

# Dublin, CA

## 40,300 sq. ft. RETAIL SPACE FOR LEASE

EDWARD PLANT COMPANY, INC.

## MAJOR REGIONAL RETAIL LOCATION

AT THE INTERSECTION OF INTERSTATES 580 AND 680



### Property Description:

Space Available: Sports Authority has leased 45,500 sq ft of a former Mervyn's Department Store. The remaining 40,300 sq ft, with 155 ft of storefront is available for an individual tenant.

Parking: 540 car parking plus cross parking agreements for adjacent shopping center parking area

Site Area: Approx. 9.0 acres

### Location:

Address: 7117 Regional Street, Dublin, CA

Nearby major retail tenancies: Target, Toys-R-Us, Burlington Coat, Ross Stores, DSW, Orchard Supply, Michael's, Marshall's, Stoneridge Mall with Macy's, JC Penney, Sears, and Nordstrom

### Demographics – 2010

Drivetimes to Site:	5 Minute	10 Minute	15 Minute
Population:	31,258	162,435	479,586
Average HH Income:	\$103,647	\$108,107	\$87,915
Total Employees:	29,439	120,244	227,060
Retail Goods -	173	179	150
Spending Potential Index (vs. US average of 100)			

**Exclusive Agent:**  
**Read Redwine, CCIM**  
**Edward Plant Company, Inc.**  
**San Francisco, CA**

**p. 415.421.8098**  
**f. 415.421.0184**  
**rredwine@ccim.net**  
**CA BRE #00327751**



601 California St. Suite 100, San Francisco, CA 94108

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# Dublin, CA

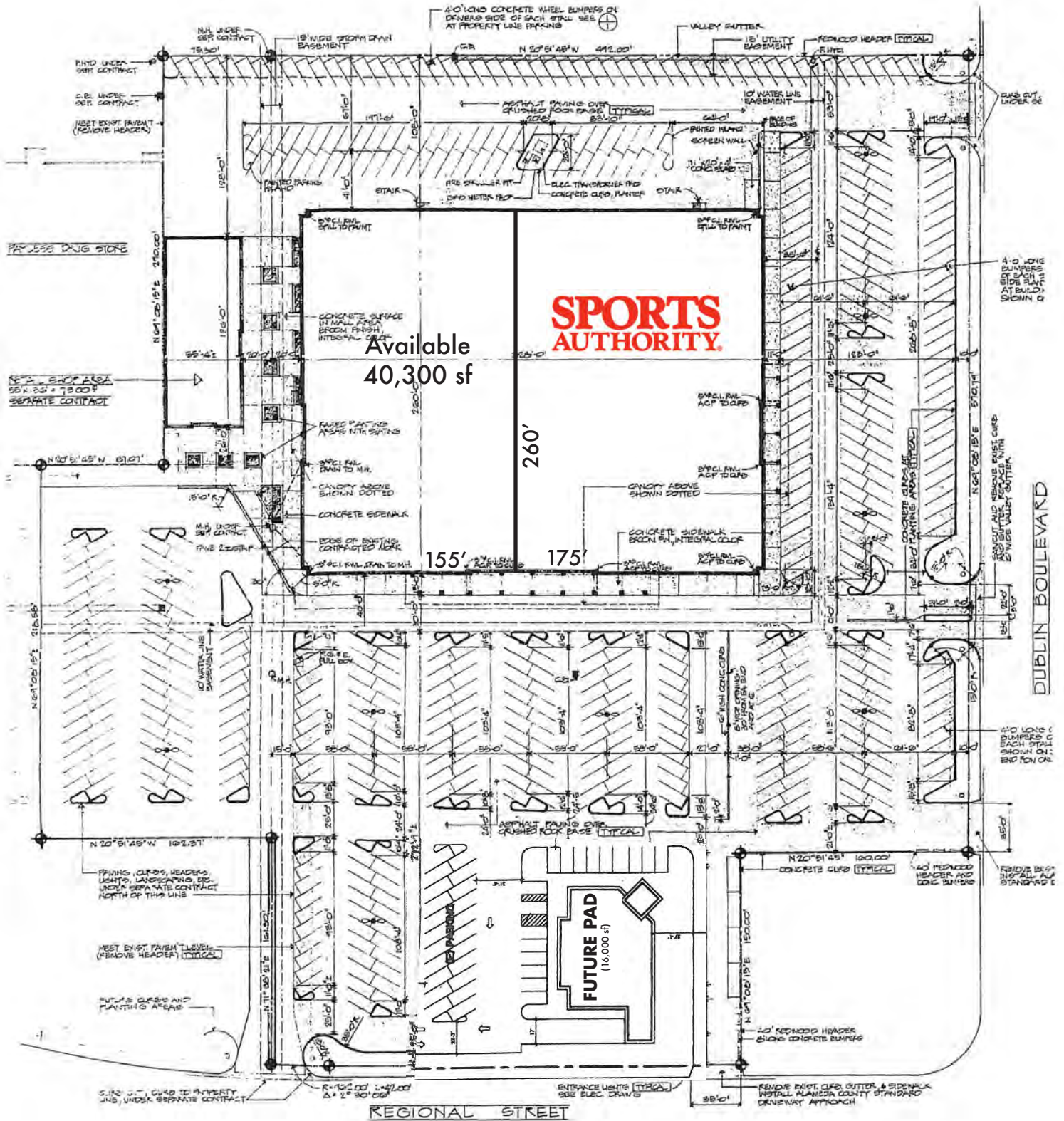
40,300 sq. ft. RETAIL SPACE FOR LEASE

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## Site Aerial







PLOT PLAN

SCALE 1"=40'0"





# Dublin, CA

40,300 sq. ft. RETAIL SPACE FOR LEASE

EDWARD PLANT COMPANY, INC.

