

# FOR LEASE

6849 DUBLIN BOULEVARD, DUBLIN, CA

## NEW TENANT ANNOUNCEMENT!!



ONLY ONE  
SPACE LEFT!!



### DETAILS:



4,781 SF AVAILABLE



DUBLIN BLVD 30,000 ADT

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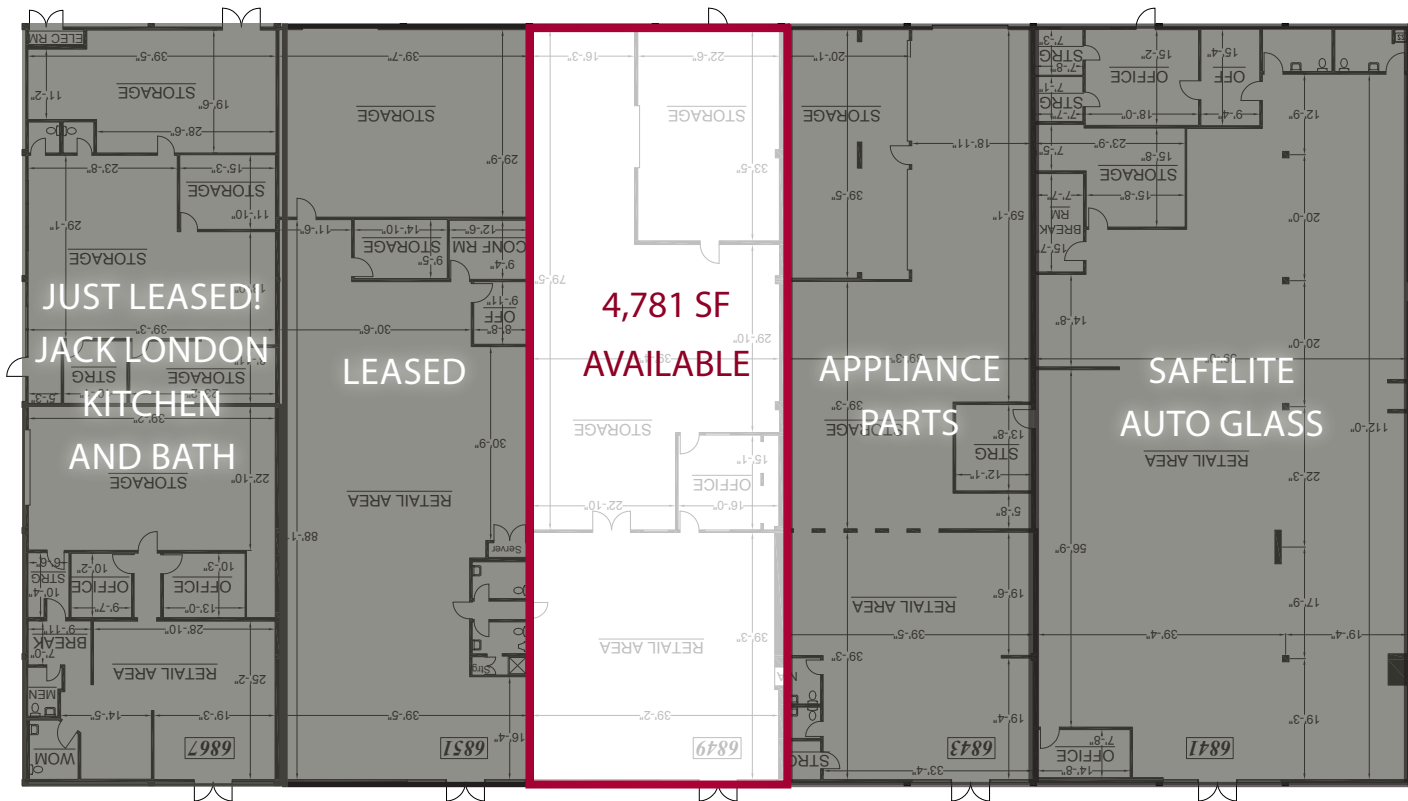
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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**LEE  
RETAIL**  
LEE & ASSOCIATES

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DUBLIN BLVD.

## LOCATION HIGHLIGHTS

- Retail with Warehouse in Central Dublin
- Great visibility on Dublin Boulevard near the I-580, I-680 interchange
- Across from Dublin City Hall, Public Library and Dublin Sports Ground
- Surrounded by densely populated neighborhoods and retail
- Potential uses: Industrial and Service Commercial

