

Offering Memorandum

7922 Dublin Blvd, Dublin, CA 94568

Property Overview

Type: Free-Standing Retail Building
Building Size: ±19,200 SF
Lot Size: ±1.46 acres
Year Built: 1980
Parking: 62 on-site spaces
Zoning: Downtown Dublin Zoning District (DDZD)
Occupancy: Two units, both occupied

Investment Highlights

- Prime Central Location – High visibility on Dublin Blvd near I-580 & San Ramon Rd, heavy traffic corridor.
- Rare Owner/Investor Opportunity – Free-standing building in a strong Bay Area retail submarket.
- Value-Add Potential – Current tenants paying below market rent; potential for higher returns under new ownership.
- Established Tenant History – Long-term occupancy with potential renewal interest.
- Strong Local Market – Dublin ranked #7 on Money Magazine's "Best Places to Live" (2018).

Financial Summary

Asking Price: \$9,500,000 (~\$494.79/SF)
Current Cap Rate: ~3.14%
Current NOI: ~\$298,303
Pro Forma Cap Rate: ~5.18% (based on estimated market rent NOI of ~\$434,785)
Lease Structure: Triple Net (NNN)

Market Overview

Population Growth (2025 projections):

- 1 mile: 13,129
- 3 miles: 80,317
- 5 miles: 199,904

Median Household Income: \$141K–\$159K

Per Capita Income: \$61K–\$65K

Surrounding Development: Multiple retail, office, and mixed-use projects underway, increasing demand and foot traffic.

Next Steps

- Request detailed financials and lease abstracts (NDA required).
- Schedule a property tour.
- Analyze pro forma scenarios for return potential.