## Aerial View to the North



# Dublin, CA

40,300 sq. ft. RETAIL SPACE FOR LEASE

EDWARD PLANT COMPANY, INC.



**E1-REGIONAL ST. ELEVATION**



**E2-DUBLIN BLVD. ELEVATION**

KEY PLAN



**Flynn, Craig & Grant Architects**

301 Hartz Avenue, Danville, CA 94526 Tel: 925.820.7585 Fax: 925.820.5858

**REGIONAL STREET RETAIL**

7117 REGIONAL ST. & DUBLIN BLVD., DUBLIN, CALIFORNIA

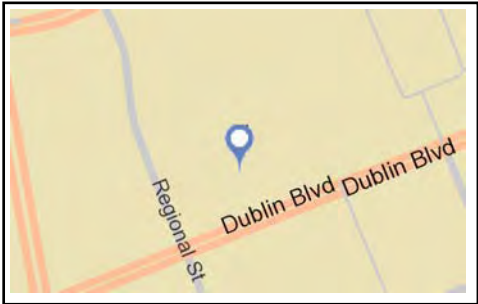
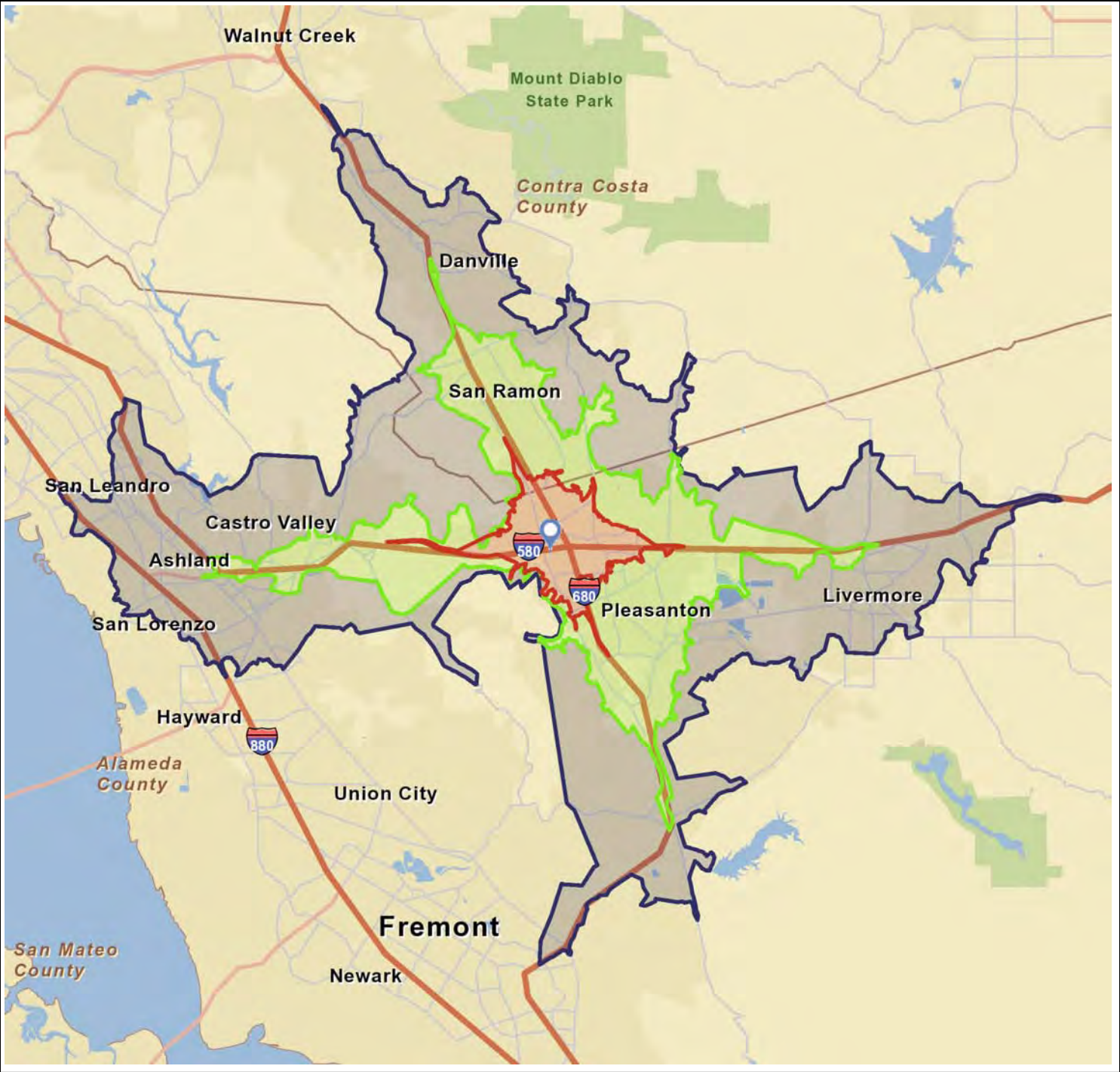






