

PRIME RETAIL SPACE IN DOWNTOWN DUBLIN

Suite A: 2,598 SF

Suite B: 2,061 SF

Suite C: 1,478 SF

Entire Building: 6,137 SF

(or any combination of suites)

7232

REGIONAL STREET

Dublin, CA



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Owner

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PRIME RETAIL SPACE FOR LEASE

Offered for Lease by Landlord, 7232 Regional Street is a prime retail opportunity located in the retail district of the Downtown Dublin Specific Plan. This highly visible building offers flexible leasing options, including Suite A at 2,598 SF, Suite B at 2,061 SF, and Suite C at 1,478 SF. The entire building, totaling 6,137 SF, or any combination of contiguous spaces, is also available. Located in a bustling area with an average daily traffic count of 25,900 vehicles, the property is surrounded by a strong consumer base, boasting a 3-mile population of 75,718 and an average household income of \$183,828. With its adaptable space configurations and prime location, 7232 Regional Street is perfect for a variety of retail businesses.

Versatile Space for Various Uses: Ideal for a wide range of businesses, including retail, personal services (salons, fitness studios), medical and veterinary offices, day care centers, and restaurants or cafes. Traditional office uses are also welcomed, including banks and professional offices such as wealth managers, CPAs, and attorneys. See the following page for a more complete list of allowed uses.



Prime Downtown Location

Situated on 7232 Regional Street, in the heart of Dublin's bustling retail and business district, with excellent visibility and accessibility.



Flexible Leasing Options

Choose from **Suite A** ($\pm 2,598$ SF), **Suite B** ($\pm 2,061$ SF), **Suite C** ($\pm 1,478$ SF), the entire building ($\pm 6,137$ SF), or any combination of contiguous suites.



High Traffic Exposure and Signage

Benefit from an average daily traffic count of 25,900 vehicles, with the added advantage of high-exposure signage opportunities



Ample Parking & Accessibility

Located in the Downtown Dublin zoning district, which has no minimum parking requirements for any allowed use, making it easy to accommodate a variety of tenants.



Allowed Uses

7232 Regional Street, Dublin falls under the Retail District of the Downtown Dublin Zoning district allows for all traditional retail, office, and medical office uses, with no minimum parking requirements.

[Link to Downtown Dublin Specific Plan](#)

Medical Office Uses

- Veterinary clinics or animal hospitals
- Dental offices
- General medical practices
- Optometrists
- Therapists and counseling services

Restaurants and Bars

- Restaurants and cafes
- Fine dining establishments

Personal Services

- Hair and nail salons (e.g., local spas, barber shops)
- Fitness studios (e.g., yoga studios, pilates)
- Florists and gift shops

Professional Office Uses

- Banks and financial institutions
- Law firms
- Insurance agencies
- Real estate offices
- Architectural and design firms
- Financial planning services

Childcare and Learning Centers

- Day care centers
- Learning centers (e.g., tutoring centers, language schools)
- After-school programs
- Preschools

MARKET AERIAL



Future Dublin Commons Development

Phase 1:

- ±35,000 SF of retail space

Phase 2:

- ±535,000 SF of R&D space
- 155,000 SF of new retail space
- 1,510 Homes



7232
REGIONAL STREET

Dublin, CA

San Ramon Road
(23,000 ADT)

Regional Street
(6,900 ADT)

Amador Valley Blvd
(19,000 ADT)

7232 REGIONAL STREET | FLOOR PLAN

Suite A

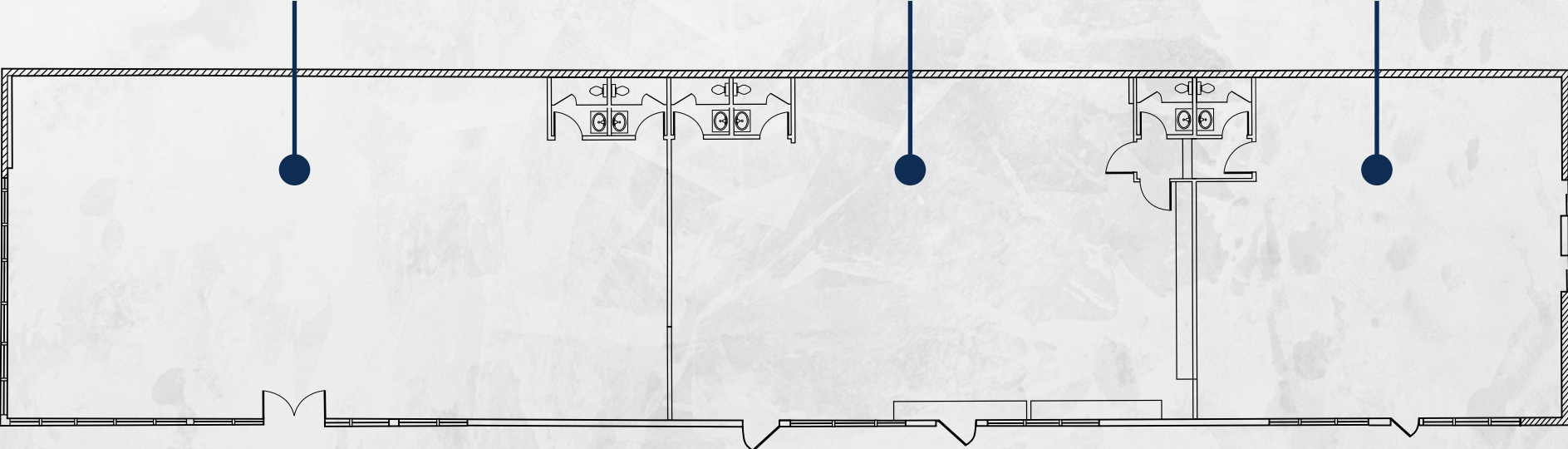
±2,598 SF

Suite B

±2,061 SF

Suite C

±1,478 SF



On-Site Parking

7232
REGIONAL STREET
Dublin, CA

