

Junior Anchor Opportunity

Dublin Blvd. and Regional St. Dublin, CA

CVS & Daiso Leases Executed
Only One Space Remaining



Location Highlights

- Rare Junior Anchor opportunity (21,936 SF)
- Brand new façade remodel
- Within walking distance of multiple new downtown housing developments
- Easy access to both the 580 and 680 freeways
- Within .25 miles of the West Dublin BART Station
- Within .5 miles of Stoneridge Mall (Nordstrom, Macy's, JC Penney)
- Average household income of over \$132,000 within a 3 mile radius of site

Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	11,363	70,082	160,987
Average HH Income	\$114,327	\$132,760	\$139,077
No. of Households	4,093	23,636	55,084
Daytime Population	20,950	71,899	146,581

Source: REgis/Sites USA, 2015 Estimates

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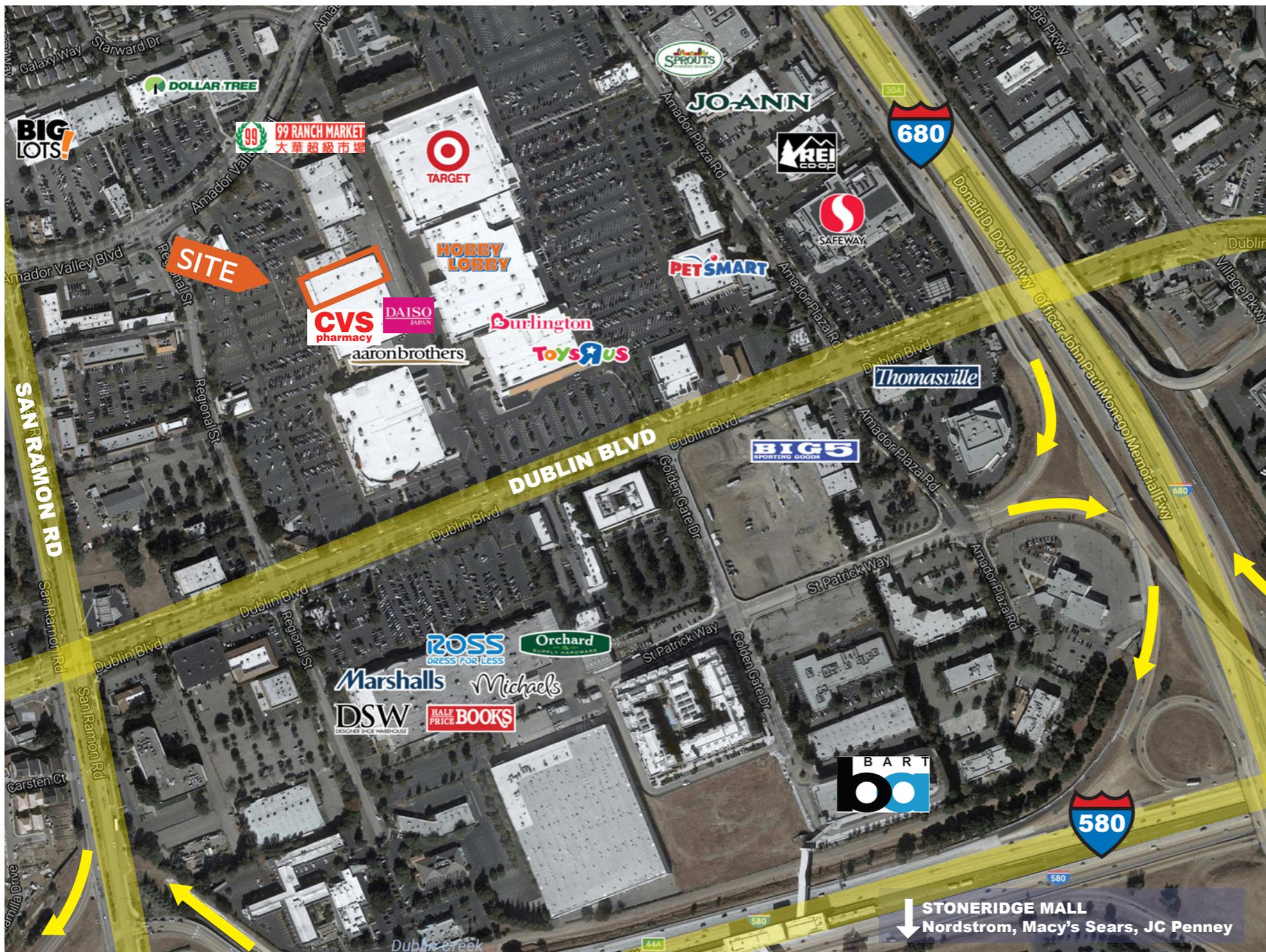
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High Altitude Aerial



