

FOR LEASE

±27,704 - 37,180 SF | Retail
DUBLIN RETAIL CENTER | 7884 Dublin Boulevard, Dublin, CA 94568



LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084



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SUMMARY

Retail Shop Spaces for Lease

Address	7884 Dublin Boulevard, Dublin, CA 94568
Cross Street	Dublin Boulevard and Regional Street
Available	Immediately
Size	±27,704 - 37,180 SF
Built in	1980, Renovated in 1994
Parking	529 Surface Spaces
Zoning	Downtown Dublin Zoning District
City's Website	www.dublin.ca.gov
Allowable Uses	Retail
Rents	Contact Brokers
NNN	\$4.47 PSF Annually (2021 Estimate)

HIGHLIGHTS

- Former Orchard Supply Hardware
- Prominent Co-Anchor Space
- Expansion and Demising Options Available
- Excellent Access and Visibility
- Panel on large Pylon facing Dublin Boulevard and panel on Monument on Regional Street
- Facade Renovation Available
- Convenient Access To/ From I-580 and I-680
- Walking Distance to West Dublin/Pleasanton BART Station

Dublin Retail Center is the hub in Downtown Dublin boasting approximately 718 linear feet along highly trafficked Dublin Boulevard. Centrally located, Dublin Retail Center benefits from convenient access to both Interstate 580 and Interstate 680 and is steps away from the West Dublin/ Pleasanton BART. Thanks to the transportation offerings in the immediate area, Dublin continues to be a magnet for employers while the development growth, including new and nearby mixed-use developments, has more and more residents calling Dublin home. The growth rate in Dublin is over 10% annually, making it the fastest growing city in California and a destination trade area for both national and regional players.





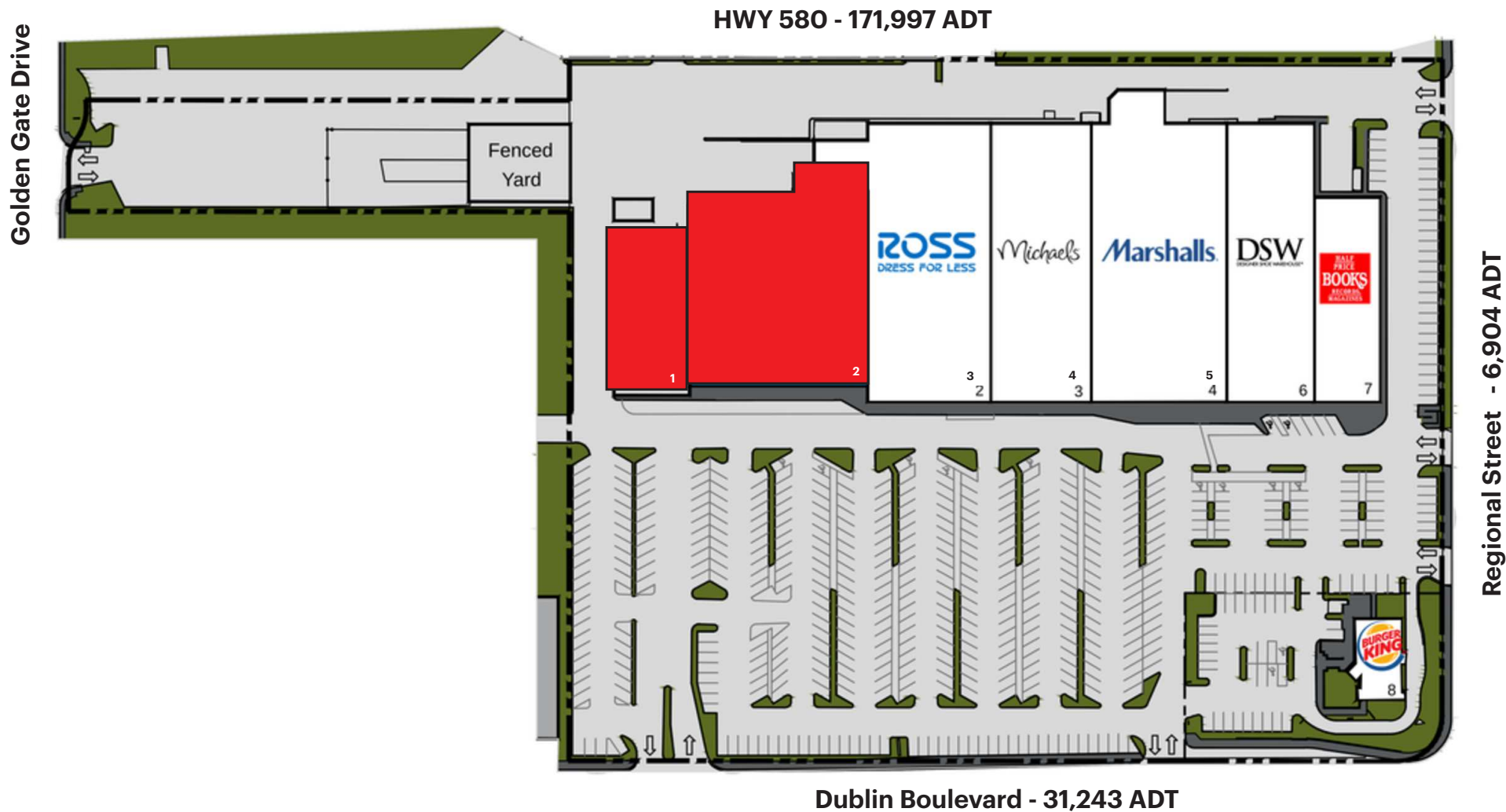
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TENANT	SQFT	TENANT	SQFT	TENANT	SQFT	TENANT	SQFT
1 Garden Center	9,476	3 Ross	31,060	5 Marshalls	32,000	7 Half Price Books	10,800
2 Available	27,704	4 Michaels	22,500	6 DSW Shoe Warehouse	19,385	8 Burger King	2,896

