

Very RARE Owner-User or Value-Add Investment Opportunity

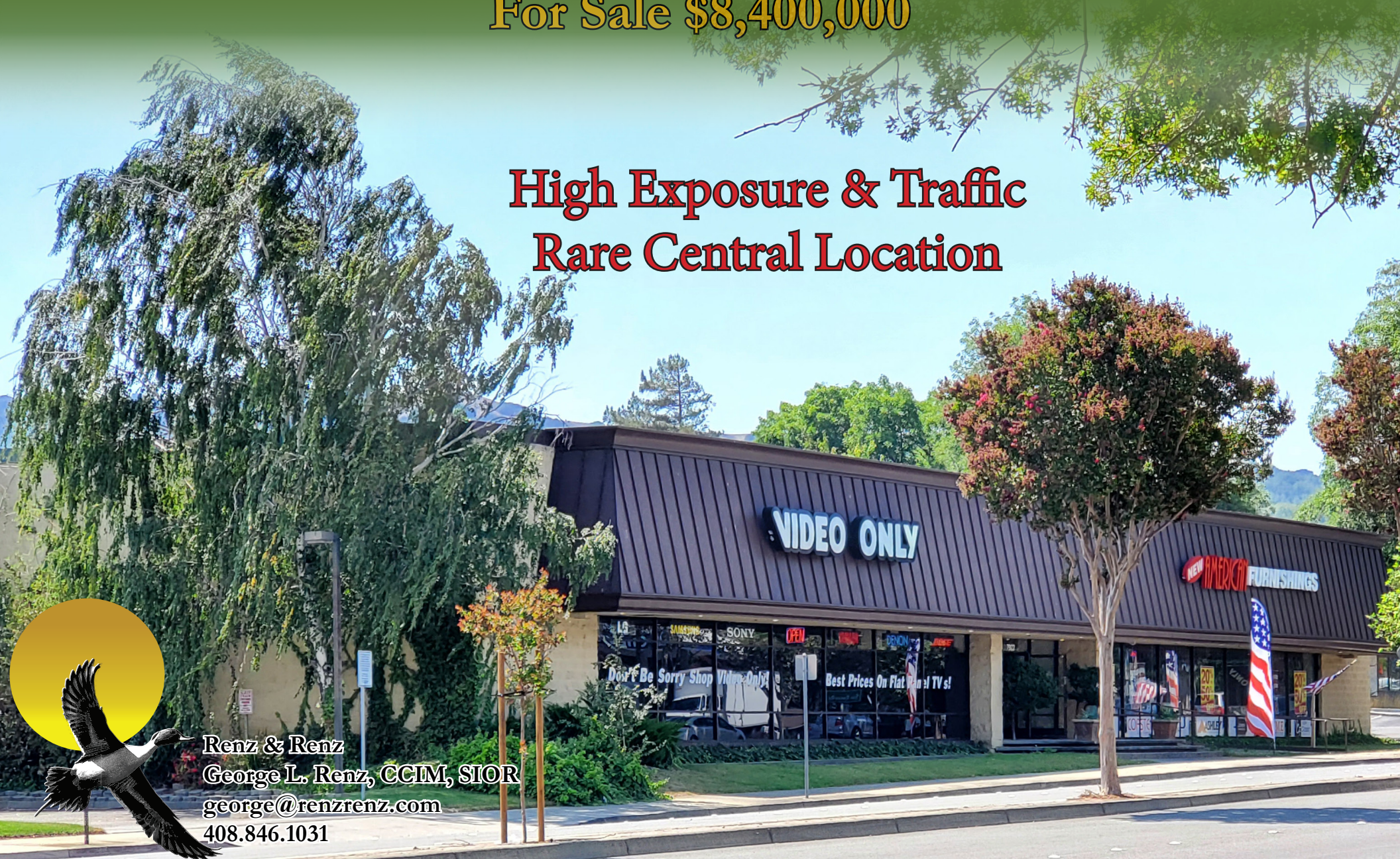
7922 Dublin Boulevard, Dublin, CA 94568

For Sale \$8,400,000

High Exposure & Traffic
Rare Central Location



Renz & Renz
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Dublin Freestanding Retail Building