## PROPERTY HIGHLIGHTS

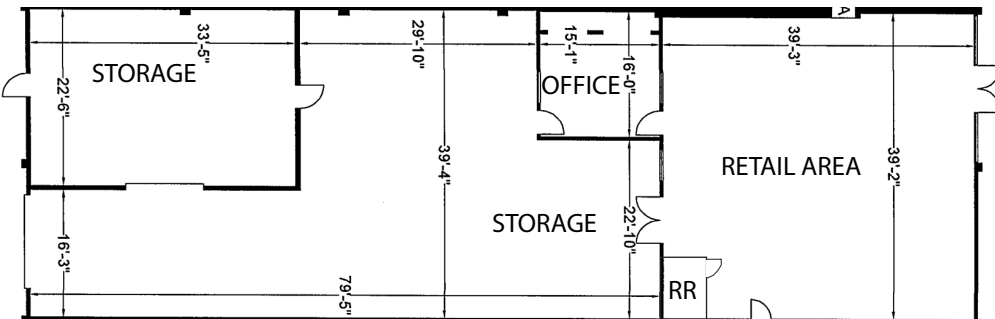
- 4,781 SF available w/grade level roll up doors
- 14-16' clear height
- New Seismic retrofits
- New Fire Sprinkler System
- New exterior upgrades: paint and channel lettering signage

**Asking: \$2.55/SF Modified Gross**

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## FLOOR PLAN

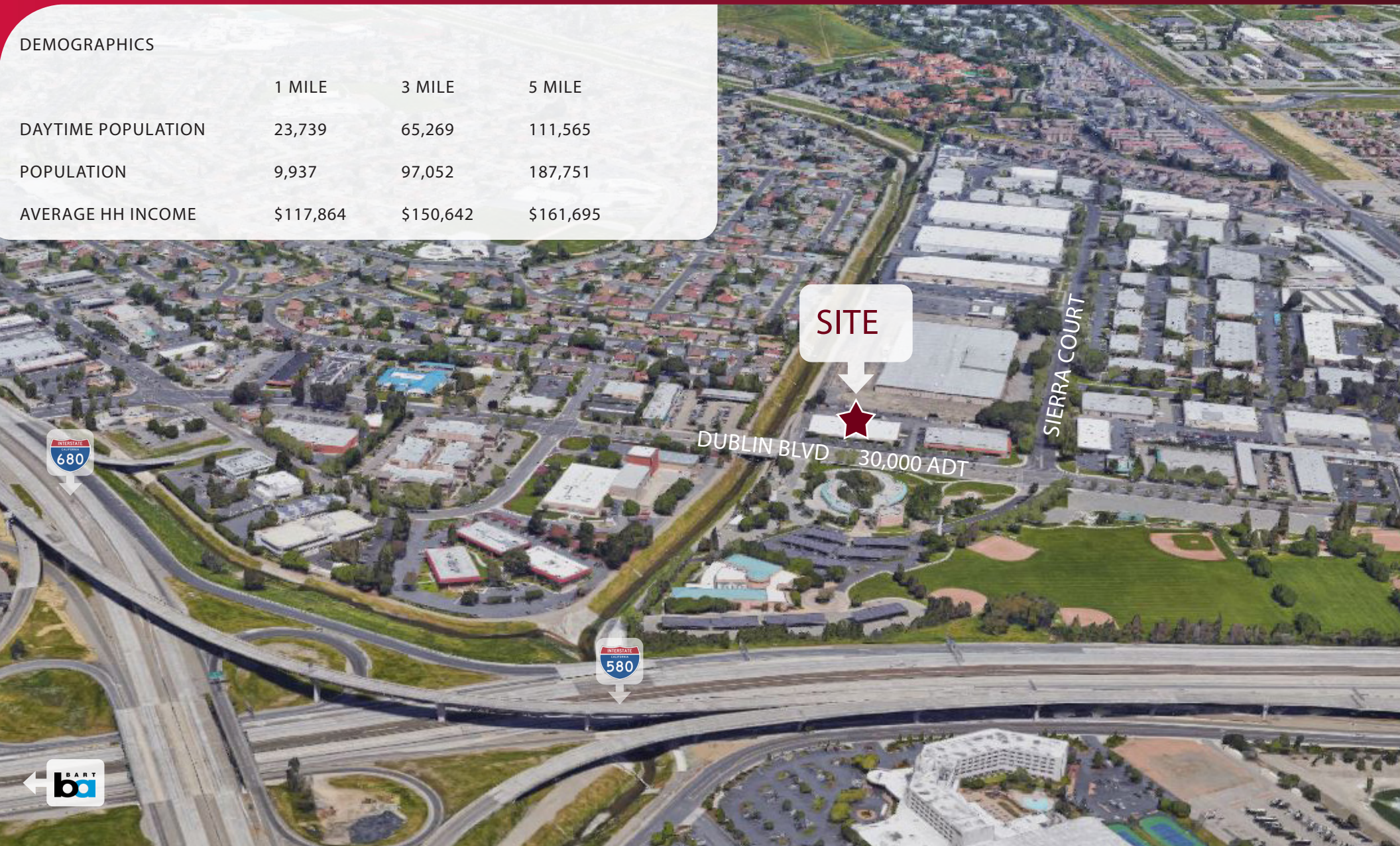


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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION	23,739	65,269	111,565
POPULATION	9,937	97,052	187,751
AVERAGE HH INCOME	\$117,864	\$150,642	\$161,695



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