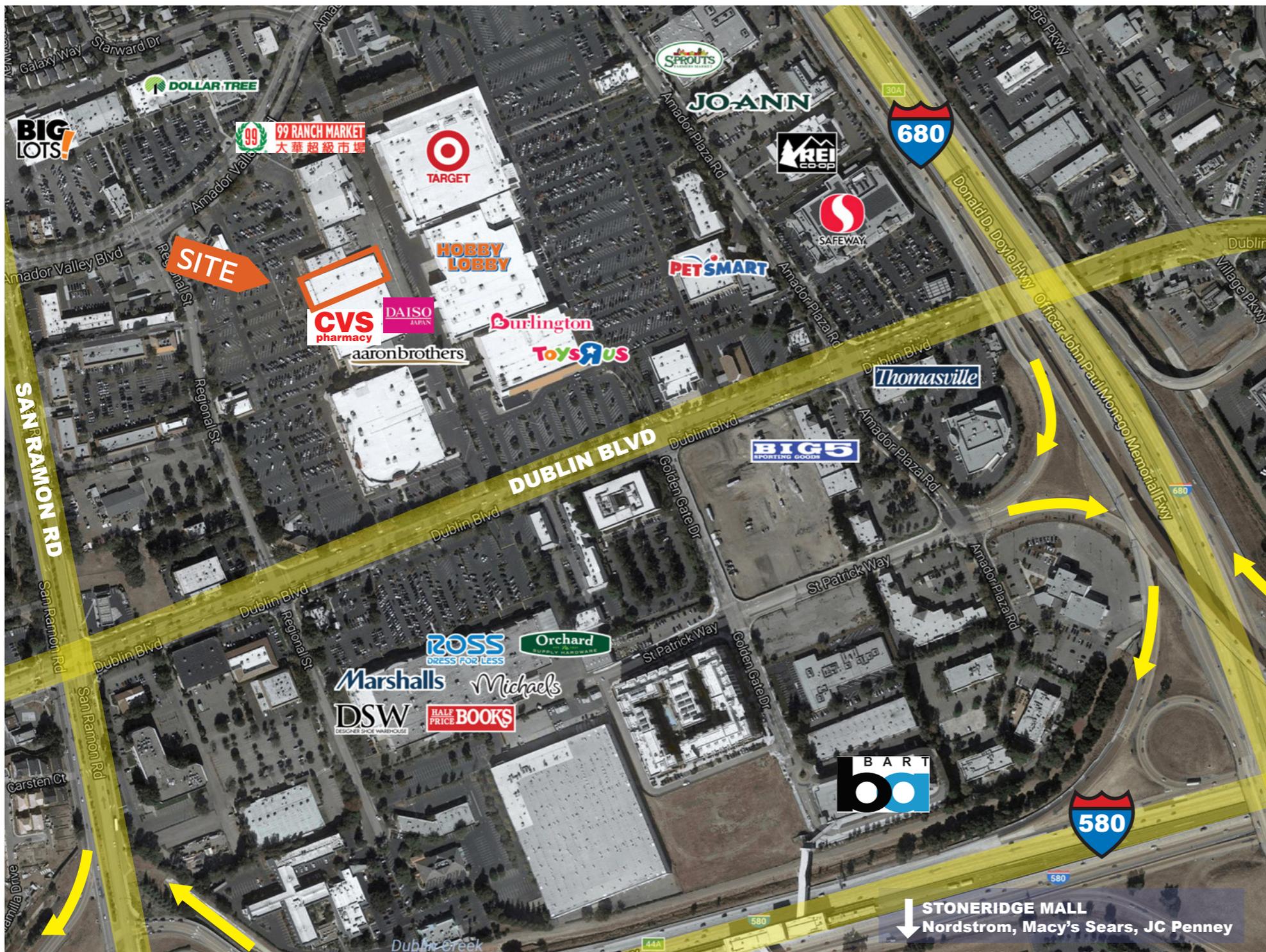


High Altitude Aerial



Downtown Dublin is the Tri-Valley's most vibrant and powerful retail district, featuring over a dozen high traffic anchors, including: Target, Toys-R-U's, Hobby Lobby, Ross, Marshalls, Michaels, Sprouts, Safeway, REI and Petco.

TRAFFIC COUNTS:

- Dublin Blvd, West of Regional St: 30,424 ADT (as of 2012)
- Dublin Blvd, East of Regional St: 30,036 ADT (as of 2012)
- Amador Valley, West of Regional St: 16,850 ADT (as of 2012)
- Amador Valley, East of Regional St: 18,486 ADT (as of 2012)
- San Ramon Rd, btwn Amador Valley & Dublin Blvd: 22,776 ADT (as of 2012)
- Hwy 680 North at Junction 580 Pleasanton: 172,000 ADT Source: Cal Trans, 2013

STONERIDGE MALL
Nordstrom, Macy's Sears, JC Penney

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