7922 Dublin Blvd, Dublin, CA 94568

Purchase List Price	\$8,400,000 (\$484.54 SqFt)
Asking Monthly Base Rent	\$38,139 (\$2.20 per Sq Ft) NNN
Zoning	DDZD Downtown Dublin Zoning District
Total Building Size	17,336 SqFt
Lot Size	1.46 Acres
Year Built	1980

Property Highlights

- Ultra Rare Dublin Blvd. Location with High Exposure
- Value-Add Opportunity
- Ideal Owner-User Opportunity
- Same owner since 1980
- Just off Hwy 580 & San Ramon Road
- Demised into 2 spaces: Could use all or part
- 62 on-site parking spaces | Ratio 3.19/1,000 SqFt
- Space A 8,997 SqFt, Space B 8,339 SqFt
- Current Tenants have Under Market Rents & Short-term Leases
- Adjacent parcels being redeveloped
- Great long-term development potential





	<u>Existing</u>	<u>Proforma Market Rent</u>
Gross Operating Income	\$314,004	\$457,668
\$26,167 Monthly		(\$26.40/SqFt/Year)
Vacancy Reserve 5%	\$15,700	\$22,883.40
Adjusted Gross Income	\$298,303	\$434,784.60
Net Operating Income	\$298,303 (3.55% Cap Rate)	\$434,784.60 (5.18% Cap Rate)



Population

	1 Mile	3 Miles	5 Miles
2010	10,172	65,875	157,932
2020	12,267	76,719	188,454
2025 (projected)	13,129	80,317	199,904

Households

	1 Mile	3 Miles	5 Miles
2010	3,867	22,046	54,250
2020	4,571	25,764	64,338
2025 (projected)	4,846	26,924	67,986
2020 Average Size	2.67	2.76	2.84

2020 Households Income

	1 Mile	3 Miles	5 Miles
Median Income	\$141,382	\$152,384	\$159,822
Average Income	\$174,461	\$183,522	\$191,247
Per Capita Income	\$64,225	\$61,833	\$65,509

About Dublin, CA

Dublin is a suburban city of the East (San Francisco) Bay and Tri-Valley regions of Alameda County, California, United States. It is located along the north side of Interstate 580 at the intersection with Interstate 680, roughly 35 miles east of downtown San Francisco, 23 miles east of downtown Oakland, and 31 miles north of downtown San Jose.

It was referred to as “Dublin” in reference to the city of Dublin in Ireland because of the large number of Irish who lived there. The post office formally adopted the name in the 1890s.

In 2013, Dublin was the second fastest-growing city in the state of California, behind only Santa Clarita. In 2019, census data showed Dublin as one of the fastest growing cities in the country. Dublin was formerly home to the headquarters of Sybase, Inc. and is currently home to the headquarters for CalidusCloud, Patelco Credit Union, Ross Stores, TriNet, Medley Health, Challenge Dairy and Arlen Ness.

In 2018, Dublin was ranked #7 in Money’s list of “The Best Places to Live”.

