

FOR LEASE

RETAIL

7451 Village Parkway, Dublin, CA 94568

Village Square Shopping Center



EXCLUSIVELY LISTED BY

NAINorthgate

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HIGHLIGHTS

Centrally located within Dublin and surrounded by retail and housing, Village Parkway is home to various restaurants, professional services and national retailers.

- Rare small shop space available in Dublin, CA
- New anchors include AutoZone and Ace Hardware with modern new storefronts and space improvements
- Additional co-tenants include Arco Gas, Jack In the Box, MeiMei grocery (Opening soon), Little Caesars and various additional food, retail and professional office uses
- Excellent access to 680
- Average Household incomes in excess of \$230k

PROPERTY OVERVIEW

| | | |
|------------------------|--|---------------|
| ADDRESS | 7451 Village Parkway, Dublin, CA 94568 | |
| PROPERTY TYPE | Retail Multi-Tenant | |
| LEASE PRICE | Contact Broker | |
| LEASE TYPE | NNN | |
| AVAILABLE SPACE | 775 sq ft | |
| ZONING | Downtown Dublin Zoning District (DDZD) | |
| TRAFFIC | Village Parkway | ± 18,715 ADT |
| | Amador Valley Blvd | ± 14,811 ADT |
| | I-680 | ± 178,653 ADT |

