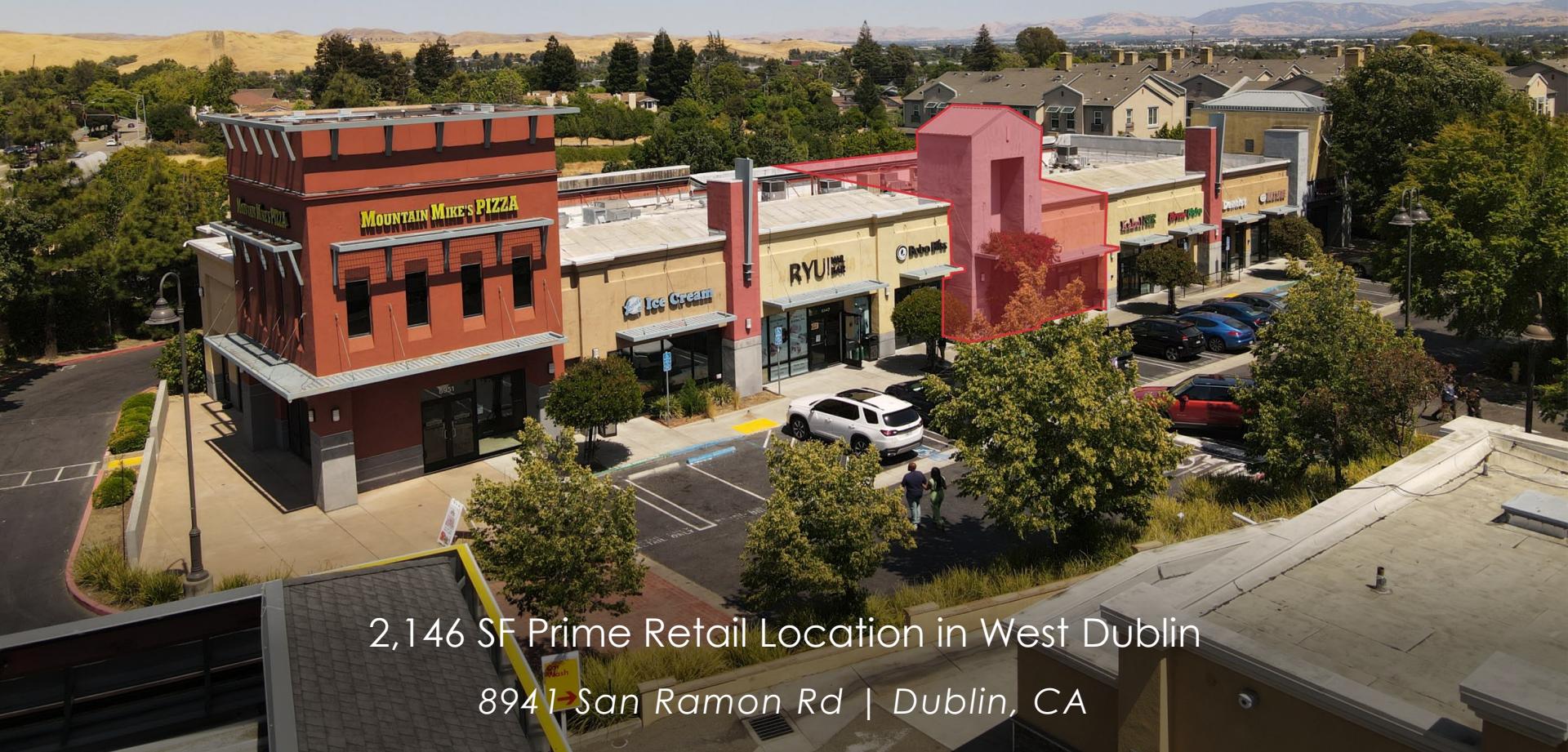


# FOR LEASE

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2,146 SF Prime Retail Location in West Dublin

8941 San Ramon Rd | Dublin, CA

**NAI** Northgate

**CHRIS SANTANA**  
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## HIGHLIGHTS

- Immediate access to I-680—a major traffic corridor in the East Bay.
- Affluent Demographics: Dublin and surrounding areas are known for high household incomes, educated professionals, and strong consumer spending patterns.
- Strong traffic counts and close proximity to Transit: Only 5 minutes to the Dublin/Pleasanton BART Station and 26 minutes to Oakland International Airport.
- Nearby national retailers: Walmart, CVS, Starbucks, McDonald's, Dollar Tree, Subway, and Lucky Grocery provide strong regional and neighborhood draws.
- Modern and attractive improvements.
- Strong walking traffic from adjacent, high-end apartments and ample onsite parking.

## PROPERTY OVERVIEW

ADDRESS	8941 San Ramon Rd, Dublin, CA 94568	
PROPERTY TYPE	Multi-Tenant Retail	
LEASE PRICE	\$2.50 / \$1.20 NNN	
ZONING	Planned Development (PD)	
GLA	14,152 sq ft	
AVAILABLE SPACE	2,146 sq ft	
LOT SIZE	1.65 acres	
APN	941-164-3-9	
TRAFFIC	San Ramon Rd Alcosta Blvd I-680	± 12,116 ADT ± 17,554 ADT ± 87,624 ADT