**information was gathered from: https://en.wikipedia.org/wiki/Dublin,_California

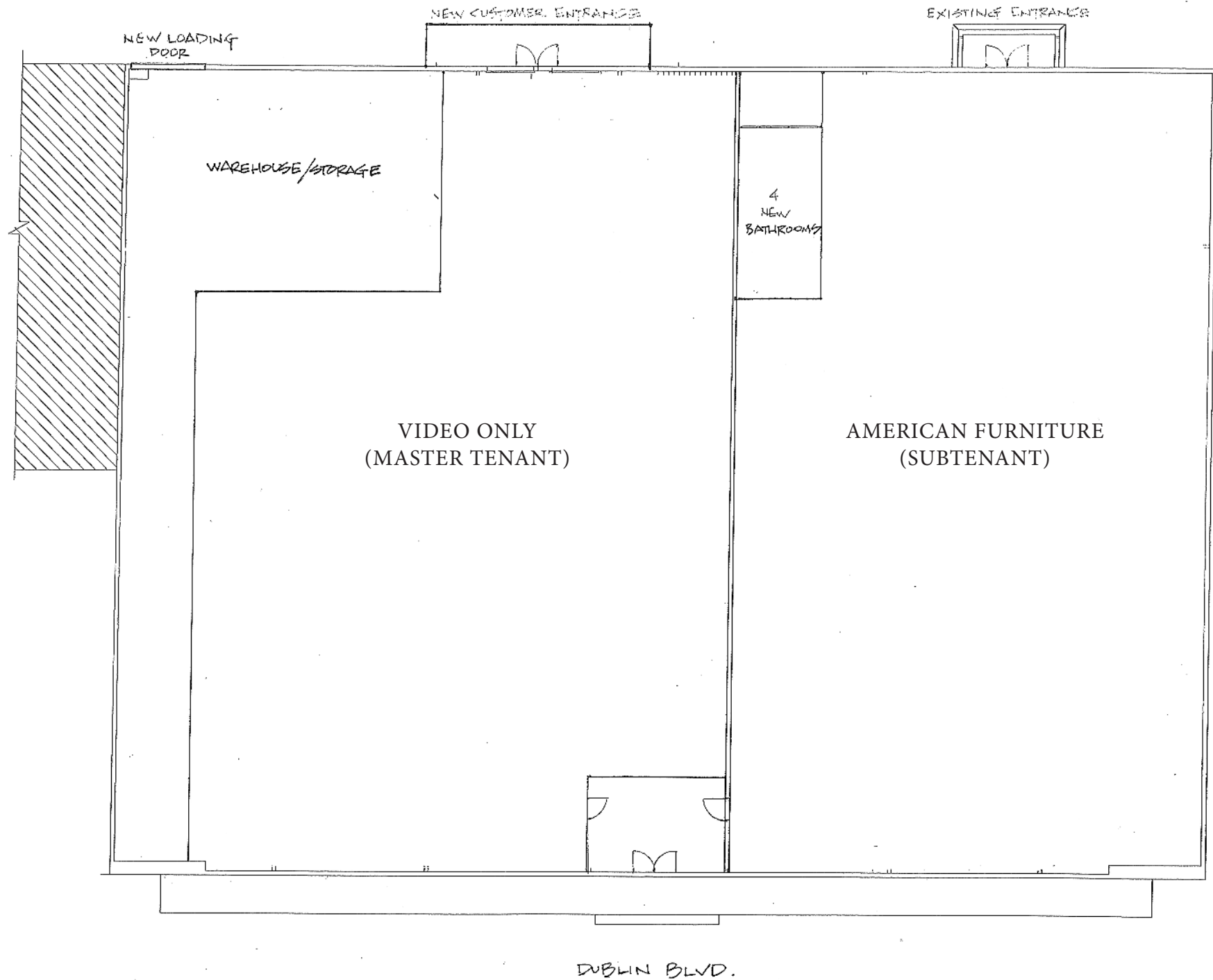
3.4 Land Use Designations

Within each of the Specific Plan districts, there are a variety of land uses that may be permitted. Table 3-1: Land Uses, identifies the uses that are allowed, prohibited, and permitted with a use permit within each of the districts. Descriptions of each land use are described below, and the Community Development Director can allow similar uses. In addition, the Downtown Dublin Preferred Vision sites a Town Square within the Retail District.

Table 3-1: Land Uses

BUILDING USES ¹	RETAIL DISTRICT	TRANSIT-ORIENTED DISTRICT	VILLAGE PARKWAY DISTRICT
Regional Retail	Allowed	Prohibited ²	Prohibited
Community Retail	Allowed	Allowed	Allowed
Outdoor Dining	Allowed ³	Allowed ³	Allowed ³
Dining and/or Entertainment	Allowed	Allowed	Allowed
Office	Allowed	Allowed	Allowed
Lodging	Allowed	Allowed	Prohibited
Live-Work ⁵	Allowed ⁶	Allowed	CUP/PC ⁴
Multi-Family Residential ⁵	Allowed ⁶	Allowed	Allowed
Mixed-Use Non-Residential	Allowed	Allowed	Allowed
Mixed-Use Residential ⁵	Allowed ⁶	Allowed	Allowed
Indoor Recreation	ZC or MUP/ZA	ZC or MUP/ZA	ZC or MUP/ZA
Auto Service/Sales	CUP/ZA	CUP/PC	CUP/ZA
Drive-Through and Drive-In Businesses	CUP/PC	CUP/PC	CUP/PC
Civic, Cultural, and Institutional	CUP/PC	CUP/PC	CUP/PC
Town Square	Allowed	Prohibited	Prohibited
Temporary Uses	TUP	TUP	TUP