7117 Regional St. Dublin, CA  
7117 Regional St, Dublin, CA 94568-2323  
Drive Time: 5, 10, 15 Minutes

Latitude: 37.704113  
Longitude: -121.932793





## Demographic and Income Profile

7117 Regional St. Dublin, CA  
7117 Regional St, Dublin, CA 94568-2323,  
Drive Time: 5 minutes

Prepared by Read Redwine

Latitude: 37.704113  
Longitude: -121.932793

Summary	2000		2010		2015	
Population	28,830		31,258		32,332	
Households	10,843		11,605		11,941	
Families	7,811		8,378		8,592	
Average Household Size	2.66		2.69		2.70	
Owner Occupied Housing Units	7,572		7,856		8,132	
Renter Occupied Housing Units	3,271		3,749		3,808	
Median Age	35.5		39.0		40.0	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.68%		0.70%		0.76%	
Households	0.57%		0.63%		0.78%	
Families	0.51%		0.55%		0.64%	
Owner HHs	0.69%		0.68%		0.82%	
Median Household Income	1.73%		2.59%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	291	2.7%	182	1.6%	114	1.0%
\$15,000 - \$24,999	499	4.6%	318	2.7%	211	1.8%
\$25,000 - \$34,999	571	5.3%	325	2.8%	206	1.7%
\$35,000 - \$49,999	1,222	11.3%	831	7.2%	527	4.4%
\$50,000 - \$74,999	2,370	21.9%	1,776	15.3%	1,719	14.4%
\$75,000 - \$99,999	2,015	18.6%	2,042	17.6%	1,959	16.4%
\$100,000 - \$149,999	2,300	21.3%	3,283	28.3%	3,687	30.9%
\$150,000 - \$199,999	911	8.4%	1,446	12.5%	1,701	14.2%
\$200,000+	644	6.0%	1,404	12.1%	1,817	15.2%
Median Household Income	\$79,291		\$103,647		\$112,912	
Average Household Income	\$97,242		\$128,640		\$144,640	
Per Capita Income	\$36,378		\$47,135		\$52,680	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,947	6.8%	2,029	6.5%	2,024	6.3%
5 - 9	2,231	7.7%	2,047	6.5%	2,117	6.5%
10 - 14	2,178	7.6%	2,129	6.8%	2,175	6.7%
15 - 19	1,781	6.2%	2,110	6.8%	1,951	6.0%
20 - 24	1,320	4.6%	1,703	5.4%	1,779	5.5%
25 - 34	4,632	16.1%	3,654	11.7%	4,173	12.9%
35 - 44	5,917	20.5%	5,184	16.6%	4,496	13.9%
45 - 54	4,331	15.0%	5,719	18.3%	5,635	17.4%
55 - 64	2,584	9.0%	3,658	11.7%	4,179	12.9%
65 - 74	1,245	4.3%	1,939	6.2%	2,486	7.7%
75 - 84	533	1.8%	847	2.7%	1,015	3.1%
85+	131	0.5%	240	0.8%	300	0.9%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,298	77.3%	22,078	70.6%	21,669	67.0%
Black Alone	690	2.4%	768	2.5%	770	2.4%
American Indian Alone	176	0.6%	191	0.6%	197	0.6%
Asian Alone	3,342	11.6%	5,028	16.1%	6,036	18.7%
Pacific Islander Alone	89	0.3%	119	0.4%	135	0.4%
Some Other Race Alone	929	3.2%	1,357	4.3%	1,594	4.9%
Two or More Races	1,306	4.5%	1,717	5.5%	1,932	6.0%
Hispanic Origin (Any Race)	2,921	10.1%	4,271	13.7%	5,002	15.5%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

December 06, 2010



## Demographic and Income Profile

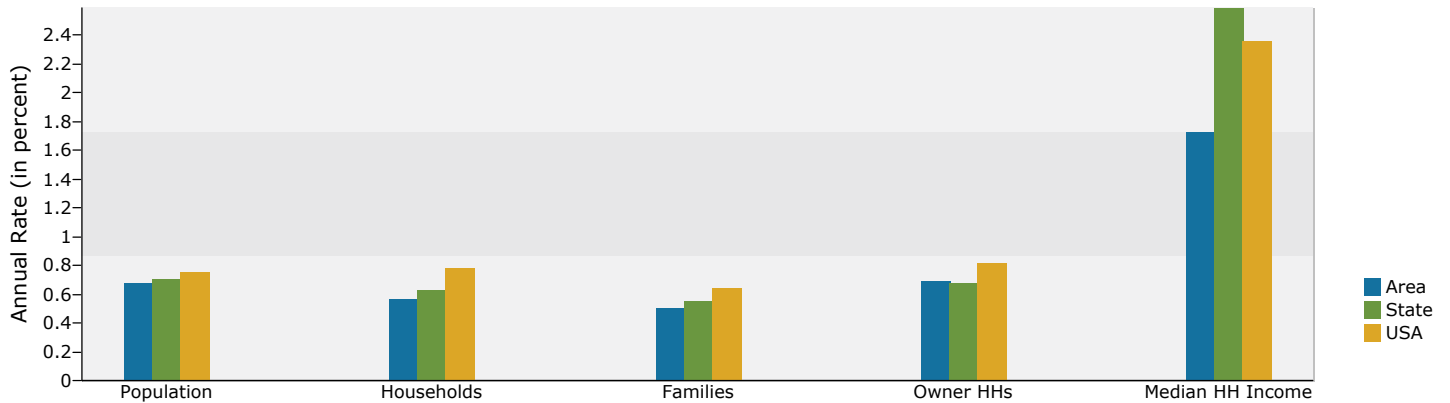
7117 Regional St. Dublin, CA  
7117 Regional St, Dublin, CA 94568-2323,  
Drive Time: 5 minutes