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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Conceptual Rendering - Storefront



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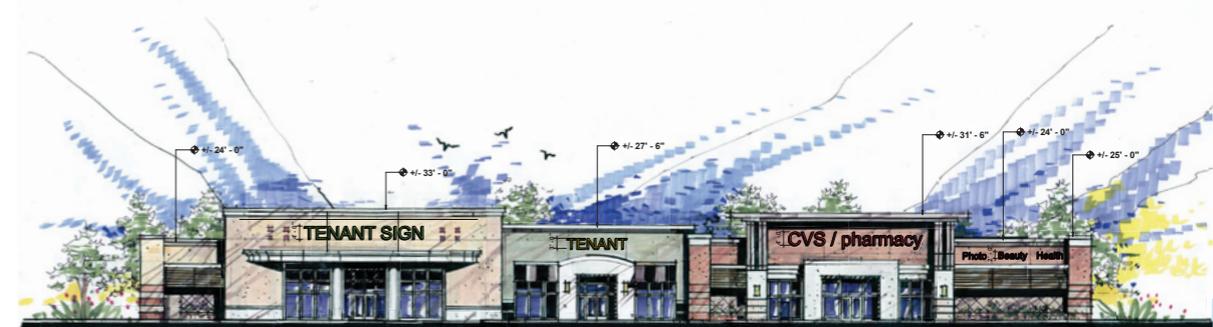
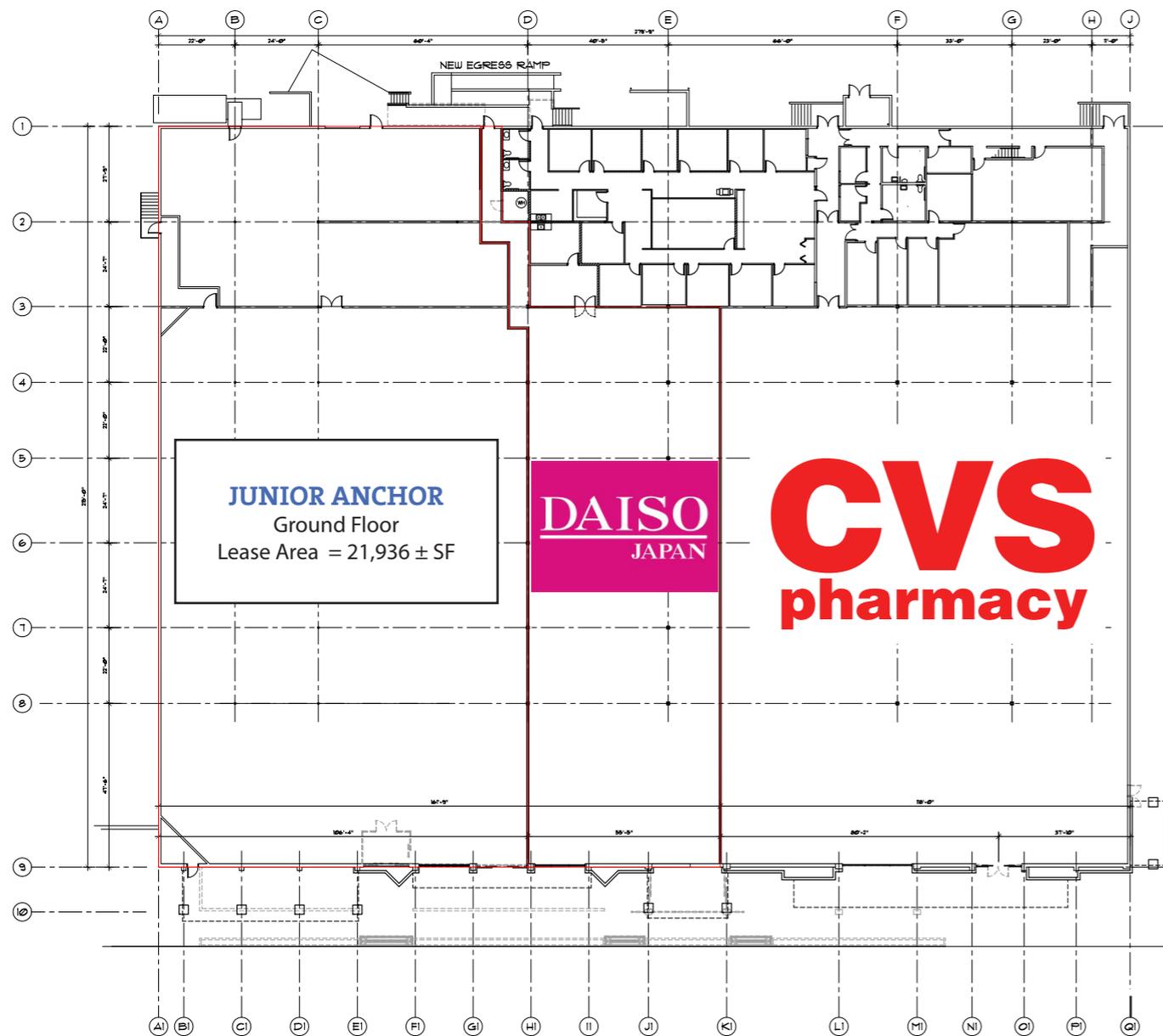
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The Site



