

2.75 AC - Land for Sale or Ground Lease

Dublin Blvd @ Kaiser Rd, Dublin

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KAISER RD

DUBLIN BLVD



INVESTMENT HIGHLIGHTS

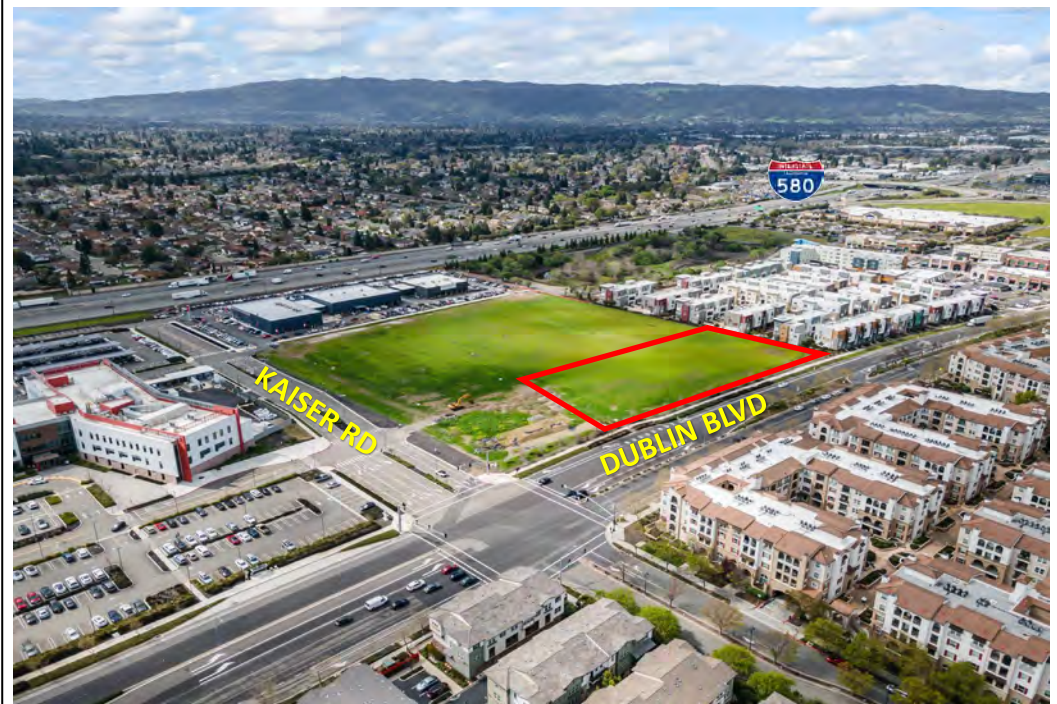


2.75 AC – LAND FOR SALE OR GROUND LEASE

- Strategically located on Dublin Blvd with easy access to 580. The subject property commonly known as the Kaiser Rd Project is located at Dublin Boulevard in Dublin, California.
- The subject property is positioned in the City's main commercial thoroughfare, and adjacent to the Fallon Gateway shopping center, Emerald high school, and Kaiser Permanente.
- The property benefits from its AAA+ location and close proximity to numerous nearby local and national businesses.
- The City's General Plan provides a wide variety of allowable commercial, retail, and entertainment type uses (see page 4).

AAA LOCATION – DUBLIN BLVD

- One of the highest barriers to entry markets in the Tri-Valley.
- Extremely strong demographics. The average household income is in excess of \$230,000 in a 1-mile radius.
- I-580 has over 213K vehicles per day. Dublin Blvd has over 25,500 vehicles per day.
- This commercial land presents a rare development opportunity that will not only serve the needs of the surrounding residential community, but the daily commuter and growing Tri-Valley workforce.
- Nearby tenants include: Kaiser Permanente, Target, Dick's Sporting Goods, A loft Hotel, Lowe's Home improvement, Snow flake, and many more.



INVESTMENT OVERVIEW



OFFERING PRICE: Contact Agent	LAND AREA: 119,790 ± Square Feet (2.75 AC)
ZONING: Planned Development	PARCEL NUMBER (APN): 985-27-25

Statement of Uses.

Use types listed below are as defined in Dublin Municipal Code, unless otherwise noted.