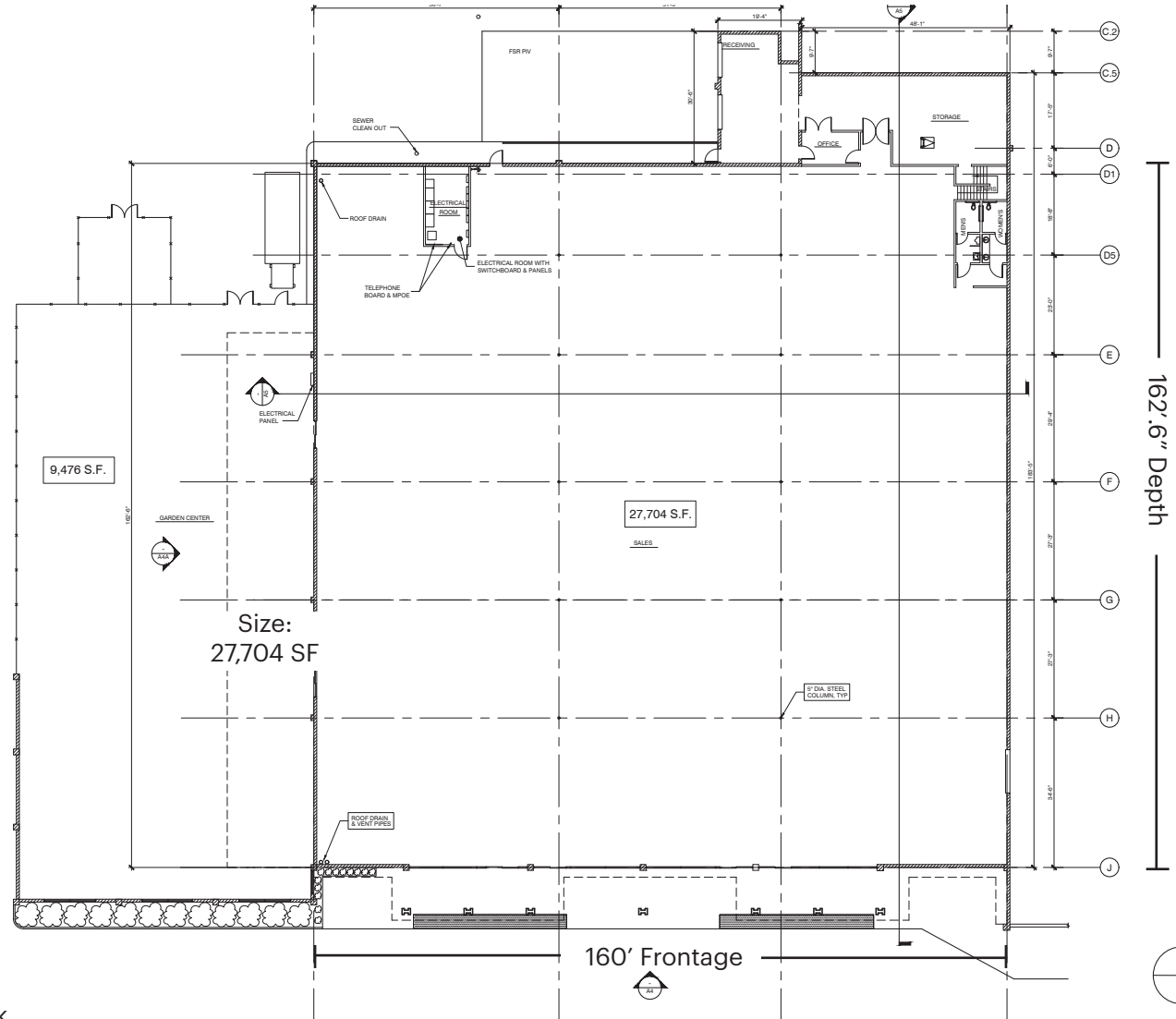
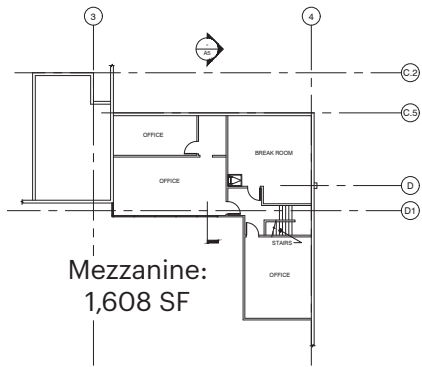
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Size: 27,704 SF

