

# The Shops @ Tralee

Dublin, California

» 6599 & 6601 DUBLIN BLVD. @ DOUGHERTY RD.

» ±894 SF - ±2,277 SF For Lease



## The Shops @ Tralee

» Overview

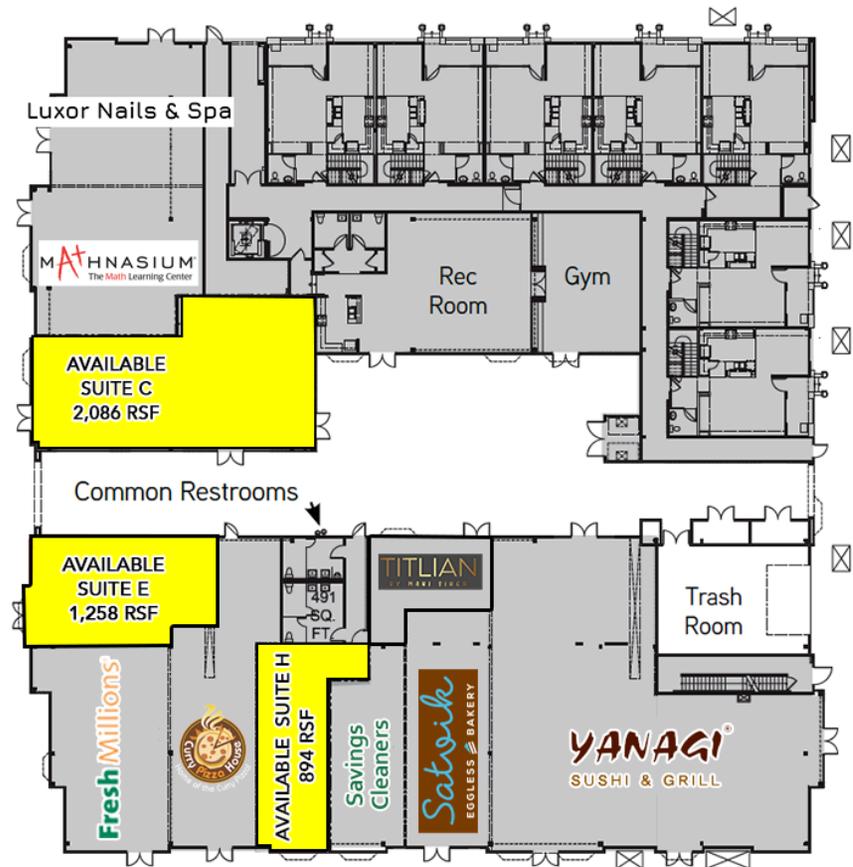
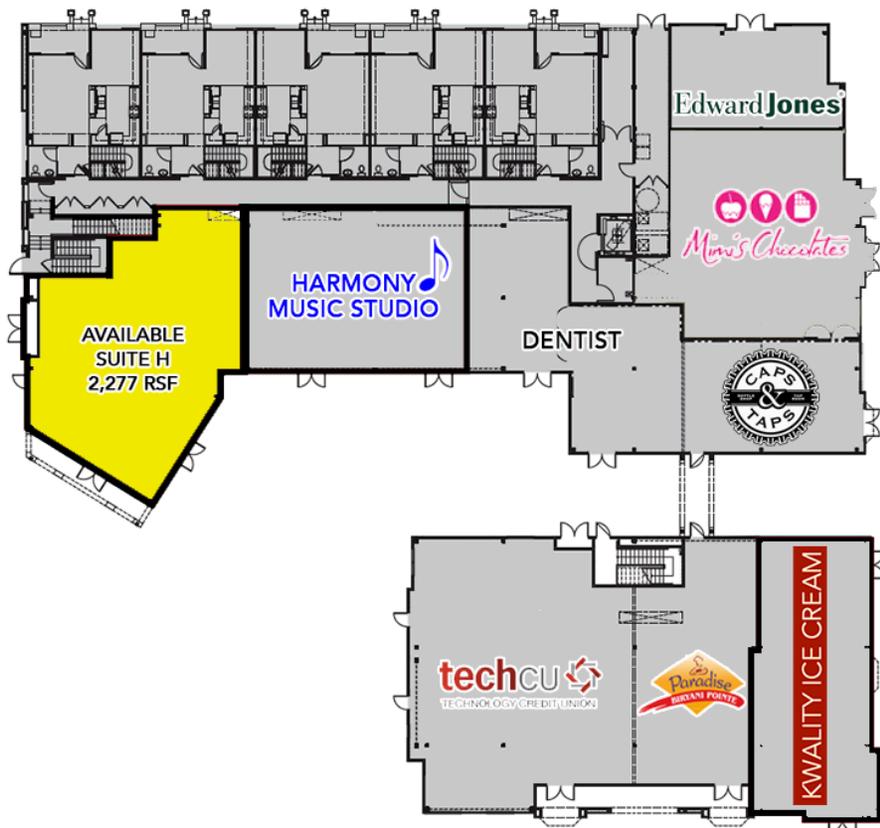
- **±894 SF - ±2,277 For Lease**
- 5.2 / 1,000 parking
- Project includes 300 residential units & townhomes
- Close proximity to I-580 and BART
- Excellent **street frontage and signage**
- Easy access from Hacienda Business Park and Dougherty Valley Communities
- Serves the **young and affluent residents** of the City of Dublin, and the greater Tri-Valley community
- The diverse customer base includes over **75,000 daytime employees** and over **100,00 residents within three miles**
- With over 50 new residential developments currently in process or completed, Dublin has consistently been one of the **fastest growing cities** in Alameda County for the past several years





6601 Dublin Blvd. - Building A

6599 Dublin Blvd. - Building B



# The Shops @ Tralee

## Site Plan



**53 Additional Completed Townhomes**



Demographics	1 mile	3 mile	5 mile
2025 Est. Population	12,368	111,996	204,871
2025 Median Age	35.6	39.5	40.1
2025 Est. Households	4,612	39,803	71,484
2025 Est. Avg. HH Income	\$182,013	\$200,033	\$205,189
2025 Est. Businesses	1,771	5,833	9,490
2025 Est. Total Employees	26,290	74,472	106,370

## City of Dublin

At a Glance

Population

**70,544**

Median Home Value

**\$1.2M**

Student Population

**+12,000**

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