Prepared by Read Redwine

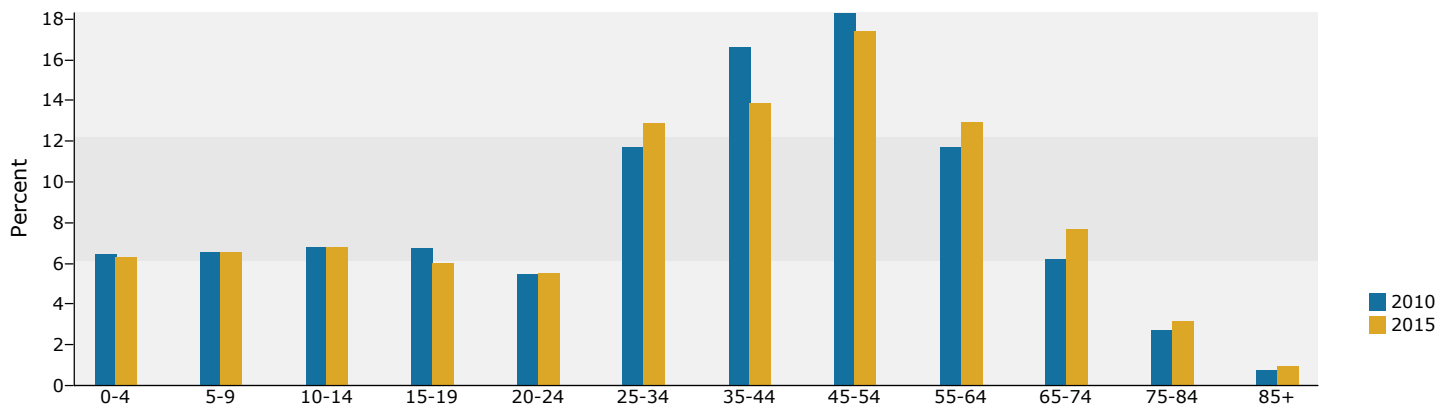
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Longitude: -121.932793

