

FOR SALE OR LEASE

6513 Regional St., Dublin

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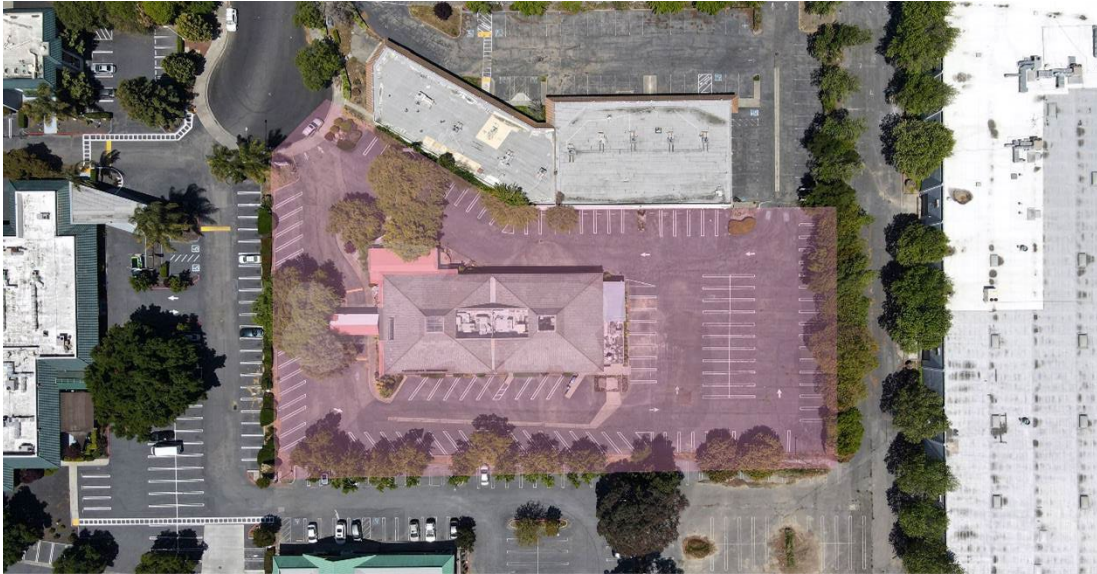
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Property Summary

Price: Call Agent For Price

Lease Rate: \$2.75 PSF, plus NNN

Building SF: 11,739±

Lot Size: 1.66± AC (72,378 SF)

Land Use Zoning: Downtown Dublin Zoning District

General Plan: Downtown Dublin Transit Oriented District

Highlights

- 11,739± SF Available on 1.66 Acre Lot
- \$2.75 PSF
- Available for Lease or Potential Ground Lease
- Advantageous Location with Private Driveway and Ample Parking
- Free-Standing Building, formerly Semper Fi Sports Bar & Grill
- Incentive Programs to Encourage the Development of New Businesses in this Area

AERIAL SURROUNDING RETAIL









2023 SUMMARY	1-MILE	3-MILE	5-MILE
Population	11,219	85,803	203,663
Households	4,361	29,345	68,892
Average Household Size	2.56	2.79	2.9
Owner Occupied Housing Units	2,974	19,119	46,197
Renter Occupied Housing Units	1,387	10,226	22,695
Median Age	40.9	39.4	38.7
Median Household Income	\$154,856	\$165,166	\$181,147
Average Household Income	\$205,662	\$208,569	\$220,445

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