

7544 DUBLIN BOULEVARD

±2,612 SF
RETAIL AVAILABLE FOR LEASE

SPROUTS
FARMERS MARKET



SAFEWAY

PETSMART

SUITE 7544
±2,612 SF

Bassett
HOME FURNISHINGS

Dublin
Place

Shamrock
Plaza

aster.
Retail



167,000 ADT

DUBLIN BLVD: 28,000 ADT

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aster.



HIGHLIGHTS



±2,612 SF of Retail Space Available



Convenient access to and from I-580 and I-680



Located at the signalized intersection of Dublin Blvd and Golden Gate Drive



Walking distance to BART Station



Centrally Located in Dublin retail trade area



313 Apartment units above 97 Dedicated retail parkings spaces

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,744	86,236	206,074
Avg. Household Income	\$185,038	\$208,519	\$220,656
Daytime Population	21,083	51,640	111,445

TRAFFIC COUNTS

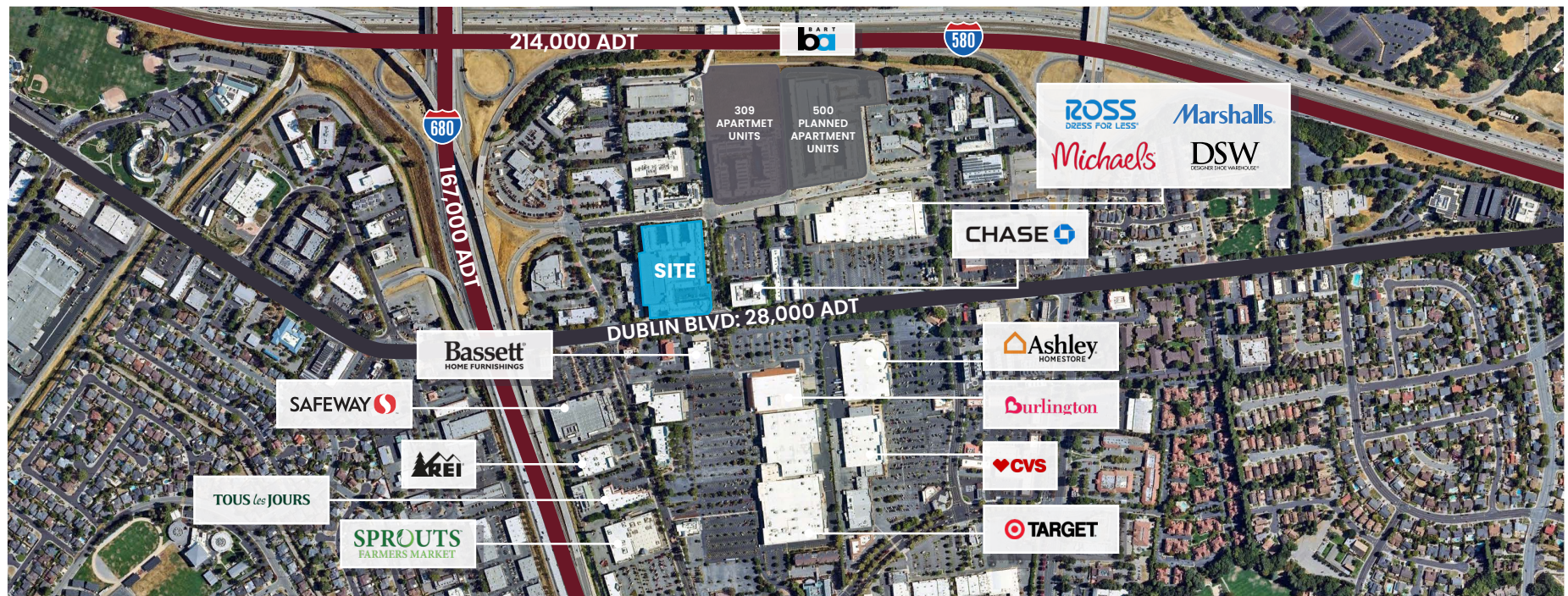
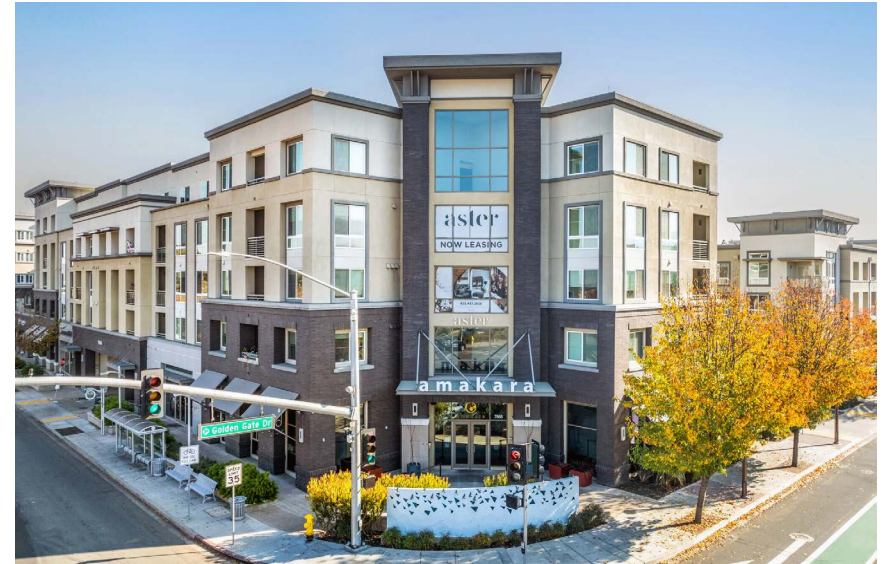
Dublin Boulevard	28,000 ADT
Interstate 680	167,000 ADT
Interstate 580	214,000 ADT

