

40,212± SQUARE  
FOOT RETAIL STRIP  
CENTER LOCATED IN  
THE HEART OF THE SAN  
FRANCISCO EAST BAY  
SUB-MARKET

EXCLUSIVE AGENT:

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## AMADOR CENTER OFFERING MEMORANDUM

6000 - 6058 Dougherty Road, Dublin, California

LEE  
RETAIL  
LEE & ASSOCIATES

# PROPERTY SYNOPSIS

Incredible opportunity to own a thriving retail strip center in Dublin, California—one of the fastest-growing cities in the state and the vibrant Bay Area!

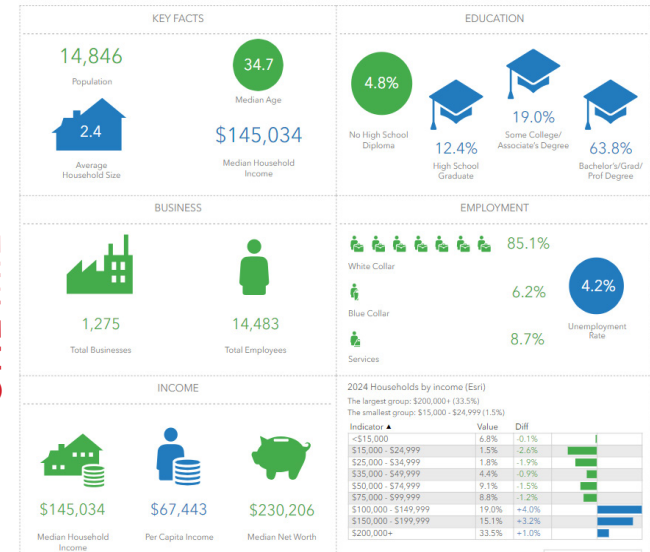
The property is a Class-B Retail Strip Center consisting of three free-standing buildings on two separate parcels with a strong tenant base. The project is 100% occupied to a diverse mix of regional and local businesses with long standing history within the project. 6000-6058 Dougherty Road (APN 941-205-41) is comprised of two Commercial Retail/Warehouse Buildings totaling 34,907 SF on a 87,175 SF Lot. 6491 Sierra Lane (APN 941-205-40) presents one free-standing 6,422 SF building on a 34,296 SF Lot. The total number of parking stalls for both lots combined is 138.

6000 - 6058 Dougherty Road & 6491 Sierra Lane		Dublin, CA 94568
APN		941-205-41 & 941-205-40
Building Type		Retail Strip Center
Current Occupancy		100%
Gross Leasable Area (GLA)		40,212
Total Shopping Center Square Feet (per Assessor)		41,329 Total
Sierra Lane - Bldg. A		6,422
Dougherty Road - Bldg. B		31,883
Dougherty Road - Bldg. C		3,024
Total Lot Square Feet (per tax record)		121,471
Sierra Lane		34,296
Dougherty Road		87,175
Total Shopping Center Lot Acres		2.79
Surface Parking Stalls	1/300 SF	138
Zoning	Dublin PD Zoning District	See Associated Docs
Ownership		Fee Simple

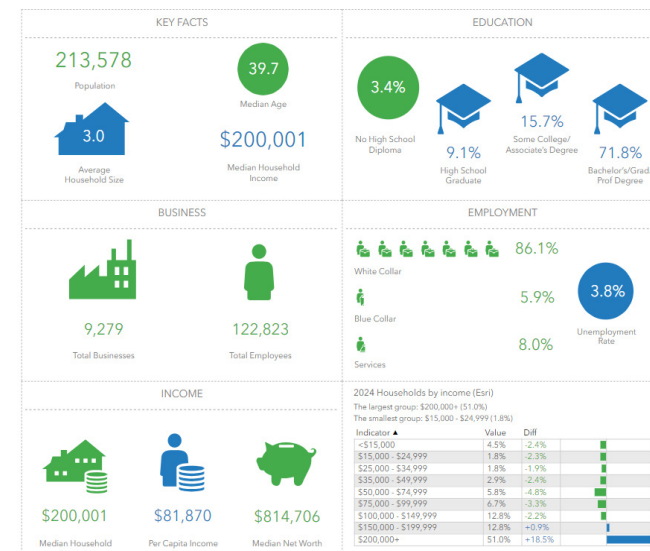
## STRATEGIC LOCATION - STRONG RETAIL SYNERGY

