

1,257 SF UNIT IN PROSPEROUS CENTER

DUBLIN CORNERS

4540-4590 Dublin Boulevard, Dublin, CA 94568



Ara Bezdjian

President

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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

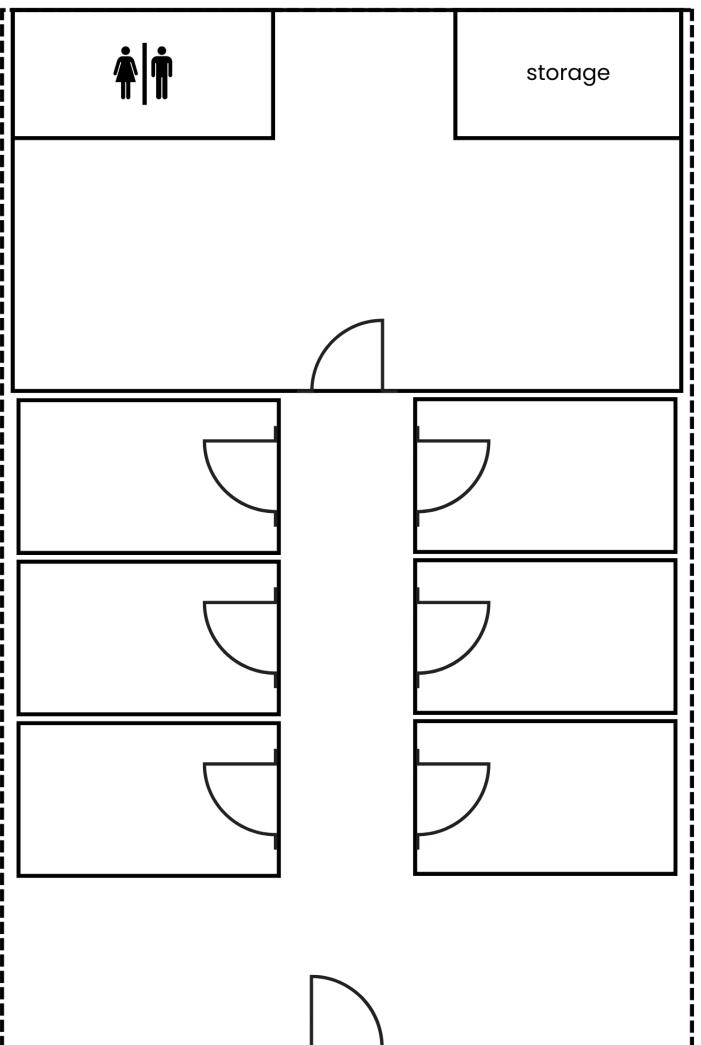
- High identity trade area - attracts regional and national patrons
- Adjacent to Hacienda Crossings & Toyota Auto Mall
- Located in one of the fastest growing areas of the Tri-Valley
- Ideally situated .6 mile to I-580 at Hacienda Drive or Tassajara Road
- Complimentary tenant mix serving the adjacent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

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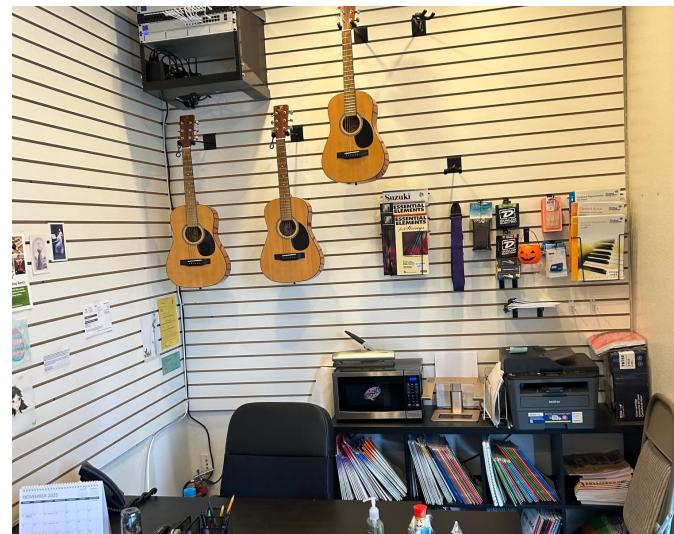
SUITE H

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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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