



Sale price **\$9,500,000**

**Very Rare Owner-User or Value-Add
Investment Opportunity**

High Exposure & Traffic Rare Central Location

7922 Dublin Boulevard, Dublin, CA 94568

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Dublin Freestanding Retail Building

7922 Dublin Blvd, Dublin, CA 94568

Purchase List Price	\$9,500,000 (\$548,00 per SqFt)
Asking Monthly Base Rent	\$43,340 *\$3.00 per SqFt) NNN
Zoning	DDZD Downtown Dublin Zoning District
Total Building Size	17,336 SqFt
Lot Size	1.46 Acres
Year Built	1980

Property Highlights

- Ultra Rare Dublin Blvd. Location with High Exposure
- Value-Add Opportunity
- Ideal Owner-User Opportunity
- Just off Hwy 580 & San Ramon Road
- Demised into 2 spaces: Could use all or part
- 62 on-site parking spaces | Ratio 3.19/1,000 SqFt
- Space A 8,997 SqFt, Space B 8,339 SqFt
- Current Tenants have under the market rate, Lease expires January 31, 2026.
- Adjacent parcels - BASIS Independent private School will be opening end of 2026.
- Great long-term development potential



Income & Expense

	<u>Existing</u>	<u>Proforma Market Rent</u>
Gross Operating Income	\$314,004	\$457,668
\$26,167 Monthly		(\$26.40/SqFt/Year)
Vacancy Reserve 5%	\$15,700	\$22,883.40
Adjusted Gross Income	\$298,303	\$434,784.60
Net Operating Income	\$298,303 (3.55% Cap Rate)	\$434,784.60 (5.18% Cap Rate)







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3.4 Land Use Designations

Within each of the Specific Plan districts, there are a variety of land uses that may be permitted. Table 3-1: Land Uses, identifies the uses that are allowed, prohibited, and permitted with a use permit within each of the districts. Descriptions of each land use are described below, and the Community Development Director can allow similar uses. In addition, the Downtown Dublin Preferred Vision sites a Town Square within the Retail District.