- Hard Corner Identity - Exceptional location on the corner of Dougherty Road and Sierra Lane, with outstanding visibility and extensive traffic volume (ADT – 28,000). Close to major thoroughfare, Dublin Boulevard (30,000 ADT)
- Excellent accessibility to both I-580 and I-680 freeways
- Strong retail synergy, professional and residential community surrounding subject property. Neighboring properties consist of multiple residential apartment complexes, professional offices, big box and junior box inventory, light commercial/industrial
- Less than one mile to Dublin BART, servicing 7,900 passengers per day in 2017
- Daytime population in excess of 58,000 in 3 miles
- Explosive population growth over the last six years, Dublin has grown by an estimated 19%

ONE MILE



FIVE MILE



## CONTACT BROKER FOR DETIALS

Address	Tenant Name	Square Feet	% Bldg Share	Lease Comm Date	Lease Expiration	Total Base Rent	Annual Rent Per Sq. Ft.	ACTUAL Total Rent Per year	Annau Increase Type	Annual Increase Month	Options
						Per Month (NNN)					
Bldg A 6000 Dougherty Road											
6006 Dougherty Road											
Bldg B 6028 Dougherty Road											
6032 Dougherty Road											
6054 Dougherty Road											
6040 Dougherty Road											
6056 Dougherty Road											
6044 Dougherty Road											
6044 B Dougherty Road											
6046 Dougherty Road											
6050 Dougherty Road											
6048 Dougherty Road											
6052 Dougherty Road											
Bldg C 6058 Dougherty Road											
<b>TOTAL</b>		<b>40,212</b>				<b>\$79,476.00</b>		<b>\$953,712.00</b>			

### Maintenance & Capital Improvments

Roof Type & Age	Highland Rainsheid System - Installed 2013/14 includes 15 year warranty
Parking Lot & Accessibility	Resurfaced, striped, and sealed 2016
HVAC	Mix of Electric and gas package units on roof; varying age. See report
Sierra Lane - Bldg. A	3 units totaling 10.5 Tons
Dougherty Road - Bldg. B	7 units totaling 32 Tons
Dougherty Road - Bldg. C	2 units totaling 9 Tons
Exterior Paint	2017
Phase I Environmental Report	No further Action - Completed March 2017
Water/ Sewer	Serviced by DSRSD - approximately 15.15 DUEs
Storm Drain Filters	Installed 2016; quarterly maintenance contract
Fire Suppression	Fire sprinklers in each building
Life Safety	Building Alarms updated in 2016 - ADT Service provider



# AERIAL VIEW LOOKING EAST



amazon

**ROSS**  
DRESS FOR LESS  
HEADQUARTERS

PERSIMMON PLACE

Logos for Whole Foods, Starbucks Coffee, Tilly's Wine & Spirits, Cui Potle Mexican Grill, Urban Plates, HomeGoods, Nordstrom Rack, Pacific Catch, Verizon, and Sephora.

HACIENDA CROSSINGS

Logos for Regal Cinemas, Barnes & Noble, Best Buy, Lazy Dog, PGA Tour Superstore, Old Navy, Five Guys, Market Tavern, Ulta Beauty, Five Below, TJ-Maxx, and Applebee's.

BART

INTERSTATE CALIFORNIA  
580

HONDA

Dublin Boulevard

49,085 ADT

27,120 ADT

O'Reilly  
AUTO PARTS

28,372 ADT