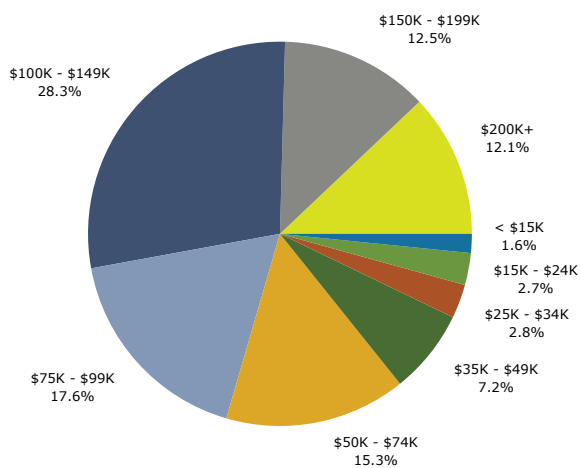
### Trends 2010-2015



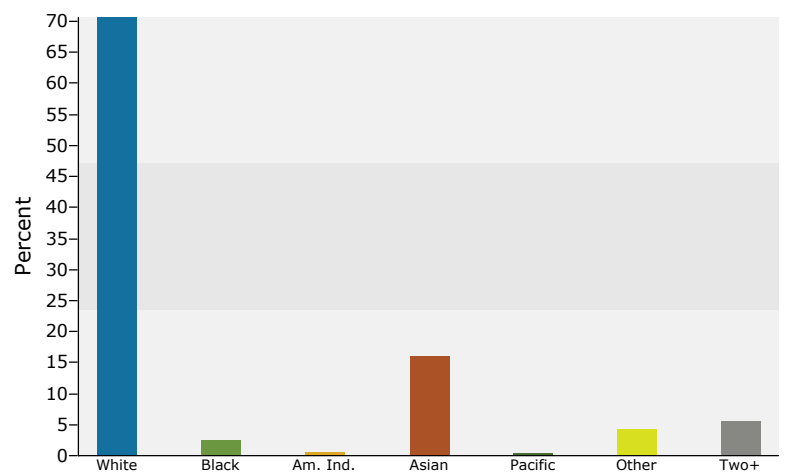
### Population by Age



### 2010 Household Income



### 2010 Population by Race



2010 Percent Hispanic Origin: 13.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

December 06, 2010





## Demographic and Income Profile

7117 Regional St. Dublin, CA  
7117 Regional St, Dublin, CA 94568-2323,  
Drive Time: 10 minutes

Prepared by Read Redwine

Latitude: 37.704113  
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Summary	2000		2010		2015	
Population	143,007		162,435		169,360	
Households	51,740		58,699		61,156	
Families	36,954		41,688		43,174	
Average Household Size	2.65		2.66		2.67	
Owner Occupied Housing Units	35,509		39,507		41,394	
Renter Occupied Housing Units	16,231		19,192		19,762	
Median Age	36.0		38.5		38.7	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.84%		0.70%		0.76%	
Households	0.82%		0.63%		0.78%	
Families	0.70%		0.55%		0.64%	
Owner HHs	0.94%		0.68%		0.82%	
Median Household Income	1.93%		2.59%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,099	4.1%	1,634	2.8%	1,087	1.8%
\$15,000 - \$24,999	2,371	4.6%	1,764	3.0%	1,222	2.0%
\$25,000 - \$34,999	2,649	5.1%	1,765	3.0%	1,169	1.9%
\$35,000 - \$49,999	5,377	10.4%	4,015	6.8%	2,648	4.3%
\$50,000 - \$74,999	10,054	19.4%	8,540	14.5%	8,407	13.7%
\$75,000 - \$99,999	8,810	17.0%	8,424	14.4%	8,217	13.4%
\$100,000 - \$149,999	11,537	22.3%	15,662	26.7%	17,276	28.2%
\$150,000 - \$199,999	5,030	9.7%	8,611	14.7%	9,946	16.3%
\$200,000+	3,828	7.4%	8,283	14.1%	11,184	18.3%
Median Household Income	\$82,633		\$108,107		\$118,950	
Average Household Income	\$100,447		\$133,173		\$151,026	
Per Capita Income	\$36,986		\$48,932		\$55,437	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,700	6.8%	10,723	6.6%	10,873	6.4%
5 - 9	10,616	7.4%	10,935	6.7%	11,496	6.8%
10 - 14	10,581	7.4%	11,440	7.0%	11,649	6.9%
15 - 19	8,605	6.0%	10,593	6.5%	10,443	6.2%
20 - 24	6,728	4.7%	8,797	5.4%	9,233	5.5%
25 - 34	22,200	15.5%	19,797	12.2%	22,541	13.3%
35 - 44	29,849	20.9%	27,275	16.8%	24,697	14.6%
45 - 54	22,703	15.9%	29,258	18.0%	28,822	17.0%
55 - 64	11,878	8.3%	19,132	11.8%	21,251	12.5%
65 - 74	5,627	3.9%	8,793	5.4%	11,932	7.0%
75 - 84	3,414	2.4%	4,039	2.5%	4,674	2.8%
85+	1,107	0.8%	1,652	1.0%	1,749	1.0%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	108,241	75.7%	110,139	67.8%	108,213	63.9%
Black Alone	5,684	4.0%	6,347	3.9%	6,316	3.7%
American Indian Alone	692	0.5%	808	0.5%	845	0.5%
Asian Alone	17,535	12.3%	28,777	17.7%	34,926	20.6%
Pacific Islander Alone	371	0.3%	563	0.3%	650	0.4%
Some Other Race Alone	4,849	3.4%	7,738	4.8%	9,201	5.4%
Two or More Races	5,635	3.9%	8,063	5.0%	9,210	5.4%
Hispanic Origin (Any Race)	14,241	10.0%	22,295	13.7%	26,476	15.6%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