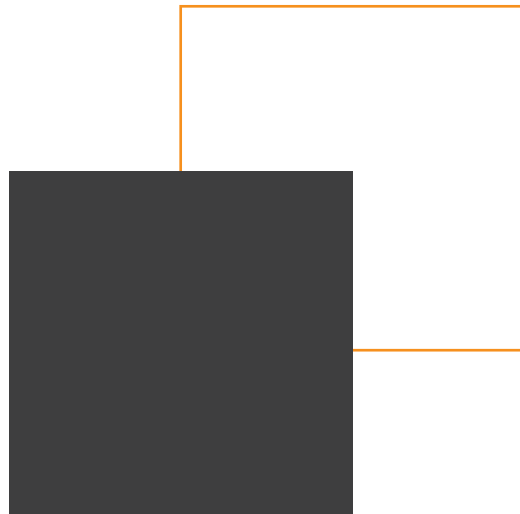


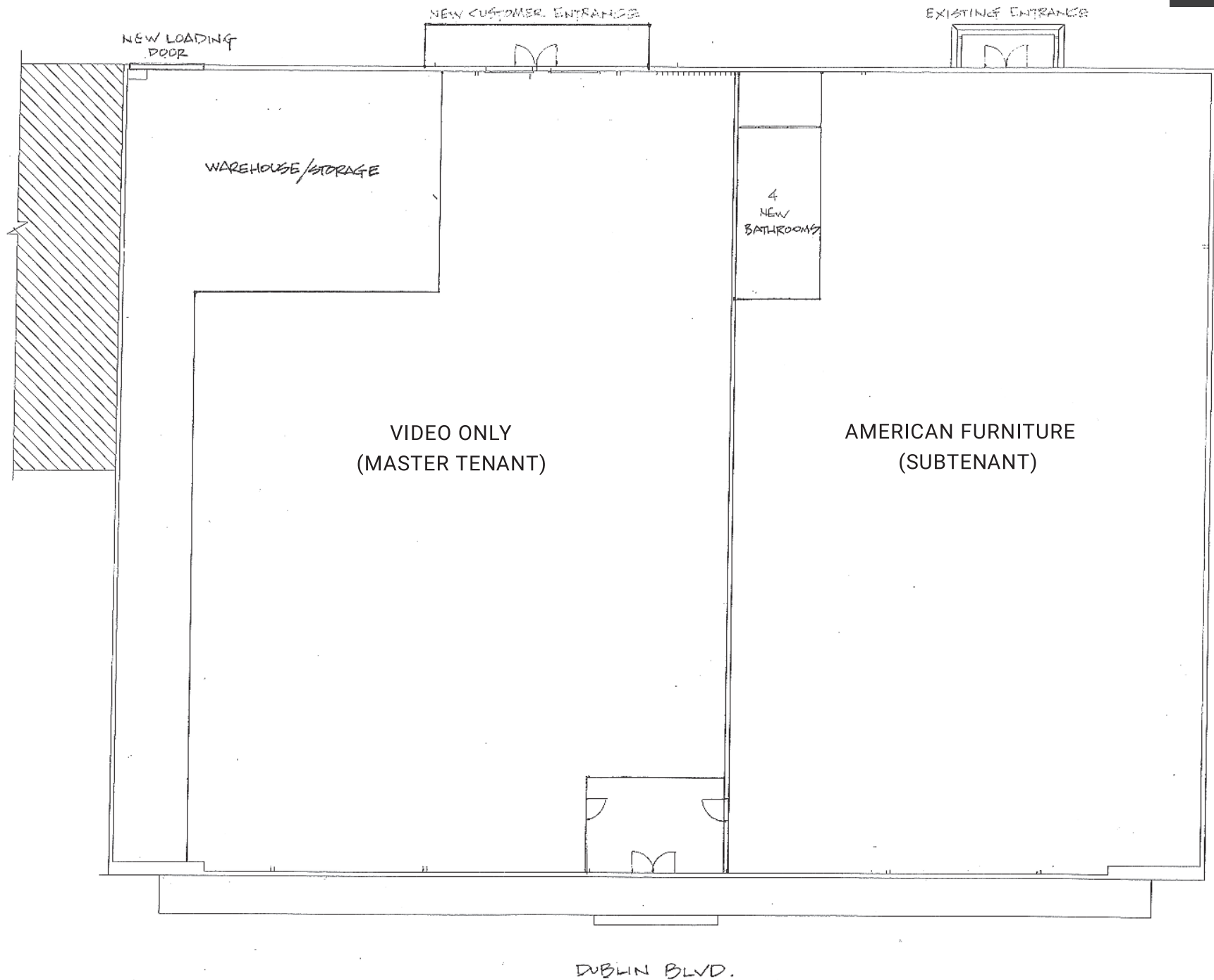
Table 3-1: Land Uses

BUILDING USES ¹	RETAIL DISTRICT	TRANSIT-ORIENTED DISTRICT	VILLAGE PARKWAY DISTRICT
Regional Retail	Allowed	Prohibited ²	Prohibited
Community Retail	Allowed	Allowed	Allowed
Outdoor Dining	Allowed ³	Allowed ³	Allowed ³
Dining and/or Entertainment	Allowed	Allowed	Allowed
Office	Allowed	Allowed	Allowed
Lodging	Allowed	Allowed	Prohibited
Live-Work ⁵	Allowed ⁶	Allowed	CUP/PC ⁴
Multi-Family Residential ⁵	Allowed ⁶	Allowed	Allowed
Mixed-Use Non-Residential	Allowed	Allowed	Allowed
Mixed-Use Residential ⁵	Allowed ⁶	Allowed	Allowed
Indoor Recreation	ZC or MUP/ZA	ZC or MUP/ZA	ZC or MUP/ZA
Auto Service/Sales	CUP/ZA	CUP/PC	CUP/ZA
Drive-Through and Drive-In Businesses	CUP/PC	CUP/PC	CUP/PC
Civic, Cultural, and Institutional	CUP/PC	CUP/PC	CUP/PC
Town Square	Allowed	Prohibited	Prohibited
Temporary Uses	TUP	TUP	TUP

- Notes
- 1 Additional and similar uses may be permitted by the Community Development Director.
 - 2 Prohibited unless adjacent to Dublin Boulevard.
 - 3 Assuming accessibility (ADA) standards can be met.
 - 4 May be permitted with a CUP/PC in a mixed-use development.
 - 5 Subject to additional development standards if located within 1,000 feet of I-580 or I-680.
 - 6 Allowed throughout the Retail District except on those properties west of San Ramon Road

CUP – Conditional Use Permit
TUP – Temporary Use Permit
ZC – Zoning Clearance

PC – Planning Commission
ZA – Zoning Administrator
MUP – Minor Use Permit



Surrounding Area Map

