



LONG TERM FULLY LEASED RETAIL INVESTMENT

INVESTMENT GRADE TENANT



EXCLUSIVE AGENTS:

JESSICA MAUSER
Principal
925.737.4168
jmauser@lee-associates.com
LIC#: 01728720

MARK RINKLE
Principal
925.737.4145
mrinkle@lee-associates.com
LIC#: 01512632

DUBLIN CORNERS OFFERING MEMORANDUM

4520 - 4526 DUBLIN BLVD. DUBLIN, CA



PROPERTY HIGHLIGHTS

PROPERTY DESCRIPTION

The property is a Class-A Retail Strip Center consisting of two-tenant pad building on one APN. The free-standing building is part of a larger strip center consisting of 4 total buildings and 4 separate APNs. The project is 100% occupied to a diverse mix of regional and local businesses with a long standing history of full occupancy. The project is located within the Dublin trade area, 40 miles east of San Francisco. An affluent and desirable suburban community, the property is adjacent to a major power center anchored by BestBuy, Barnes & Nobles, TJ Maxx and more. New development in the area includes a Whole Foods anchored center (constructed and owned by Regency Centers) and under development, an Ikea site.

ADDRESS:	4520 Dublin - 4526 Dublin Blvd., Dublin (AKA 4600 Dublin Blvd. #A)
NEAREST INTERSECTION:	Dublin Blvd. & Toyota Drive
TENANCY:	Two (2)
LEASE TYPES:	NNN
CAP RATE:	4.9%
2023 NOI (3/24-2/25):	\$303,931
COMMON AREA MANAGEMENT:	Per separate agreement with adjoining parcel ownerships, no ownership responsibilities
PARCEL NUMBER:	986-35-5
METRO MARKET:	San Francisco, East Bay, California
PROPERTY TYPE:	Retail/Commercial
BUILDING SIZE:	6,659±SF
LOT SIZE:	9,840±SF
YEAR BUILT:	2006
NUMBER OF STORIES:	One (1)
PROPERTY ZONING:	Commercial Retail (PD Reso 06-95)
ZONING MUNICIPALITY:	City of Dublin
CURRENT TENANCY:	Multi-Tenant



DUBLIN CORNERS | 4520 - 4526 DUBLIN BLVD., DUBLIN, CA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LOCATION HIGHLIGHTS

PRIME LOCATION

Exceptional location on the corner of Dublin Blvd. and Toyota Drive, with outstanding visibility and extensive traffic volume. Located just 40 miles east of San Francisco and 40 miles north of San Jose, Dublin is located in the Tri-Valley sub-market of Alameda County. Situated at the I-580 & I-680 Interchange, the main artery from San Francisco/Oakland to the Central Valley and beyond. The subject site is also easily accessible from Interstate 680, the main commuter route to/from the Silicon Valley. Due to the extensive traffic volume at the 580/680 interchange, the area is well populated with national and regional office, retail, and medical tenants.



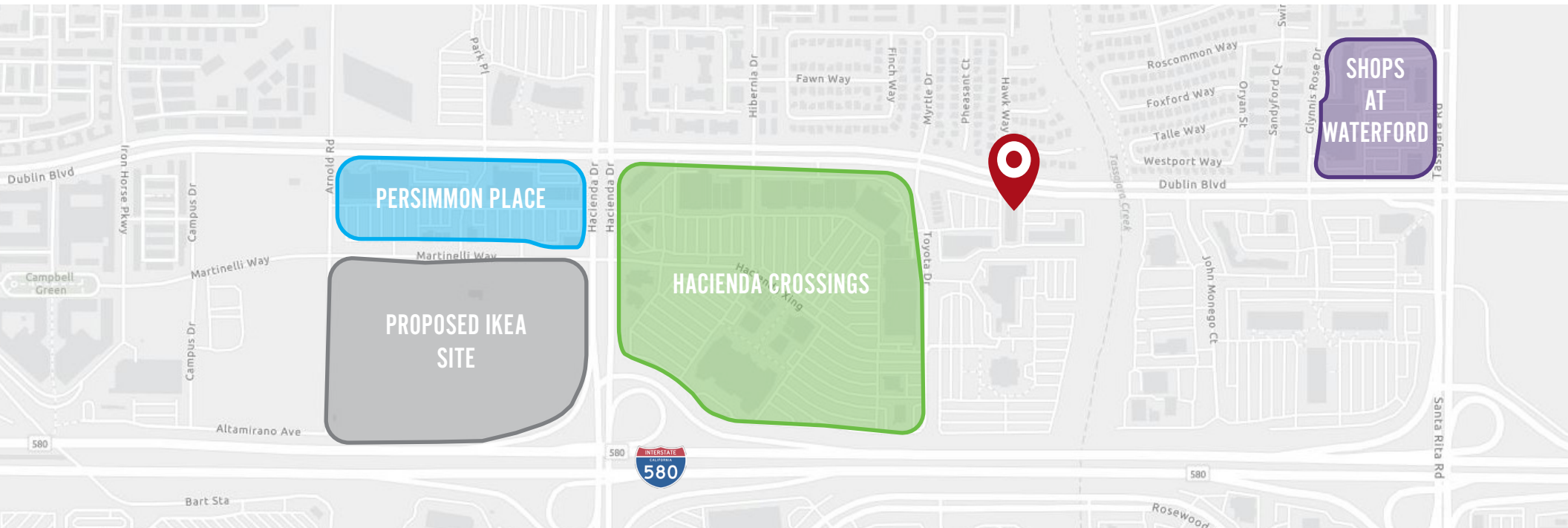
MAJOR AREA SHOPPING CENTERS

- 555,000 visits to Dublin Corners Shopping Center in 2021
- 3.7 million visitors each year to Hacienda Crossings
- 3 million visitors each year to Persimmon Place
- 1.5 million visitors each year to Shops at Waterford
- IKEA: Under Development



MAJOR AREA EMPLOYERS

- United States Government: 2,100+ employees
- Ross Stores Corporate Office: 950+ employees
- Amazon Corporate Office: 500+ employees



DUBLIN CORNERS | 4520 - 4526 DUBLIN BLVD., DUBLIN, CA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AERIAL VIEW LOOKING WEST



FUTURE SITE

Hacienda Crossing
 REGAL CINEMAS
 BEST BUY **BARNES & NOBLE**

Persimmon Place
 WHOLE FOODS
NORDSTROM rack
HomeGoods

Dublin Boulevard