December 06, 2010

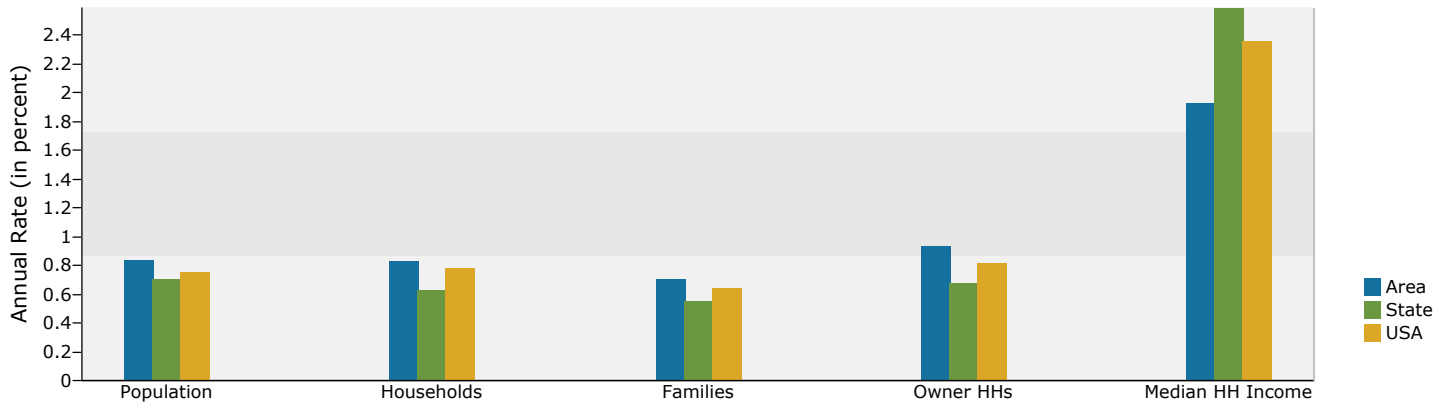


## Demographic and Income Profile

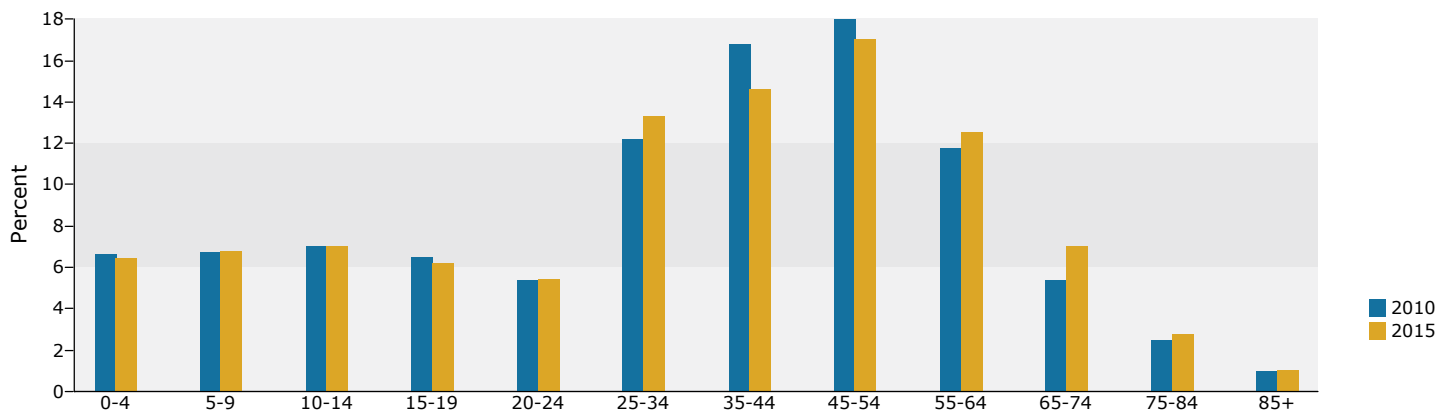
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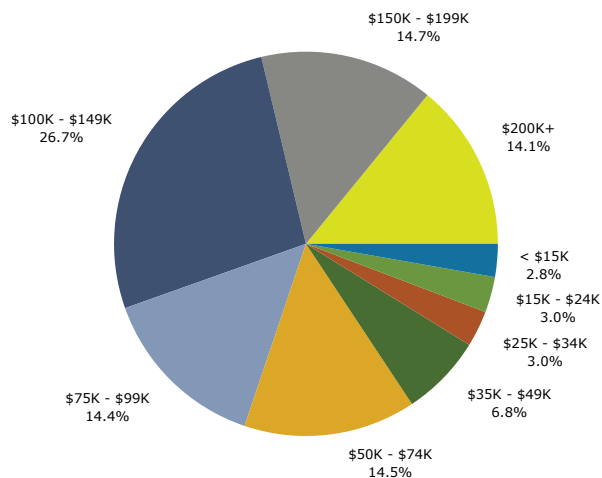
### Trends 2010-2015



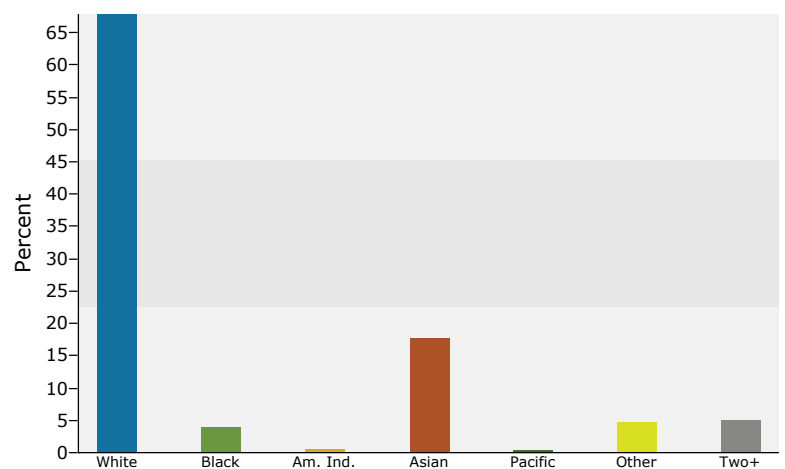
### Population by Age



### 2010 Household Income



### 2010 Population by Race



2010 Percent Hispanic Origin: 13.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

December 06, 2010





## Demographic and Income Profile

7117 Regional St. Dublin, CA  
7117 Regional St, Dublin, CA 94568-2323,  
Drive Time: 15 minutes

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Latitude: 37.704113  
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Summary	2000		2010		2015	
Population	443,958		479,586		492,776	
Households	161,344		171,642		175,777	
Families	112,918		119,898		122,131	
Average Household Size	2.69		2.73		2.74	
Owner Occupied Housing Units	103,593		108,026		111,039	
Renter Occupied Housing Units	57,751		63,616		64,738	
Median Age	36.0		38.0		38.0	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.54%		0.70%		0.76%	
Households	0.48%		0.63%		0.78%	
Families	0.37%		0.55%		0.64%	
Owner HHs	0.55%		0.68%		0.82%	
Median Household Income	2.94%		2.59%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	11,710	7.2%	8,289	4.8%	5,727	3.3%
\$15,000 - \$24,999	10,967	6.8%	7,363	4.3%	5,338	3.0%
\$25,000 - \$34,999	13,100	8.1%	8,626	5.0%	5,973	3.4%
\$35,000 - \$49,999	21,363	13.2%	16,584	9.7%	11,524	6.6%
\$50,000 - \$74,999	33,439	20.7%	29,955	17.5%	31,396	17.9%
\$75,000 - \$99,999	25,409	15.7%	25,513	14.9%	25,614	14.6%
\$100,000 - \$149,999	27,295	16.9%	39,987	23.3%	45,601	25.9%
\$150,000 - \$199,999	10,411	6.4%	18,097	10.5%	21,708	12.3%
\$200,000+	8,127	5.0%	17,228	10.0%	22,896	13.0%
Median Household Income	\$66,694		\$87,915		\$101,621	
Average Household Income	\$83,507		\$111,750		\$127,253	
Per Capita Income	\$30,902		\$40,473		\$45,921	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	31,146	7.0%	32,885	6.9%	33,114	6.7%
5 - 9	33,269	7.5%	32,508	6.8%	33,500	6.8%
10 - 14	31,432	7.1%	32,795	6.8%	33,015	6.7%
15 - 19	27,187	6.1%	32,544	6.8%	30,513	6.2%
20 - 24	23,703	5.3%	28,393	5.9%	30,305	6.1%
25 - 34	66,913	15.1%	60,324	12.6%	67,147	13.6%
35 - 44	82,903	18.7%	72,262	15.1%	65,437	13.3%
45 - 54	65,360	14.7%	79,734	16.6%	76,528	15.5%
55 - 64	36,340	8.2%	56,010	11.7%	61,308	12.4%
65 - 74	22,630	5.1%	27,691	5.8%	37,057	7.5%
75 - 84	17,035	3.8%	16,080	3.4%	16,586	3.4%
85+	6,040	1.4%	8,360	1.7%	8,266	1.7%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	299,369	67.4%	294,082	61.3%	286,693	58.2%
Black Alone	31,067	7.0%	28,511	5.9%	26,716	5.4%
American Indian Alone	2,839	0.6%	3,006	0.6%	3,037	0.6%
Asian Alone	55,009	12.4%	81,247	16.9%	95,468	19.4%
Pacific Islander Alone	2,318	0.5%	2,916	0.6%	3,134	0.6%
Some Other Race Alone	31,163	7.0%	41,418	8.6%	46,454	9.4%
Two or More Races	22,193	5.0%	28,406	5.9%	31,274	6.3%
Hispanic Origin (Any Race)	75,269	17.0%	100,760	21.0%	113,406	23.0%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

