



PAD IN DUBLIN'S DOWNTOWN CORE 3 MILE DAYTIME POPULATION 61,000

7300 Amador Plaza Road, Dublin, CA 94568

CONTACT INFO:
JESSICA MAUSER
PRINCIPAL
925.737.4168
JMAUSER@LEE-ASSOCIATES.COM
LIC# 01728720

CONTACT INFO:
MARK PLEIS
PRINCIPAL
925.737.4148
MPLEIS@LEE-ASSOCIATES.COM
LIC# 00934662

LEE
RETAIL
LEE & ASSOCIATES

5890 STONERIDGE DRIVE
SUITE 210
PLEASANTON, CA 94588

CORE CHARACTERISTICS

16,000 square foot shopping center comprised of two proposed 6,000 & 10,000 square buildings with scheduled completion in late 2017. Shop & pad space available ranging from 1,500 SF – 10,000 SF. Strong parking ratio of 5.5 per 1,000.

PLATINUM RETAIL FUNDAMENTALS

Hard corner, signalized entrance pad, 32,000 VPD at intersection, 2.5M square feet of retail in the immediate area, excellent visibility, and multiple points of ingress / egress.

EXCELLENT DAYTIME POPULATION

1-mile employee count of 20,000 & 60,000 in a 3-mile radius. Walking distance to Dublin BART. (two blocks away)

TREMENDOUS RETAIL SYNERGY

Directly across the street are numerous grocers and anchors including Safeway, Sprouts, REI, many others. To the south of the subject property shopping center are Marshalls, Orchard Supply Hardware, Ross, and Michael's to name a few.

INCREDIBLE DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
2010	11,522	69,757	163,042
2016	12,340	74,569	185,334
2021	13,193	79,395	202,130

2016 HOUSEHOLD INCOMES

	1-Mile	3-Mile	5-Mile
Average	\$115,629	\$140,027	\$152,947
Median	\$106,271	\$115,384	\$124,123