DUBLIN, CA

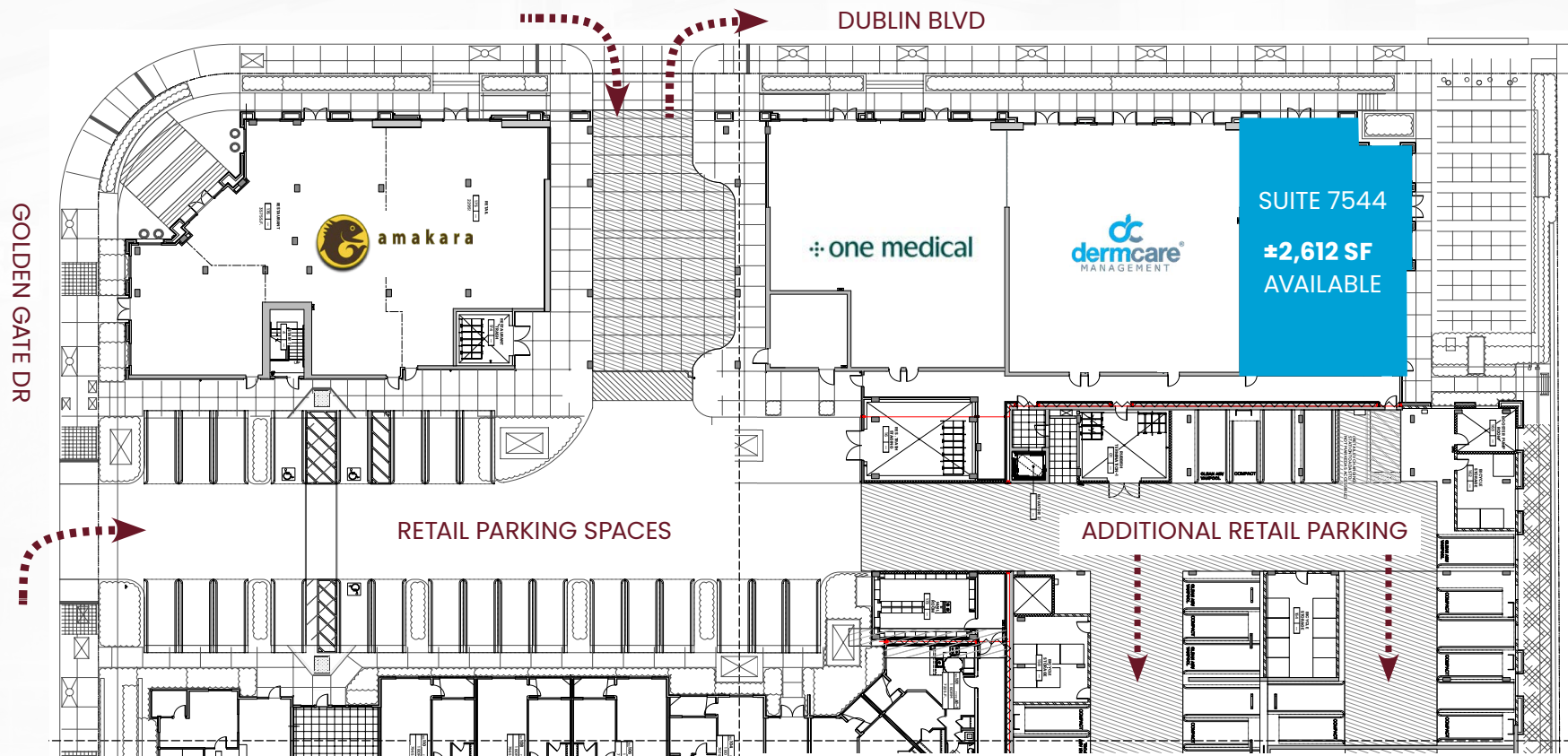
7544 is centrally located in the hearth of Downtown Dublin along Dublin Boulevard near both Interstate 580 and Interstate 680.

With a growth rate of over 10% annually, Dublin is the fastest growing city in Northern California. While the Downtown area has always been a thriving regional shopping destination, recent plans have been developed promoting more growth with more pedestrian oriented, vibrant mixed use projects to take shape.

A block away, the West Dublin / Pleasanton BART Station serves over 3,750 riders a day.



SITE PLAN



RETAIL AERIAL

7544 DUBLIN BLVD.

DUBLIN PLACE



DUBLIN RETAIL CENTER



STONERIDGE MALL



18 MILLION VISITORS PER YEAR

PERSIMMON PLACE



HACIENDA CROSSING



SHOPS AT WATERFORD



GRAFTON STATION



FALLON GATEWAY



SAN FRANCISCO PREMIUM OUTLETS

7 MILLION VISITORS PER YEAR

±214,000 CARS DAILY

PLEASANTON SQUARE



METRO 580



TRADER JOE'S

ROSE PAVILLION



PACIFIC PEARL



SHOPPES AT LIVERMORE



Lucky

±167,000 CARS DAILY

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