

FOR LEASE



2,146 SF Prime Retail Location in West Dublin

8941 San Ramon Rd | Dublin, CA

NAINorthgate

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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	± 12,116 ADT
	Alcosta Blvd	± 17,554 ADT
	I-680	± 87,624 ADT

AERIAL VIEW



I-680 ± 87,624 ADT

Alcosta Blvd ± 17,554 ADT

SITE



San Ramon Rd ± 12,116 ADT



MARKET OVERVIEW



GATEWAY CENTRE



Centennial Park

San Ramon Golf

Country Club Elementary



San Ramon Rd ±12,116 ADT

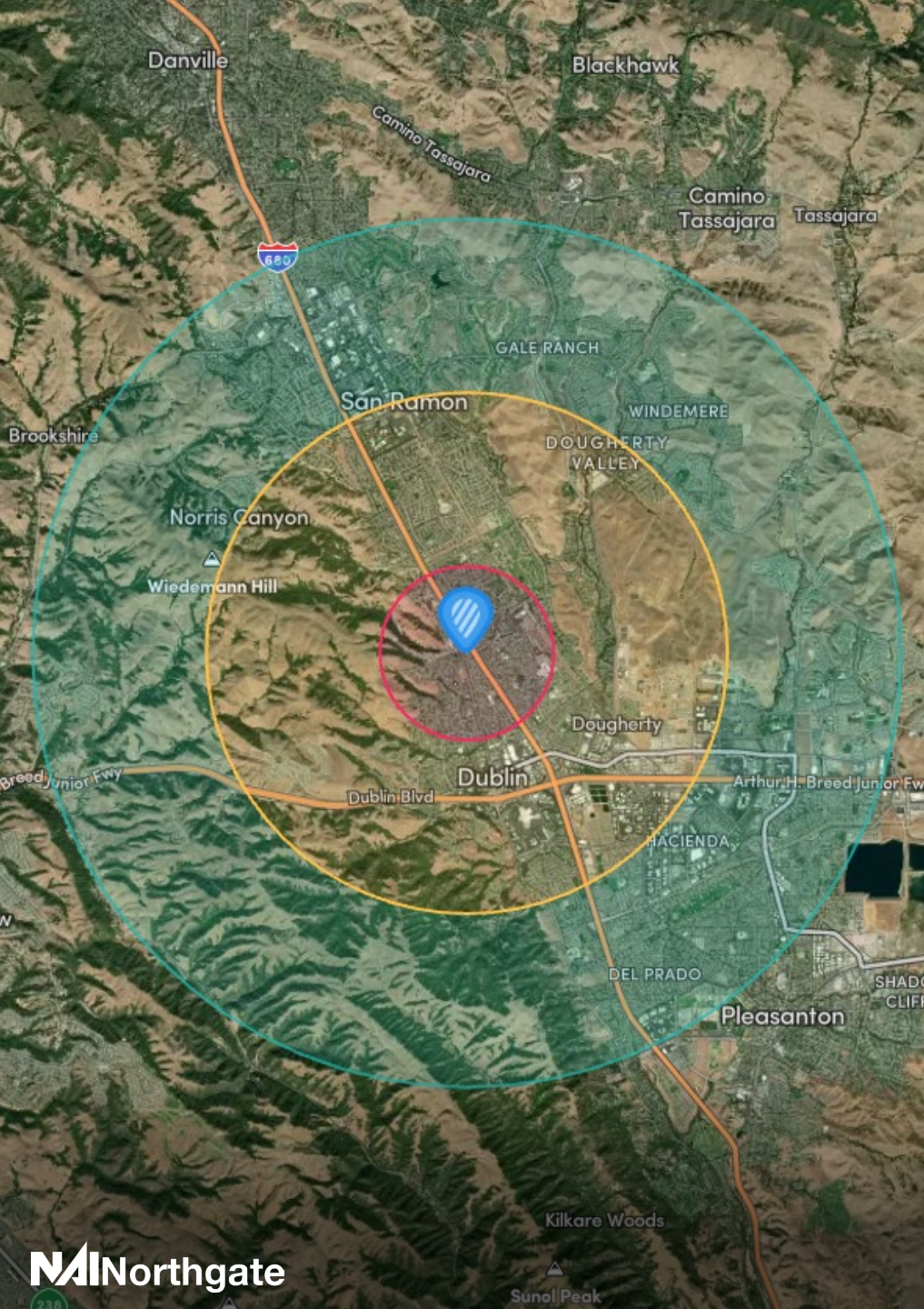
I-680 ±87,624 ADT

Alcosta Blvd ±17,554 ADT



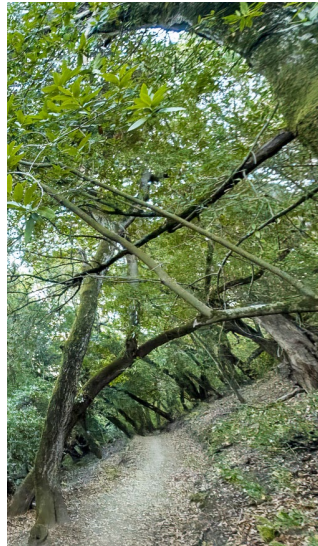
Boba Bliss
Loard's Ice Cream
Kabul Kabob & Grill
Biryani Bistro
Resolutions Fitness Gym
RYU Nail Bar

SITE



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.

NA Northgate

Investment Sales | Leasing | Asset Management | Property Management



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