Dimensions: 160'x 162'.6"

- Includes 1,608 SF Mezzanine and Loading dock
- Can expand up to 37,180 SF
- Demising options also available

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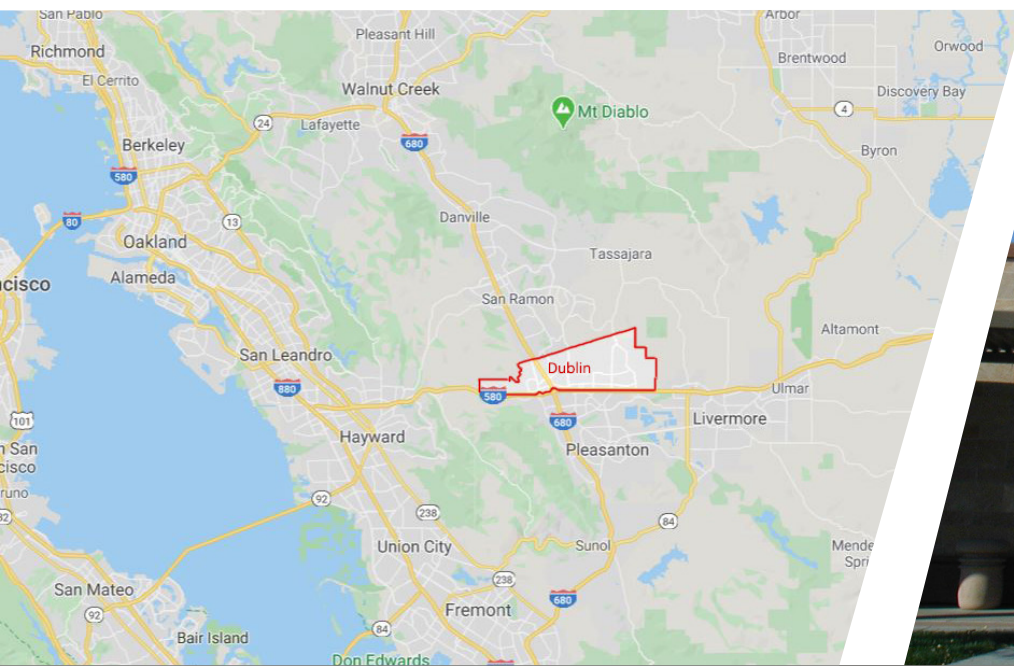
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HIGHLIGHTS

