

• SHOPS AT • WATERFORD

4400 TASSAJARA ROAD, DUBLIN, CA

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±1,500 SF

AVAILABLE
RETAIL

PROPERTY Highlights



Premier East Dublin Location: Prominently positioned at the northwest corner of Dublin Boulevard and Tassajara Road, serving a growing residential community with convenient access to the greater Tri-Valley.



Strong Regional Draw: Attracts shoppers from Dublin, Pleasanton, Livermore and San Ramon, benefiting from its location along a major retail and commuter corridor directly off the Hwy 680.



Established Grocery-Anchored Center: Anchored by Safeway and complemented by a diverse mix of restaurants, specialty retailers, personal services and everyday conveniences.



Live-Work-Shop Environment: Integrated with a 390-unit upscale apartment community, creating a built-in customer base and a convenient neighborhood destination.



Affluent Trade Area: The center's historical demographic profile reported average household incomes exceeding \$160,000 within a three-mile radius, supporting demand for quality retail, dining and services.



Growing Community: Dublin ranked among California's fastest-growing cities during the 2010–2020 census period, reinforcing its position as a desirable East Bay residential and retail market.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	23,831	109,467	212,633
Daytime Population	25,295	123,331	217,381
Average Household Income	\$259,396	\$253,777	\$262,158

TRAFFIC COUNTS

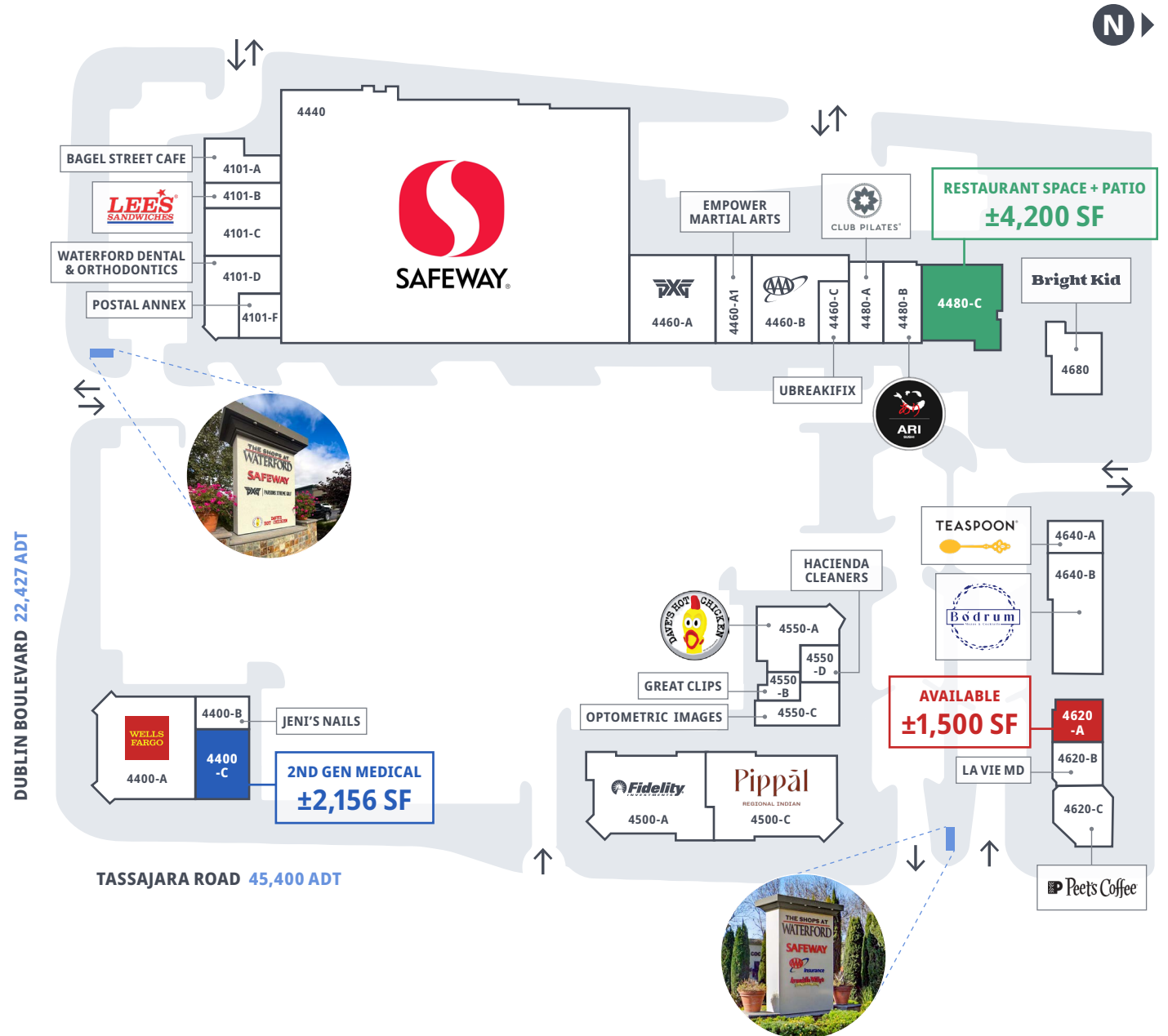
Source: Esri & Placer.ai 2026

Tassajara Road	45,400 ADT
Dublin Boulevard	22,477 ADT
Highway 580	114,307 ADT

PROPERTY Site Plan

■ AVAILABLE ■ IN LOI NEGOTIATIONS ■ IN LEASE

SUITE	TENANT	SF
4101-A	Bagel Street Cafe	±1,914
4101-B	Lee's Sandwiches	±1,359
4101-C&D	Waterford Dental & Orthodontics	±4,879
4101-F	Postal Annex	±1,359
4440	Safeway	±53,156
4460-A	PXG	±4,000
4460-A1	Empower Martial Arts	±2,317
4460-B	AAA	±5,929
4460-C	UBreakIFix	±950
4480-A	Club Pilates	±1,741
4480-B	Ari Sushi	±2,064
4480-C	In LOI Negotiations	±4,200
4680	Bright Kid	±2,555
4640-A	Teaspoon	±1,146
4640-B	Bodrum	±3,981
4620-A	Available	±1,500
4620-B	La Vie MD	±1,500
4620-C	Peet's Coffee	±1,934
4550-A	Dave's Hot Chicken	±2,495
4550-B	Great Clips	±918
4550-C	Optometric Images	±1,878
4550-D	Hacienda Cleaners	±962
4500-A	Fidelity	±5,796
4500-C	Pippal	±6,622
4400-A	Wells Fargo	±6,191
4400-B	Jeni's Nails	±1,000
4400-C	In Lease	±2,156





MARKET
Aerial



PROPERTY Gallery



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