PROPOSED SITE PLAN



SITE PLAN

OVER 32,000 VPD AT HARD CORNER SIGNALIZED INTERSECTION



ZOOMED-IN AERIAL

OVER 381,000 VPD AT 580/680 CROSSROADS



PHOTOS



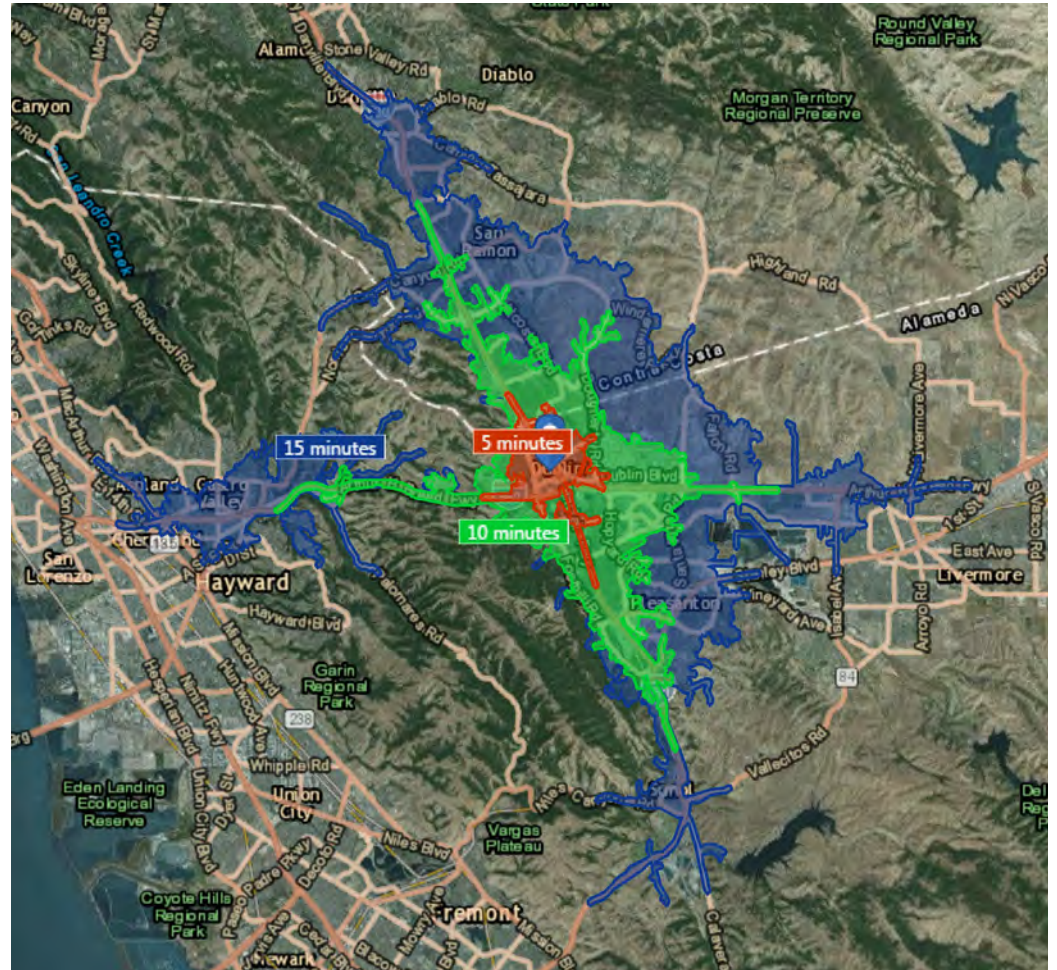
THREE MILE AERIAL

DAYTIME POPULATION OF 60,000 IN A 3 MILE RADIUS



DEMOGRAPHICS & DRIVE TIMES

DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
POPULATION SUMMARY						
2019 Projection	12,486		80,007		194,426	
2014 Estimate	11,713		74,092		177,863	
2010 Census	11,522		69,757		163,042	
Growth 2014-2019	1.29%		1.55%		1.80%	
Growth 2010-2014	0.39%		1.43%		2.07%	
HOUSEHOLD SUMMARY						
2019 Projection	4,425		27,159		66,150	
2014 Estimate	4,150		24,966		60,439	
2010 Census	4,079		23,393		55,705	
Growth 2014-2019	1.29%		1.70%		1.82%	
Growth 2010-2014	0.41%		1.54%		1.94%	
ETHNICITY/RACE SUMMARY						
White	63.8%		58.9%		54.0%	
Black	2.9%		5.9%		4.1%	
Asian	17.8%		23.6%		32.1%	
Hispanic	17.4%		14.5%		11.7%	
Other	7.01%		4.7%		3.6%	
EDUCATION SUMMARY						
Some College, no degree	4,252	20.94%	16,166	20.99%	31,499	20.51%
Associate Degree	1,687	8.31%	6,745	8.76%	13,058	8.50%
Bachelor's Degree	5,202	25.62%	20,323	26.39%	41,954	27.32%
Master's Degree	1,858	9.15%	8,279	10.75%	19,036	12.40%
Professional School Degree	407	2.00%	1,721	2.23%	3,732	2.43%
Doctorate Degree	311	1.53%	1,426	1.85%	3,087	2.01%
WORKPLACE & INCOME SUMMARY						
Median Household Income	\$101,215		\$110,471		\$120,531	
Average Household Income	\$113,874		\$133,999		\$148,118	
Per Capita Income	\$40,579		\$46,714		\$51,338	
Total Businesses	1,909		4,253		8,139	
Total Employees	20,689		59,612		121,369	



CONTACT INFO:
 JESSICA MAUSER
 PRINCIPAL
 925.737.4168
 JMAUSER@LEE-ASSOCIATES.COM
 LIC# 01728720

CONTACT INFO:
 MARK PLEIS
 PRINCIPAL
 925.737.4148
 MPLEIS@LEE-ASSOCIATES.COM
 LIC# 00934662

**LEE
 RETAIL**
 LEE & ASSOCIATES
 5890 STONERIDGE DRIVE
 SUITE 210
 PLEASANTON, CA 94588