- Regional Shopping Center
- In the heart of Downtown Dublin
- Boasting combined Traffic Counts of 38,147 Cars Per Day
- Close proximity to I-680 and I-580
- Walking Distance to West Dublin/Pleasanton BART Station
- High growth rate in Dublin
- Fastest growing city in California
- 11th fastest growing city in USA



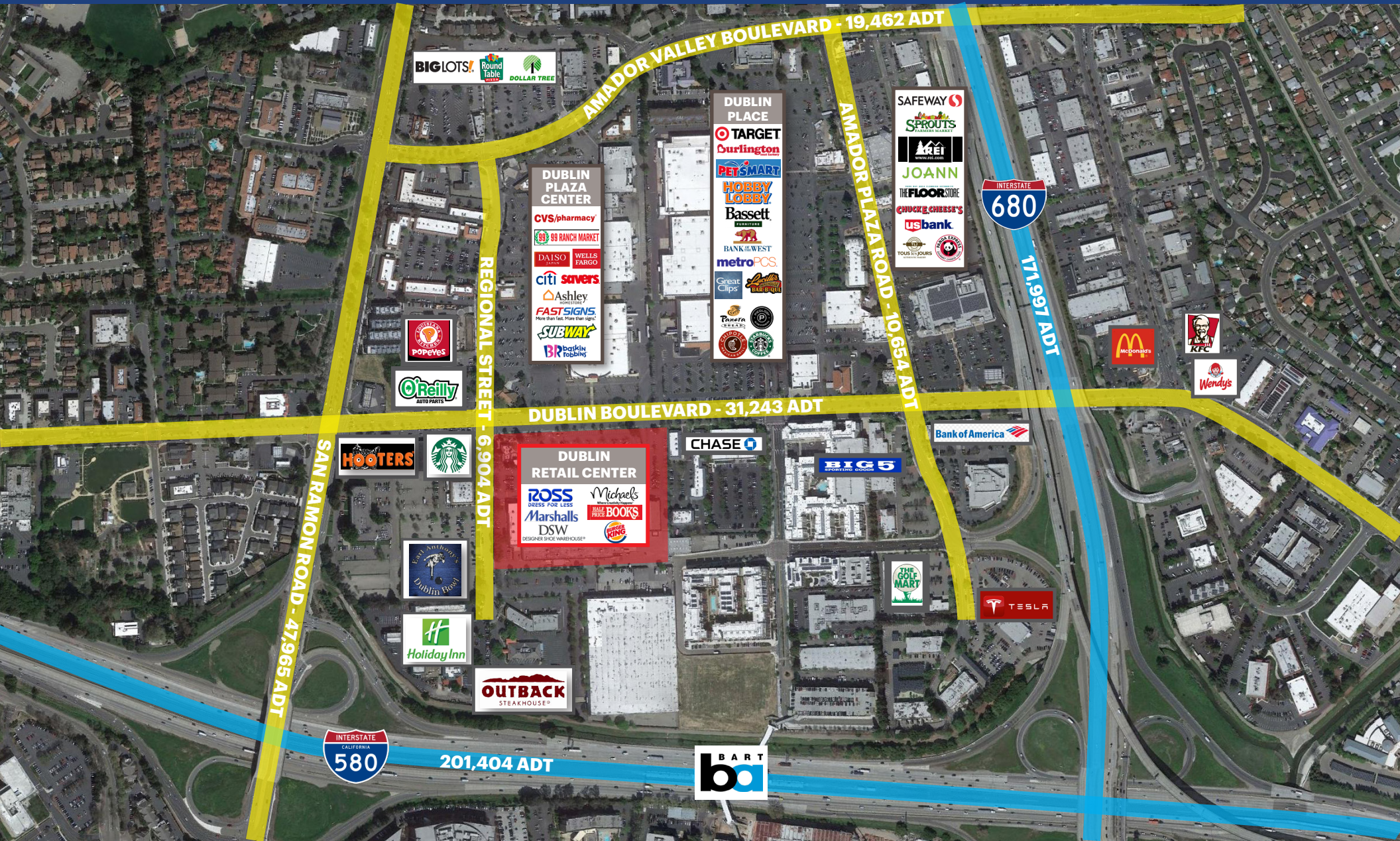
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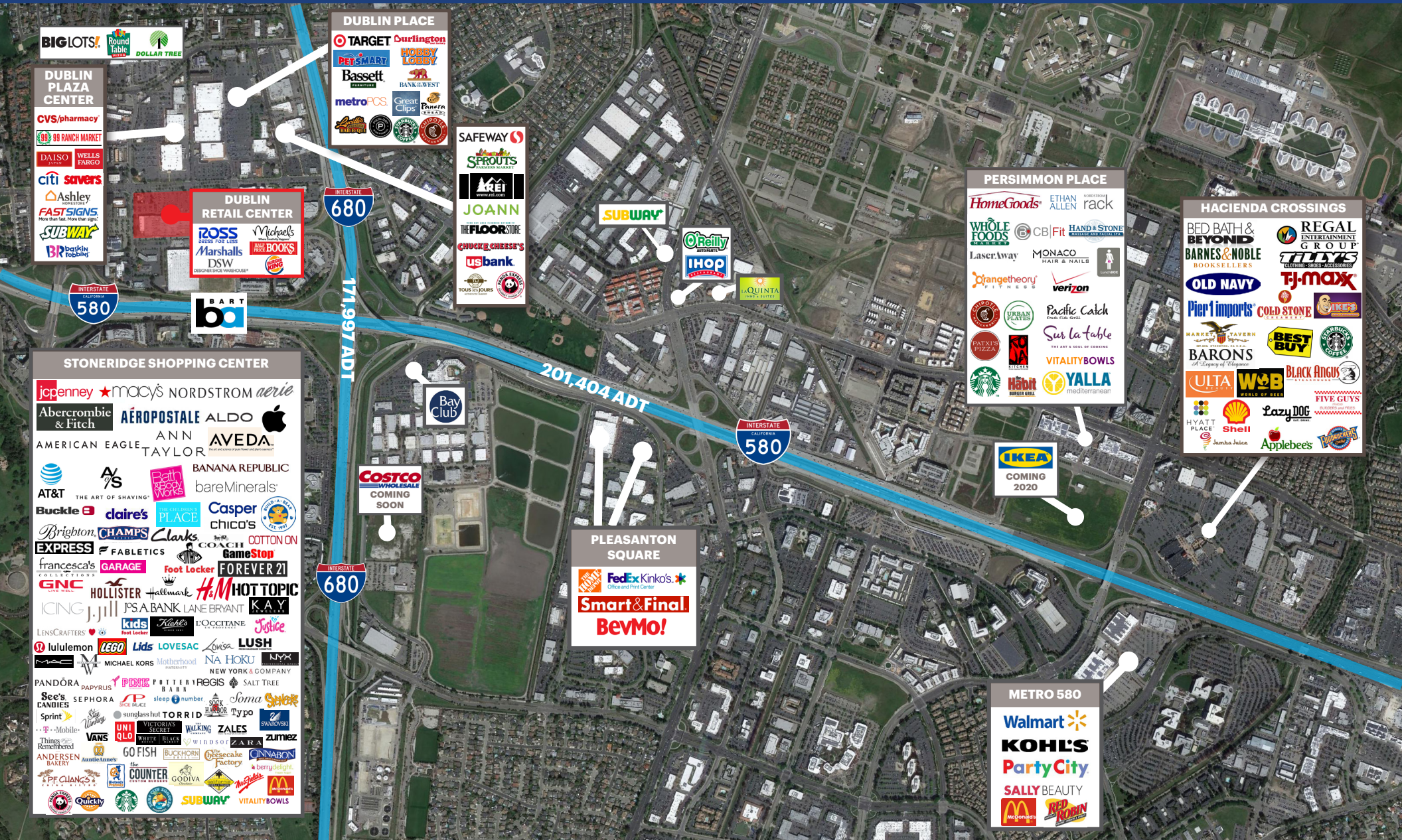