December 06, 2010



## Demographic and Income Profile

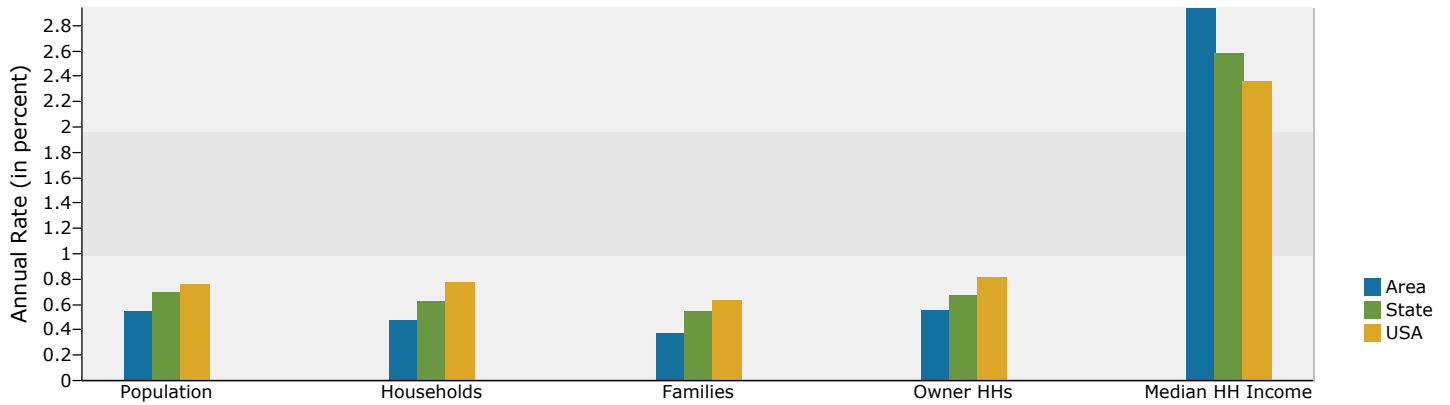
7117 Regional St. Dublin, CA  
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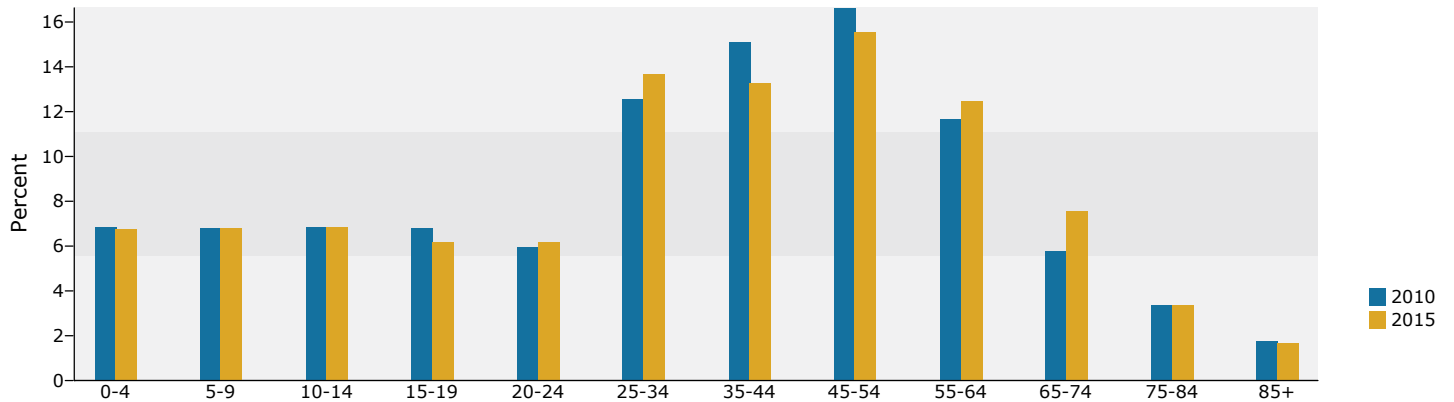
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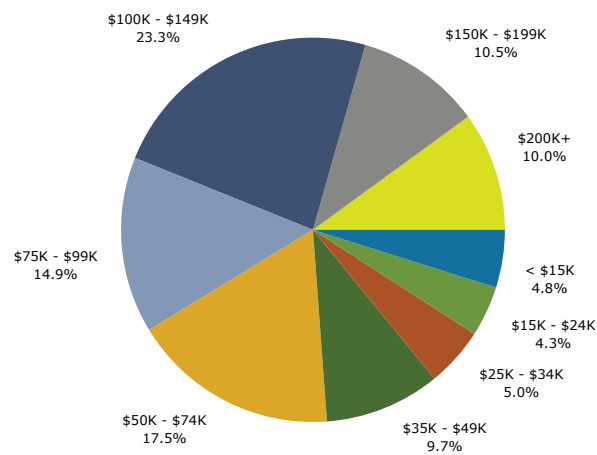
### Trends 2010-2015