- Notes
- 1 Additional and similar uses may be permitted by the Community Development Director.
 - 2 Prohibited unless adjacent to Dublin Boulevard.
 - 3 Assuming accessibility (ADA) standards can be met.
 - 4 May be permitted with a CUP/PC in a mixed-use development.
 - 5 Subject to additional development standards if located within 1,000 feet of I-580 or I-680.
 - 6 Allowed throughout the Retail District except on those properties west of San Ramon Road
- CUP – Conditional Use Permit
 TUP – Temporary Use Permit
 ZC – Zoning Clearance
- PC – Planning Commission
 ZA – Zoning Administrator
 MUP – Minor Use Permit







Parcel lines are approximate and drawn in house for aerial visual only Seller nor Broker warrant exact parcel shape. Buyer to confirm.

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Renz & Renz Investment and Commercial Brokerage. Return completed forms to George@renzrenz.com for a detailed package with income information.

NON-CIRCUMVENTION AND CONFIDENTIALITY AGREEMENT

For: Prospective Clients, Customers, Buyers & Lenders

The Undersigned hereby agrees to the following:

1. Acknowledgement is given that certain pertinent and confidential information will be received from **Renz & Renz** regarding the sale, lease or exchange of the following described Property and/or Business referred to as: **7922 Dublin Boulevard, Dublin, CA 94568**.
2. Signor understands this investment is tenanted. **Tenants may not be contacted or disturbed**. California laws hinders any site visit without appropriate tenant notice. You may not contact the tenant or any private unit owner directly. All inquiries and requests to be made through seller's agent.
3. All materials provided to any party is considered confidential and these materials may not be shared, duplicated, or used for any purpose other than for their intended use as disclosure from seller to a potential buyer or vested party.
4. Recognizing that the transaction to sell, lease or exchange this Property and/or Business will involve the receipt of detailed information and that even disclosure of the fact that the Property and/or Business is for sale could cause damage, the Undersigned agrees to protect the Seller Confidentiality. The Undersigned promises not to discuss to any Third Party that the Sellers are seeking to sell, lease or exchange Subject Property and further agrees that the Undersigned will not disclose any facts or other pertinent information learned to (1) any Third Party, including, but not limited to, employees, customers, clients, or other prospective Buyers or (2) anyone other than those persons expressly signed below without written permission from **Renz & Renz**. The Undersigned agrees not to photocopy, or allow to be photocopied, any information provided by Sellers and/or Seller's Agent without written permission from Seller and/or Seller's Agent and further agrees to return said information to Sellers and/or Seller's Agent upon request, without retaining any copies or notes regarding the same. The Undersigned also agrees it will not contact, lease or attempt to lease or sell to any current Lessee on the subject rent roll for a period of one year from the date of this agreement.
5. The Undersigned will not circumvent **Renz & Renz**, either directly or indirectly with the relationships in the subject transactions. Recognizing the value of the association with the Sellers, the Undersigned agrees that the Sellers are the Client or Customer of **Renz & Renz** and it is through that association that the subject information is being obtained and provided to the buyer or buyer's agent. Buyer and/or buyer's agent further agree all negotiations will be handled exclusively through **Renz & Renz** unless expressed written consent to negotiate directly with Seller is obtained from **Renz & Renz**.
6. It is agreed that any overt or covert activities to circumvent or violate the confidentiality of this Agreement, such as contacting the Seller's Banker, Accountant, Attorney, Employees, Suppliers, Competitors or Customers without permission of the Seller or his approved Representative shall be a violation of this Agreement and the violated shall have those Rights and Remedies available by law.
7. The Undersigned prospective Buyer and Buyer's Representative for Said Property and/or Business certify that their sole purpose in requesting and reviewing information is to evaluate the Property and/or Business for purposes related to their desire to purchase same and specifically are not related to any desire to acquire competitive information or advantage.

Accepted and Agreed this _____ Day of _____, 20____.

Buyers Real Estate Agent

Prospective Buyer

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EXCLUSIVELY LISTED BY



GEORGE L. RENZ, CCIM

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DISCLOSURE & NON-DISCLOSURE

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