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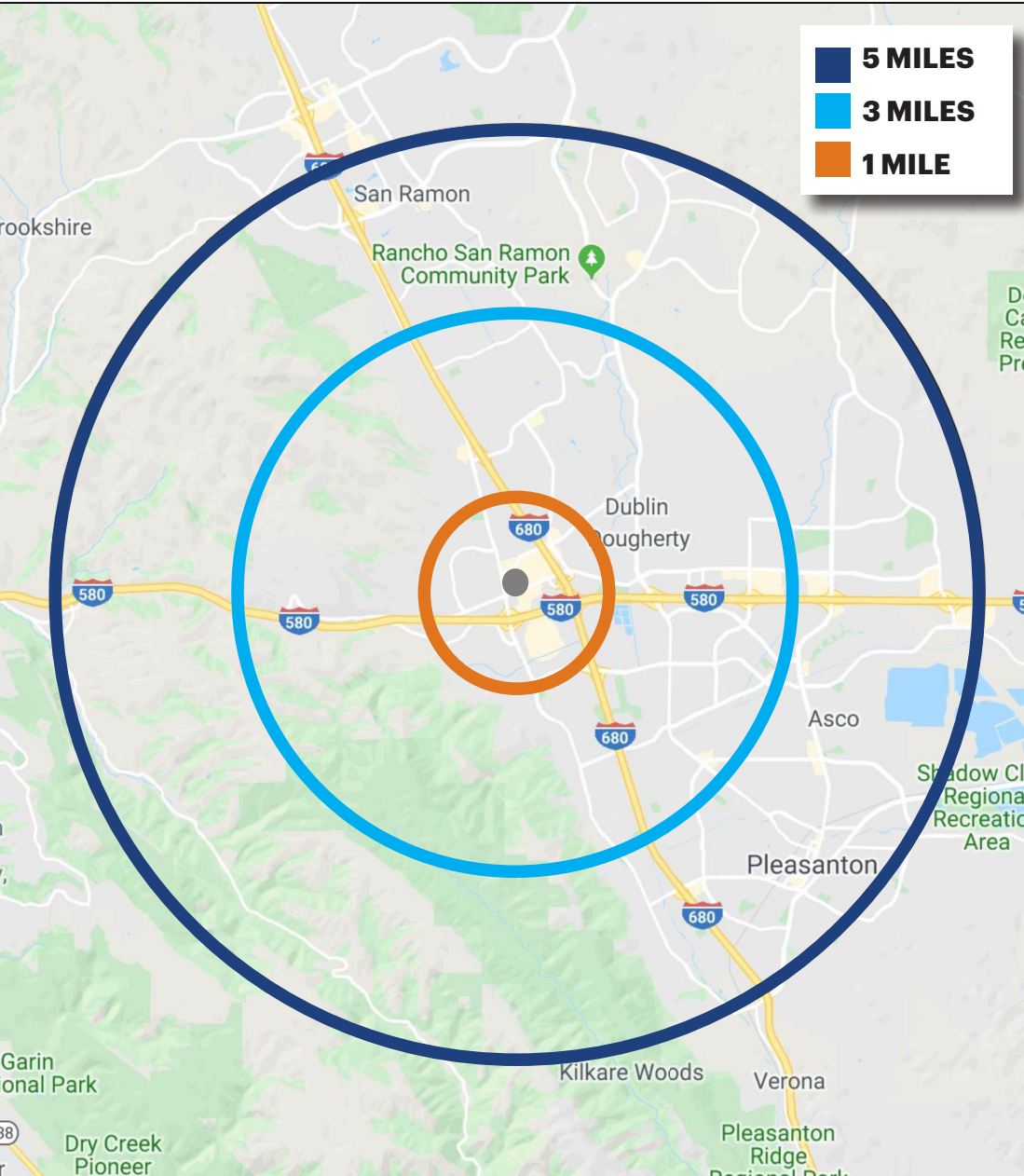
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ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
12,764	78,471	195,155

DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
18,969	56,875	112,366

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$161,876	\$181,851	\$192,420

BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
5,299	32,215	84,082

MONTHLY HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$3,936	\$4,270	\$4,471

HOUSEHOLD DENSITY PER SQUARE MILE

1 MILE	3 MILES	5 MILES
1,502	952	854

HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,592	10,009	27,233

HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
443	3,299	11,726

