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Growth in Hacienda matching Pleasanton's

Over 10 million square feet of existing, mixed-use spaces now occupied by 660 companies, 19,000 employees

by Jeb Bing / Pleasanton Weekly

Hacienda, the largest mixed-use development of its kind in Northern California, has just reported it achieved a solid first half in 2016, sharing in the current business boom in Pleasanton where Workday is building a new headquarters and two new car agencies have moved into Staples Ranch.

More than a dozen new companies have come to Hacienda as well, including established companies that have been recognized for a number of notable achievements.

"The new year started off well," said James Paxson, Hacienda's general manager.

The active development Hacienda saw in 2015 has not stopped in 2016 and continued interest is being expressed in Hacienda's premier location. Nearly 339,000 square feet of transactions occurred during the first half of the year.

The park saw good, steady decreases in overall vacancy while increasing occupancy by about 1.2%. Positive activity was seen in both Hacienda's office and office/flex products, and expectations are that the park will see more of the same before the end of the year.

Large construction projects are now finished or nearing completion. New tenants have moved into Rosewood Commons and office construction also is continuing on the new Roche Molecular Systems building at its campus off Stoneridge Drive. In addition, Hacienda saw SummerHill Homes open its new 94-unit condominium complex, and two large residential buildings are well underway by Essex that will bring over 500 new units of rental living to Hacienda.

Over 10 million square feet of existing, mixed-use space is now occupied by some 660 companies that locally employ approximately 19,000 people. Hacienda's businesses, long a staple of Pleasanton's large workforce, represent the best and the brightest of contemporary corporate America and provide the home to everything from small offices to regional centers to large campuses for company headquarters.

In addition, Hacienda also features homes to some 4,300 residents. Residential developments, such as SummerHill's, provide a full spectrum of choices from contemporary rental units to single family detached homes.

Major business activity at Hacienda in the first half of the year included:

John Muir Health and San Ramon Regional Medical Center's new Pleasanton Outpatient Center is now open at 5860 Owens Drive, a short walk from the Dublin/Pleasanton BART station. Ample on-site parking is also available.

"The public can obtain a wide range of medical services, all in one convenient location," said Paul Smith, CEO of the joint venture between John Muir Health and Tenet Healthcare that operates the Pleasanton



Kristin Connelly (left), president and CEO of the East Bay Leadership Council, and Ann Notarangelo, external relations manager for Shell Martinez Refining Company, present Hacienda GM James Paxson with the highest award given annually by the organization for outstanding community service and regional leadership. (Photo by courtesy of EBLC)

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Outpatient Center. Even if you don't have a doctor located at the new center, you can use its services, including its urgent care, lab and imaging facilities.

SmartZip Analytics, another new Hacienda-based corporation, specializes in predictive marketing technology for real estate, with software technology that lets agents keep track and stay connected to their top seller prospects.

Hacienda's Plex runs its manufacturing operations and enterprise resource planning across eight facilities in Hacienda and recently was selected by North American Lighting, an automotive lighting supplier, to achieve seamless integration across that company's advanced manufacturing systems and facilities.

Other new tenants to the park include Avatier Corporation, BlueJay Mobile Health, Cisco, Kimley-Horn, Mavericks Country Lounge, Millennium Hair Salon and Day Spa, Pacific Dental, Packet Fusion, R2P Group and Toll Brothers.

To top it off, Hacienda was just awarded the East Bay Leadership medal, the highest award given by the East Bay Leadership Council annually to a business recognized for outstanding community service and regional leadership.

"Hacienda has been an invaluable asset to the Tri-Valley community and the East Bay Leadership Council's work in the region," said Kristin Connelly, the organization's president and CEO.

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