

DYNAMIC RETAIL PAD SITE IN DUBLIN FOR LEASE OR BUILD TO SUIT

SW CORNER OF DUBLIN BOULEVARD. & KEEGAN ROAD, DUBLIN, CA

LISTING DATA

LOT SIZE: 1.0± acres

FEATURES:

- Dublin sits at the junction of Interstate 580 & Interstate 680, two major high traffic freeways in the Bay Area.
- East Dublin is a premier, affluent, high growth trade area in the Tri-Valley.
- The subject property is located at the signalized intersection directly adjacent to a brand new, 220,000± SF Kaiser Hospital and Cancer Center
- Other retailers located within a 1/2 mile radius from the site include Target, Safeway, Lucky, Dicks Sporting Goods, Guitar Center, BJ's Brewhouse, Panera Bread, and Petsmart.
- The trade area has existing high and growing daytime population with over 4,900 businesses and 68,000 employees.
- Adjacent to proposed 154 room Hilton Garden Inn
- The location is ideal for general retail, restaurants, and many other applications



ECONOMIC DATA

LEASE RATE: Please call for additional information

DEMOGRAPHICS AND TRAFFIC COUNTS

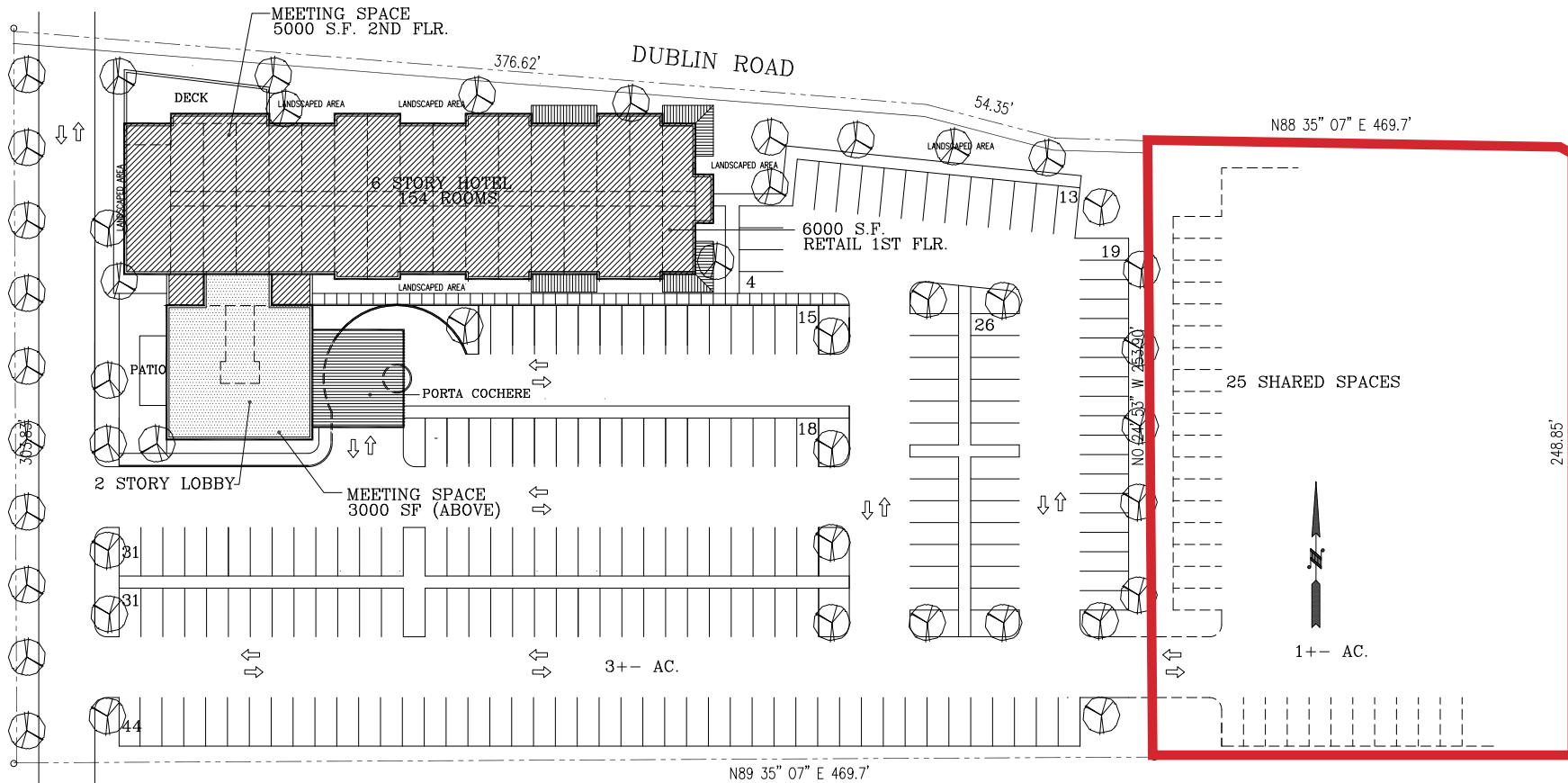
DEMOGRAPHICS:	1 MILE	2 MILES	3 MILES	10 MILES
Population:	14,974	44,295	72,399	356,753
Average HH Income:	\$177,487	\$177,177	\$166,890	\$180,473

