

1,257 SF UNIT IN PROSPEROUS CENTER

DUBLIN CORNERS

4540-4590 Dublin Boulevard, Dublin, CA 94568



Dublin Corners is a neighborhood center serving the greater Tri-Valley market. This 32,585 SF shopping center boasts national retailers like Chase Bank and Kumon Math and Reading Center, along with established local restaurants like Café Tazza. With a 360-degree trade area, and amidst a growing and established community, Dublin Corners represents a rare opportunity for retailers to capture patrons from the immediate and affluent neighborhood of Dublin, Pleasanton, San Ramon and beyond.

SUMMARY

| | |
|----------------------|---|
| Size: | 32,585 SF Shopping Center |
| Cross Streets: | Toyota Road |
| Major Intersections: | Hacienda Drive 2 blocks to the west and Tassajara Road 2 blocks to the east |
| Available: | 4560 Dublin Blvd., Suite H 1,257 RSF |
| Price: | \$4.00/PSF + NNN |

DO NOT DISTURB WITHOUT PRIOR APPOINTMENT

HIGHLIGHTS

- High identity trade area - attracts regional and national patrons
- Adjacent to Hacienda Crossings & Toyota Auto Mall
- Located in one of the fastest growing areas of the Tri-Valley
- Ideally situated .6 mile to I-580 at Hacienda Drive or Tassajara Road
- Complimentary tenant mix serving the adjacent neighborhood and greater Tri-Valley
- Ample parking. Easy access and strong demographics



Ara Bezdjian

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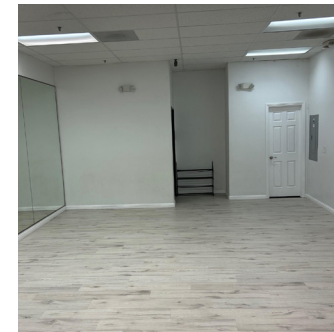
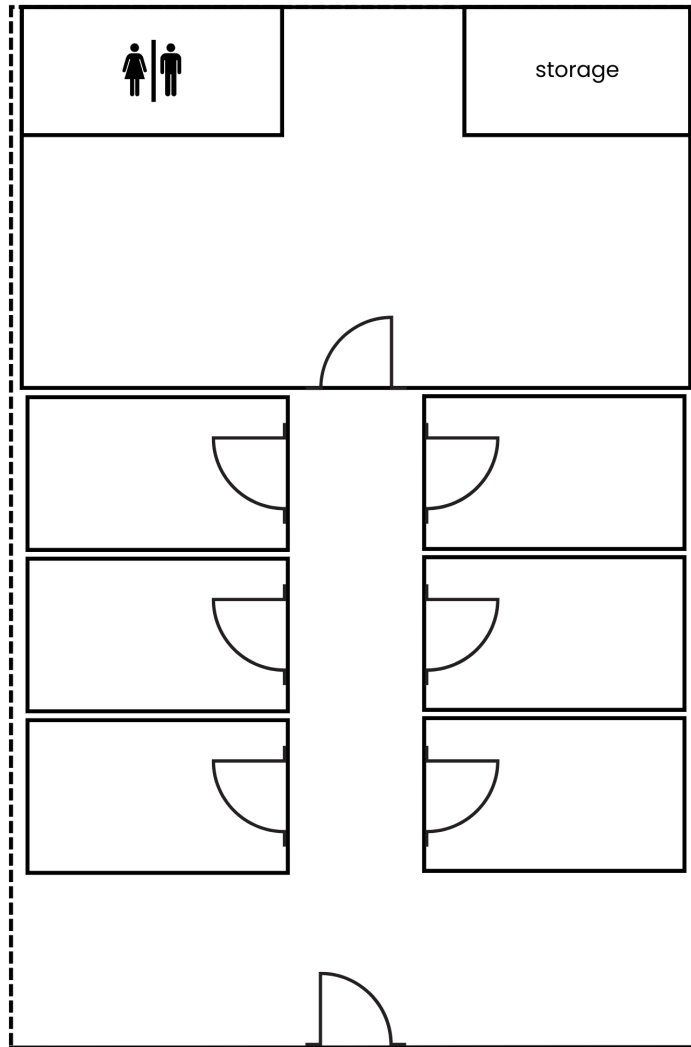
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DUBLIN CORNERS

SUITE H

1,257 RSF



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**BUILDING ONE**

- A. Baithak
- B. Papa John's Pizza
- C. Café Tazza
- D. Café Tazza
- E. Mandarin Delight

BUILDING TWO

| | ADDRESS | RSF |
|---------------------------------|---------|-------|
| F. Martial Arts | 4558 | 1,500 |
| G. Fresh Meatz | 4556 | 1,472 |
| J. GrowWise | 4564 | 2,106 |
| H. Available | 4560 | 1,257 |
| I. Dublin Wine & Liquor | 4562 | 1,507 |
| K1. Creme Castle | 4554 | 1,200 |
| K2. Kumon Math & Reading Center | 4554-B | 1,895 |
| L. New India Bazar | 4552 | 3,611 |
| M. Perfect Threading | 4550 | 1,850 |
| N. Kumar Jewelers | 4548 | 1,568 |
| O. Aurea Salon | 4546 | 1,228 |
| P. Phenomenail | 4544 | 1,100 |
| Q. Varsha Patel Boutique | 4542 | 1,546 |
| R. Chai Mandi | 4540 | 2,087 |

BUILDING THREE

- S. Chase Bank
- T/U. Four Paws Veterinary
- V. Dental Group



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