

6850 REGIONAL STREET

DUBLIN, CA

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EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to offer the opportunity to acquire 6850 Regional Street (the “Property”) in Dublin, California within the San Francisco Bay Area. The two-story office building totals approximately 21,000 square feet on a 0.69 acre parcel and is currently 56% leased by multiple tenants. Located in Dublin’s downtown core just a few hundred yards from the West Dublin BART station, the Property is primarily occupied by tenants on shorter term leases offering an owner/user to occupy roughly 13,000-14,000 square feet.

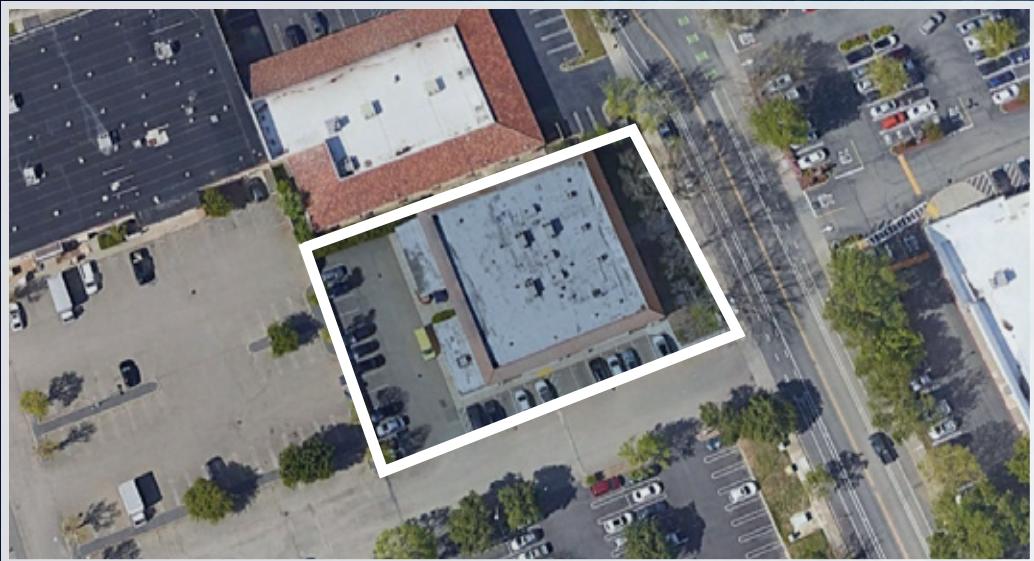
6850 Regional Street is in Dublin’s downtown specific plan, which the City Council recently amended to eliminate all city-imposed parking requirements. The Property offers outstanding access to I-680 and I-580, immediate proximity to over 1,000 new multi-family units and easy access to major regional shopping destinations.

OFFERING SUMMARY

OFFERING PRICE	SIZE
\$5,250,000	±21,000 Square Feet (buyer to verify)
<hr/>	
PARCEL	
<hr/>	
	±0.69 Acres
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ZONING	
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DDTOD	(Downtown Dublin - Transit-Oriented District – specific plan)

OFFERING HIGHLIGHTS

- Owner/user opportunity with flexible space options (over 50% can be available – contact agents)
- Elevator served and fully sprinklered
- Immediate access to BART, I-680, I-580 and downtown retail
- Over 1,000 new multi-family units nearby
- Dublin has outstanding demographics with average household incomes exceeding \$170,000
- Redevelopment potential due to dense Downtown Dublin Specific Plan zoning



PROPERTY DETAILS

ADDRESS

6850 REGIONAL STREET, DUBLIN

APN

941-1500-24

YEAR BUILT

1976

IMPROVEMENTS

±21,000 SQUARE FEET

(NOTE: SQUARE FOOTAGE IS APPROXIMATE.
BUYER TO VERIFY TO ITS OWN SATISFACTION).

PARCEL SIZE

0.69 ACRES

ZONING

DDZD DOWNTOWN DUBLIN ZONING DISTRICT



sleep number

6850
REGIONAL
STREET



Marshalls

Michaels

ROSS
DRESS FOR LESS



AVALON
WEST



CONNOLY
STATION



TESLA

DAISO

TARGET

Burlington

DUBLIN BLVD

aster

SPROUTS
FARMERS MARKET



SAFEWAY





73,148
Population



\$191,039
Median Household
Income



\$1,164,100
Median Home
Value



69%
Bachelors Degree
or Higher



DUBLIN CITY OVERVIEW

Ranked #7 best place to live by Money Magazine, Dublin is one of the fastest growing cities in California. Situated among the rolling hills of the East Bay with views of Mount Diablo, the city benefits from its easily accessible location at the intersection of I-580 and I-680. Two BART stations offer commuters easy access to region's vibrant tech and business ecosystem. The city offers award-winning schools, busy retail districts, dining, and entertainment.

DOWNTOWN DUBLIN SPECIFIC PLAN

In October of 2014, The City of Dublin introduced the amended "Downtown Dublin Specific Plan" with the goal of transforming the existing area into a mixed-use downtown complete with town square, retail, housing, and hospitality. The goal of the specific plan is to create a friendly and aesthetically pleasing setting that attracts both local and regional residents.

Downtown Dublin Specific Plan

https://dublin.ca.gov/DocumentCenter/View/18529/Amended_DDSP_Oct_2014

Downtown Dublin Preferred Vision

<https://www.dublin.ca.gov/2106/Downtown-Dublin-Preferred-Vision>



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This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (DATE) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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