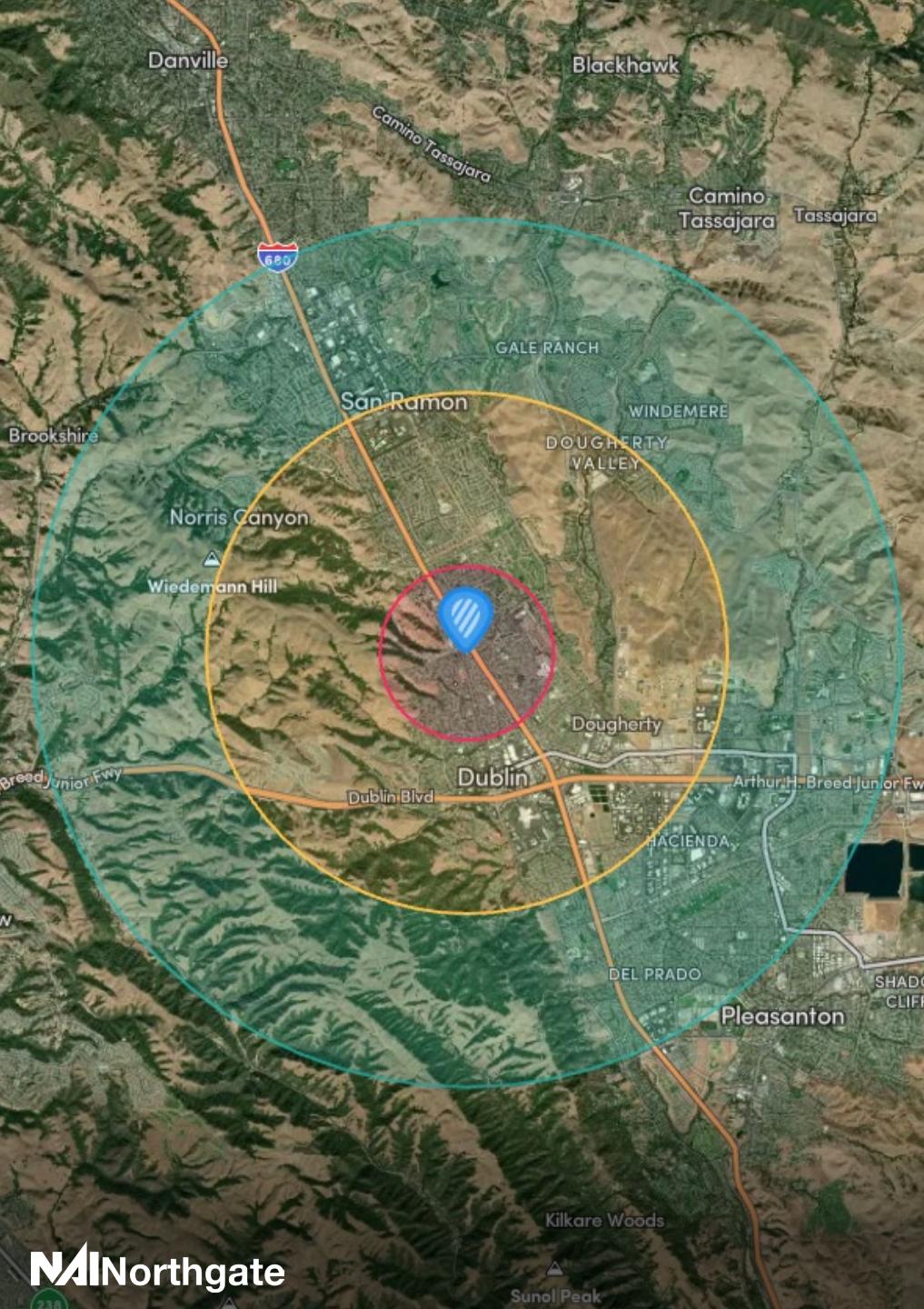


AERIAL VIEW



## MARKET OVERVIEW





## DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	15,736	74,940	209,110
Projected Growth (5 Yr)	15,676	76,189	213,244
Median Age	42	41	41
Households	5,393	25,975	70,264
White Population	5,242	21,778	55,598
Black Population	341	2,395	5,843
Am Indian Population	79	382	899
Asian Population	6,876	40,211	123,392
Other Population	3,139	11,423	27,513
Hispanic Population	16.84%	13.13%	10.88%
Average HH Income	\$239.3k	\$236k	\$253.2k
Median HH Income	\$176k	\$186.7k	\$212.9k
High School Graduates	10,546	49,943	136,474
College Graduates	7,009	36,890	105,806
Total Employees	8,051	38,037	107,474

**Dublin Charm**

Dublin offers a balanced blend of suburban comfort and urban convenience, with a modern downtown, excellent schools, and a family-friendly atmosphere in the heart of the Tri-Valley.

**Economic Growth**

With strong retail, hospitality, and office development, Dublin is one of the fastest-growing cities in Alameda County, offering a dynamic environment for business and investment.

**Skilled Workforce**

Dublin's highly educated population and proximity to tech hubs like Pleasanton and San Ramon provide a deep talent pool across industries.

**Scenic & Active**

Surrounded by hills and parks, the city offers numerous trails, sports fields, and recreational centers that support an active lifestyle for residents of all ages.

**Transit Access**

Located at the junction of I-580 and I-680 with direct BART service, Dublin offers excellent regional connectivity to the East Bay, Silicon Valley, and San Francisco.

**Civic & Cultural Energy**

With community events, cultural festivals, and continued investment in infrastructure and public spaces, Dublin thrives as a modern, inclusive, and forward-looking city.



Investment Sales | Leasing | Asset Management | Property Management



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