PERMITTED USES:

- Hotel/ Motel
- Eating and Drinking Establishments
- Entertainment (including movie theater, performance venue, or similar)
- Automotive Vehicle Sales and Service (outdoor display/storage area limited to 20% of the subject parcel)

RETAIL USES:

- Home Furnishings
- Clothing/ Fashion
- Office Supplies
- Home Appliance/ Electronics
- Hardware
- Jewelry
- Bookstore
- Sporting Goods
- Other retail establishments determined by the Community Development Director to be similar (in terms of City revenue generation and use type) to the foregoing

CONDITIONALLY PERMITTED USES:

- Fitness/Health Club
- Membership- based warehouse retail store
- Professional and Administrative Offices
- Research and Development Laboratory
- Fitness/Health Club
- Automotive Vehicle Sales and Service (outdoor display/storage area limited to 20% of the subject parcel)



LOWES

ALOFT HOTEL

**THE TERRACE at
DUBLIN RANCH VILLAGES**

KAISER PERMANENTE



DUBLIN BLVD

KAISER RD





KAISER RD

DUBLIN BLVD



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



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GROUND LEVEL LAND VIEW

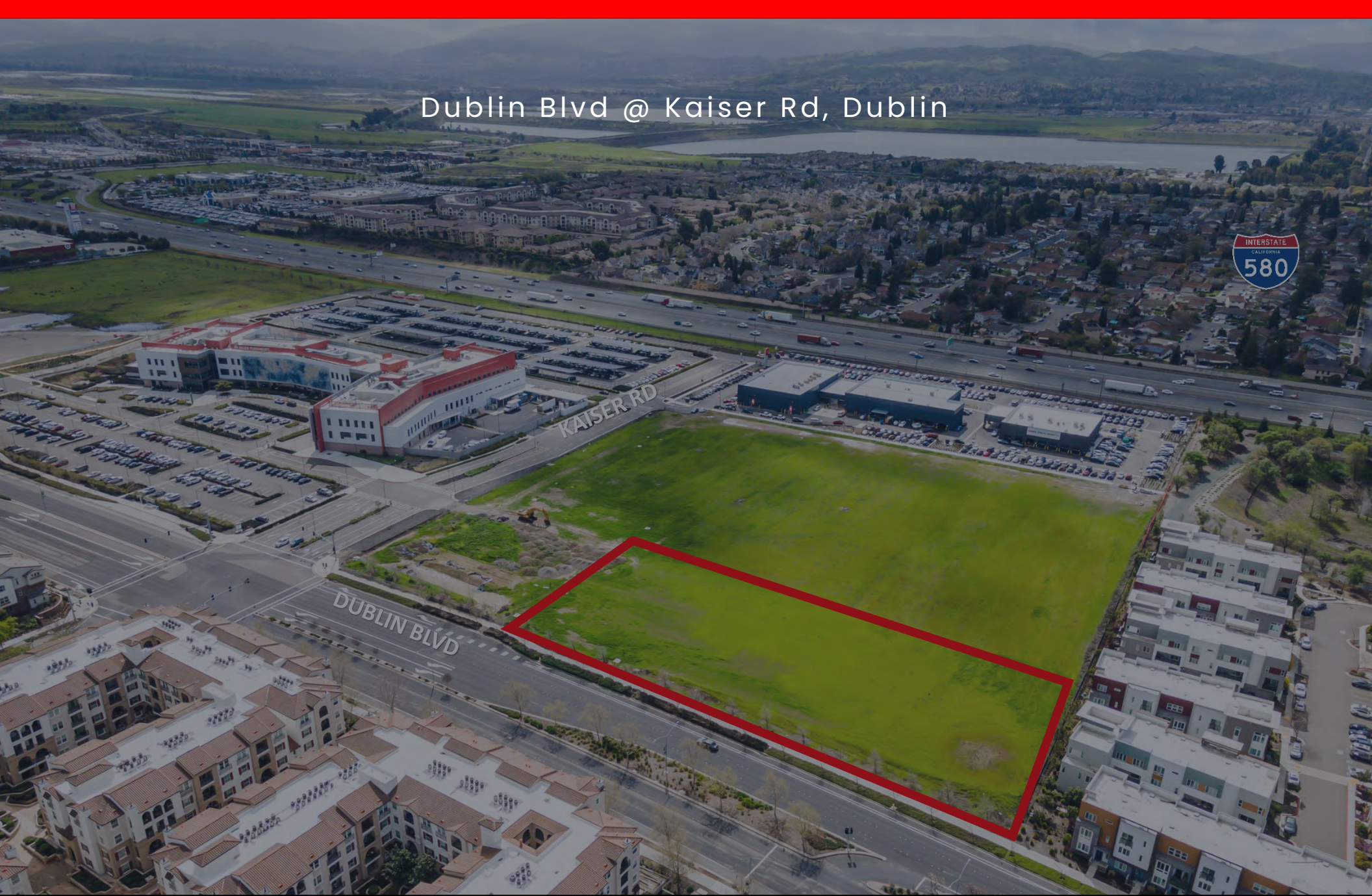


DEMOGRAPHICS



2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	22,312	88,820	208,431
Households	7,673	29,514	71,297
Average Household Size	2.89	2.90	2.86
Owner Occupied Housing Units	5,096	18,768	47,678
Renter Occupied Housing Units	2,577	10,746	23,619
Median Age	37.1	37.3	38.6
Median Household Income	\$200,001	\$185,970	\$173,037
Average Household Income	\$230,192	\$221,204	\$213,772

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