range of companies that have chosen to make their headquarters in the development. With several thousand employees occupying over 800,000 square feet, Kaiser Permanente is Hacienda’s largest tenant. Kaiser is joined by over two dozen Fortune 500 organizations, including Oracle, AT&T, Roche, and Verizon.





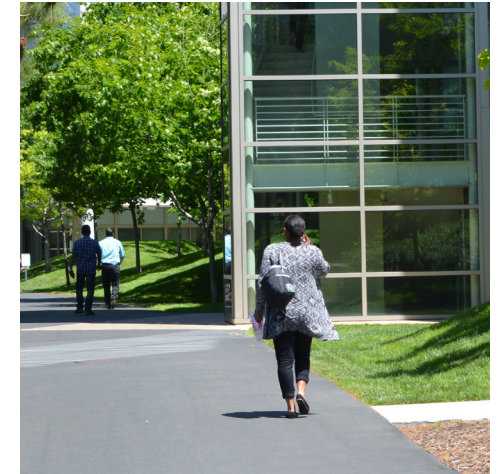


# Bay Area Vibrance in a Cohesive Community

Competition for talent is fierce in the Bay Area, and the environment plays a major role in attracting prospective employees. Hacienda's competitive advantage is its complete, vibrant community, recreational spaces, and an abundance of shopping and dining options. The greater Pleasanton area is home to even more amenities, top-rated schools, and community-oriented events year-round.

For those who desire a full live/work/play experience, Hacienda has over 2,600 units of housing available—with living spaces ranging from modern luxury apartments and townhouses to single family homes.

Employees and residents enjoy a variety of services and special benefits, including commuting assistance, 24/7 security, innovative child development centers, and discounts to local and regional attractions.



# Where Investment Meets Innovation and Businesses Grow

Hacienda's commitment to innovation permeates every aspect of the development, from the businesses that operate there to its forward-thinking infrastructure. This commitment is a reflection of the entrepreneurial spirit that embodies the Tri-Valley and draws in some of the best and brightest across all industries.

Innovation at Hacienda extends to the very air you breath and water you drink. Hacienda's sustainability initiatives include extensive installation of energy efficient lighting, availability of recycled water for irrigation, a nationally recognized commute alternatives program, comprehensive waste management options, and more.

*“Hacienda is a central area of innovation for the Tri-Valley. Hacienda is a really elegant place to work, and if you happen to live nearby, you can have a great life.”*

—Don Garman,  
Founder and Chief Investment Officer of Mirador Capital Partners.

Hacienda is the ideal place to grow a business or find an innovative investment opportunity. Hacienda serves a broad array of interests which come together within the development, including those of its investors, businesses, employees, and residents. Hacienda is affordable, and everyone in the park enjoys a beautiful, neighborly setting that is known as one of the most prestigious locations in Northern California.