CONTACT

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**CONCEPTUAL
 SITE PLAN**



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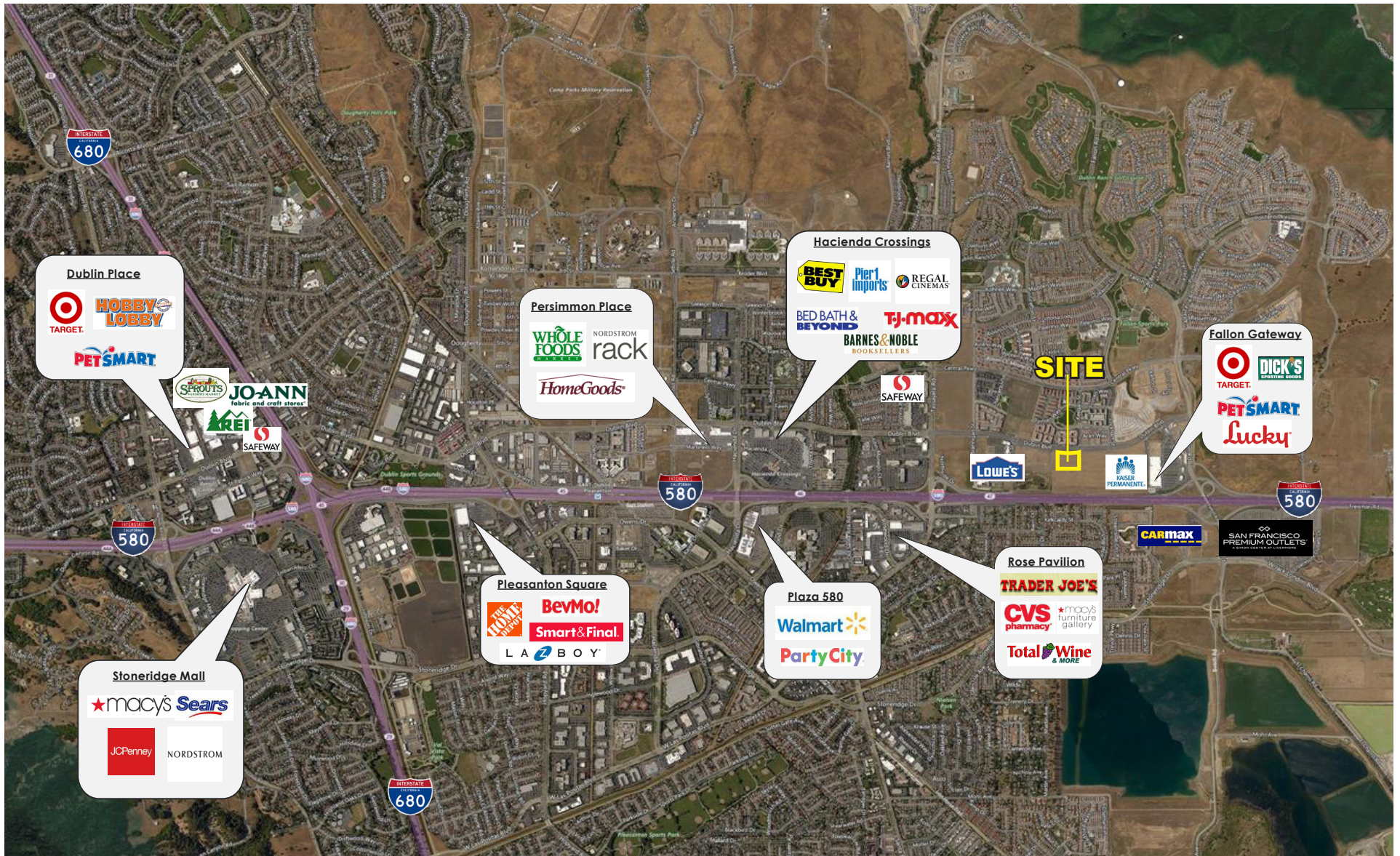
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Demographics