MARKET OVERVIEW



INTERSTATE 680 I-680: ± 178,653 ADT

SITE

Amador Valley Blvd: ± 14,811 ADT

Village Pkwy: ± 18,715 ADT



MARKET OVERVIEW



Amador Valley Blvd: ± 14,811 ADT

INTERSTATE 680 I-680: ± 178,653 ADT

Village Pkwy: ± 18,715 ADT



AERIAL VIEW



SITE

Little Caesars

ACE Hardware

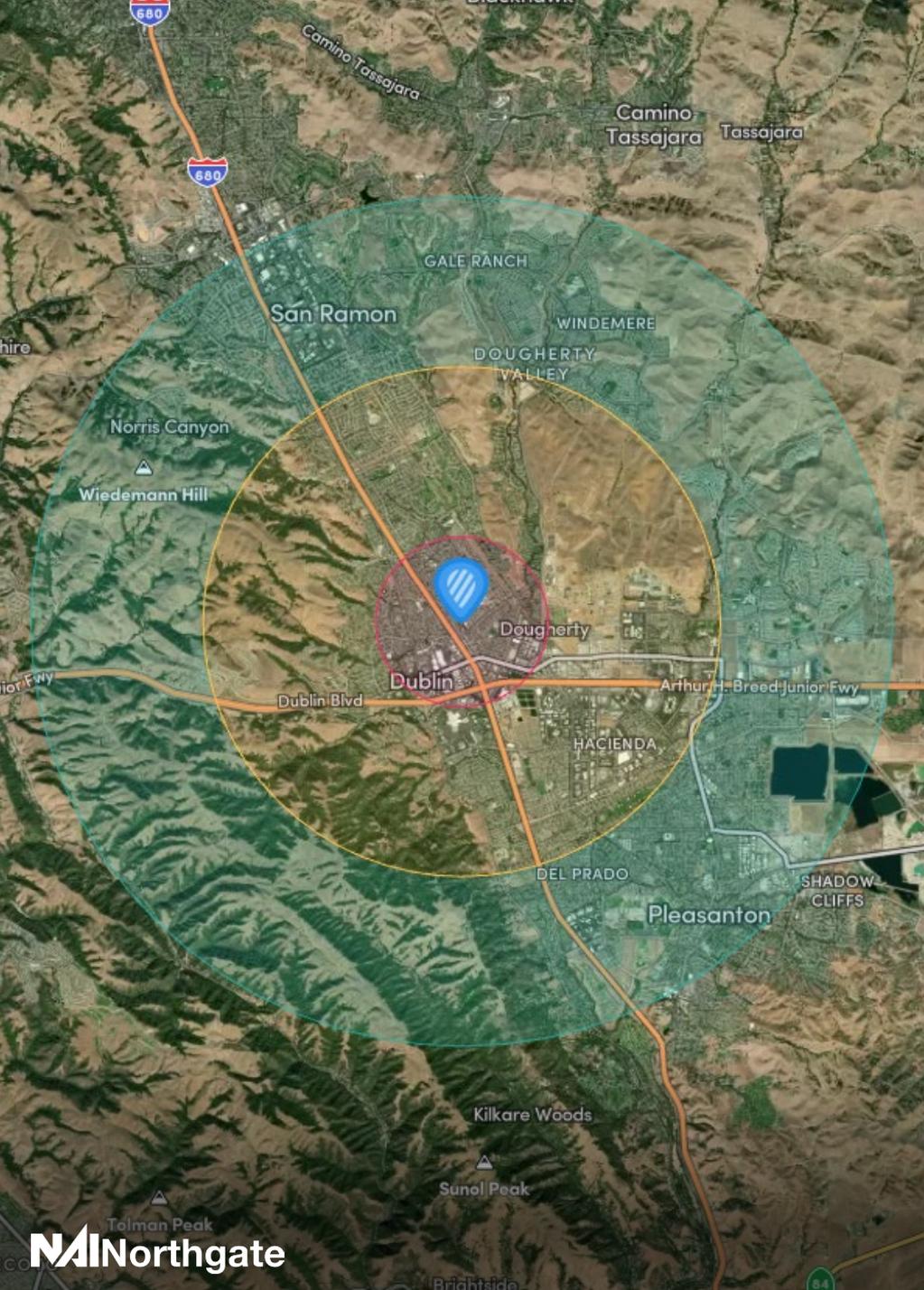
AutoZone

Jack in the box

ARCO

Village Pkwy: ± 18,715 ADT

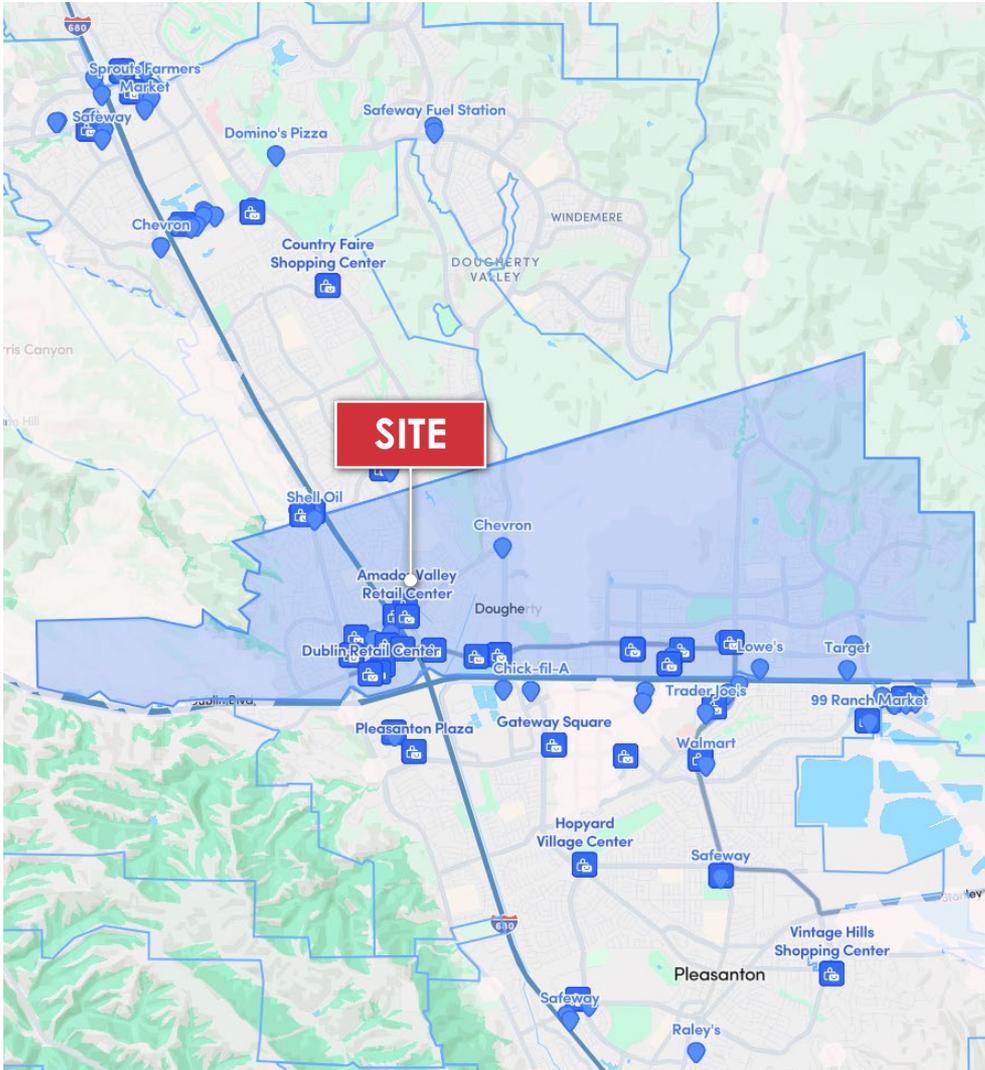
Amador Valley Blvd: ± 14,811 ADT



DEMOGRAPHICS - 2026

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|----------|----------|----------|
| Population | 19,065 | 83,440 | 214,875 |
| Projected Population (5 Yr) | 19,063 | 84,526 | 219,498 |
| Average Age | 38 | 38 | 39 |
| Households | 6,845 | 28,197 | 71,297 |
| White Population | 5,288 | 23,727 | 53,091 |
| Black Population | 902 | 2,893 | 5,815 |
| Am Indian Population | 101 | 542 | 914 |
| Asian Population | 9,189 | 44,707 | 131,989 |
| Other Population | 3,585 | 11,571 | 23,066 |
| Hispanic Population | 15.72% | 14.62% | 10.55% |
| Average HH Income | \$203.3k | \$234.6k | \$258.5k |
| High School Graduates | 12,961 | 55,869 | 138,875 |
| College Graduates | 8,625 | 41,115 | 108,068 |
| Total Employees | 9,846 | 42,721 | 110,297 |

-  Retail
-  Shopping Center



Dynamic Suburban Hub

Located in Eastern Alameda County, Dublin offers a modern suburban environment with a strong sense of community, making it attractive to residents, employers, and investors alike.

Robust Economic Environment

Dublin features a diverse and growing economy supported by retail, office, healthcare, and professional services, along with proximity to major employment centers throughout the Tri-Valley and greater Bay Area.

Highly Regarded Education

The city is served by the Dublin Unified School District, known for its strong academic performance, with access to nearby higher education institutions and workforce training centers across the region.

Parks, Trails & Quality of Life

Dublin boasts an extensive network of parks, trails, and recreational facilities, including nearby regional parks, offering residents and workers a balanced, active lifestyle.

Excellent Regional Connectivity

Strategically positioned along Interstates 580 and 680, with BART service and convenient access to Silicon Valley, Oakland, and San Francisco, Dublin provides exceptional regional and commuter connectivity.

Vibrant Retail & Community Amenities

Home to popular shopping destinations like Hacienda Crossings and a variety of dining, entertainment, and community events, Dublin offers a lively and amenity-rich environment that supports both business and residential growth.

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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