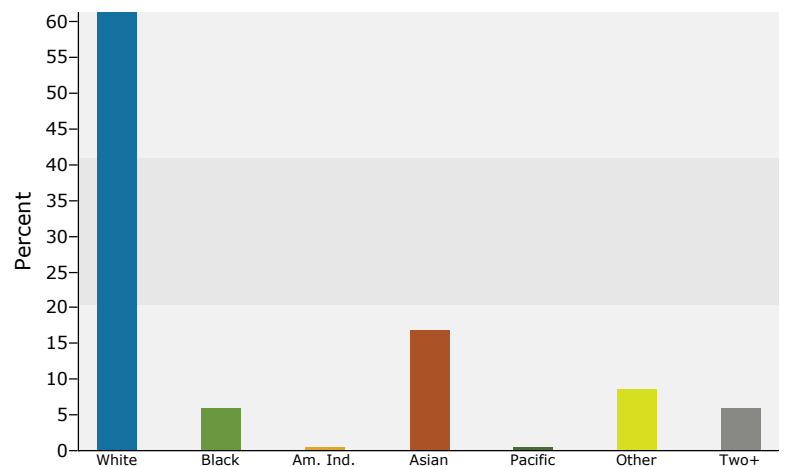
### Population by Age



### 2010 Household Income



### 2010 Population by Race



2010 Percent Hispanic Origin: 21.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

December 06, 2010





7117 Regional St. Dublin, CA  
 7117 Regional St, Dublin, CA 94568-2323  
 Drive Time: 5, 10, 15 Minutes

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	5 minutes	10 minutes	15 minutes
<b>Top 3 Tapestry Segments</b>			
1.	Enterprising Professio	Suburban Splendor	Suburban Splendor
2.	Suburban Splendor	Enterprising Professio	International Marketpl
3.	Urban Chic	Urban Chic	Urban Chic



**2010 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$36,042,230	\$189,913,432	\$470,423,626
Average Spent	\$3,105.75	\$3,235.38	\$2,740.73
Spending Potential Index	130	135	114
Computers & Accessories: Total \$	\$4,818,864	\$25,256,925	\$62,336,917
Average Spent	\$415.24	\$430.28	\$363.18
Spending Potential Index	189	196	165
Education: Total \$	\$27,286,861	\$145,233,733	\$348,465,440
Average Spent	\$2,351.30	\$2,474.21	\$2,030.19
Spending Potential Index	193	203	166
Entertainment/Recreation: Total \$	\$70,984,213	\$371,305,650	\$904,833,851
Average Spent	\$6,116.69	\$6,325.59	\$5,271.63
Spending Potential Index	190	196	164
Food at Home: Total \$	\$90,232,351	\$471,168,309	\$1,190,165,749
Average Spent	\$7,775.30	\$8,026.85	\$6,934.00
Spending Potential Index	174	179	155
Food Away from Home: Total \$	\$67,558,996	\$354,287,294	\$876,714,450
Average Spent	\$5,821.54	\$6,035.66	\$5,107.81
Spending Potential Index	181	188	159
Health Care: Total \$	\$72,231,948	\$374,560,236	\$925,401,207
Average Spent	\$6,224.21	\$6,381.03	\$5,391.46
Spending Potential Index	167	171	145
HH Furnishings & Equipment: Total \$	\$40,146,898	\$210,213,386	\$511,551,064
Average Spent	\$3,459.45	\$3,581.21	\$2,980.34
Spending Potential Index	168	174	145
Investments: Total \$	\$40,163,928	\$207,853,264	\$515,896,467
Average Spent	\$3,460.92	\$3,541.00	\$3,005.65
Spending Potential Index	199	204	173
Retail Goods: Total \$	\$500,114,392	\$2,612,162,360	\$6,401,153,039
Average Spent	\$43,094.73	\$44,500.97	\$37,293.63
Spending Potential Index	173	179	150
Shelter: Total \$	\$356,561,591	\$1,865,736,068	\$4,661,493,037
Average Spent	\$30,724.82	\$31,784.80	\$27,158.23
Spending Potential Index	195	201	172
TV/Video/Audio: Total \$	\$25,289,354	\$132,429,744	\$326,865,434
Average Spent	\$2,179.18	\$2,256.08	\$1,904.34
Spending Potential Index	175	182	153
Travel: Total \$	\$44,389,162	\$231,651,838	\$567,457,533
Average Spent	\$3,825.00	\$3,946.44	\$3,306.05
Spending Potential Index	202	208	175
Vehicle Maintenance & Repairs: Total \$	\$19,855,421	\$103,264,704	\$254,636,775
Average Spent	\$1,710.94	\$1,759.22	\$1,483.53
Spending Potential Index	182	187	157

**Data Note:** The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2005 and 2006 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.