DUBLIN BLVD DUBLIN CA 94568

Population By Year

	1 Mile	2 Miles	3 Miles
Population (1990)	7,165	17,059	36,964
Population (2000)	7,129	23,401	46,957
Population (2010)	13,515	40,497	66,064
Population (Current)	14,974	44,295	72,399
Population (5 Yr. Forecast)	15,713	46,285	75,680
Percent Growth (Current Yr./Previous Yr.)	11.12%	9.92%	10.01%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.92%	4.57%	4.6%

Population By Age

	1 Mile	2 Miles	3 Miles
Median Age	37	36	38
Aged 0 to 5	1,367	3,853	5,728
Aged 6 to 11	1,448	3,924	6,157
Aged 12 to 17	1,286	3,230	5,580
Aged 18 to 24	774	3,008	4,715
Aged 25 to 34	2,194	7,971	11,363
Aged 35 to 44	2,814	8,665	12,949
Aged 45 to 54	2,158	6,003	10,455
Aged 55 to 64	1,582	4,069	7,635
Aged 65 to 74	886	2,420	5,005
Aged 75 to 84	349	913	2,093
Aged 85+	116	239	719
Total Population	14,974	44,295	72,399

Population By Race

	1 Mile	2 Miles	3 Miles
White Alone	6,717	17,776	37,343
Black Alone	542	3,798	4,447
Asian Alone	6,204	18,131	22,666
Native American and Alaska Native Alone	29	123	382
Other Race Alone	418	1,695	2,974
Two or More Races	1,064	2,772	4,587

Population By Ethnicity

	1 Mile	2 Miles	3 Miles
Hispanic	1,361	4,922	9,000
White Non-Hispanic	6,005	15,167	32,511

General Income Characteristics

	1 Mile	2 Miles	3 Miles
Median Household Income	\$148,312	\$152,374	\$145,643
Total Household Income	\$948,492,096	\$2,562,682,969	\$4,132,374,869
Average Household Income	\$177,487	\$177,177	\$166,890
Per Capita Income	\$63,343	\$57,855	\$57,078
Avg Family Income	\$204,392	\$180,807	\$176,998
Family Income, Per Capita	\$62,386	\$55,503	\$56,175

Families by Income

	1 Mile	2 Miles	3 Miles
Family High Income Avg	\$318,878	\$318,578	\$307,547
Under \$15,000	190	239	352
\$15,000 - \$24,999	90	161	271
\$25,000 - \$34,999	65	148	316
\$35,000 - \$49,999	120	337	614
\$50,000 - \$74,999	291	874	1,501
\$75,000 - \$99,999	304	917	1,646
\$100K - \$125K	297	783	1,462
\$125K - \$150K	432	1,114	1,864
\$150K - \$200K	524	1,734	3,209
Over \$200K	1,853	4,548	7,082

General Household Characteristics

	1 Mile	2 Miles	3 Miles
Households (Current)	5,344	14,464	24,761
Families	4,166	10,855	18,317
Average Size of Household	2.95	2.62	2.65
Median Age of Householder	46	44	47
Median Value Owner Occupied	\$581,071	\$605,832	\$617,296
Median Rent	\$1,630	\$1,714	\$1,676
Median Vehicles Per Household	2	2	2
Housing Units	5,607	15,080	25,707
Owner Occupied Units	3,734	8,538	15,334
Renter Occupied Units	1,610	5,926	9,427
Vacant Units	263	616	946