Our Vision

The subject building is an existing 60,000 SF retail box that Browman Development Company has recently acquired. BDC will demise and remodel the subject property, downsizing CVS Pharmacy and creating 32,000 SF of new retail space. Daiso has secured a lease of 10,000 SF leaving available a junior anchor opportunity of 21,936 SF. The project will feature a brand new exterior façade for both spaces, giving the project a competitive, contemporary look.

The downtown Dublin market has enjoyed a series of new openings by higher end and lifestyle brands in the post-recession recovery, including REI, Sprouts, The Habit, Freebirds and Hobby Lobby. Recognizing these clear trends, BDC has invested in downtown Dublin to capitalize on the combined influences of density, transit and quality brand interest in the market.

Downtown Dublin has seen a strong push to densify residentially and embrace regional transit. The core area residential market will only grow more dense over time as the city pursues goals to link more new housing to the BART station that recently opened within walking distance of the subject property.

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New Vertical Housing – Within Walking Distance



NEW WICKLOW SQUARE APARTMENTS – 54 UNITS



NEW CONNOLLY STATION APARTMENTS – 309 UNITS

Multiple recent and newly proposed downtown residential developments are transforming both the look and shopping patterns of downtown Dublin. Recently completed projects such as The Connolly and Wicklow Square are adding a growing pedestrian energy to downtown Dublin. Four additional new projects now in development in the downtown core will add another 530 residential units within walking distance of the subject property.

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New Housing



New housing

EXISTING:

Name	# of Units
1 Wicklow Square Apartments	54
2 Connolly Station Apartments	309

UNDER DEVELOPMENT:

3 Crown Chevy (Under Construction)	314
4 Eden Housing's Veteran's Project	72
5 Bayrock Townhome Project	43
6 Heritage Park	54
7 Trumark (Under Construction)	60

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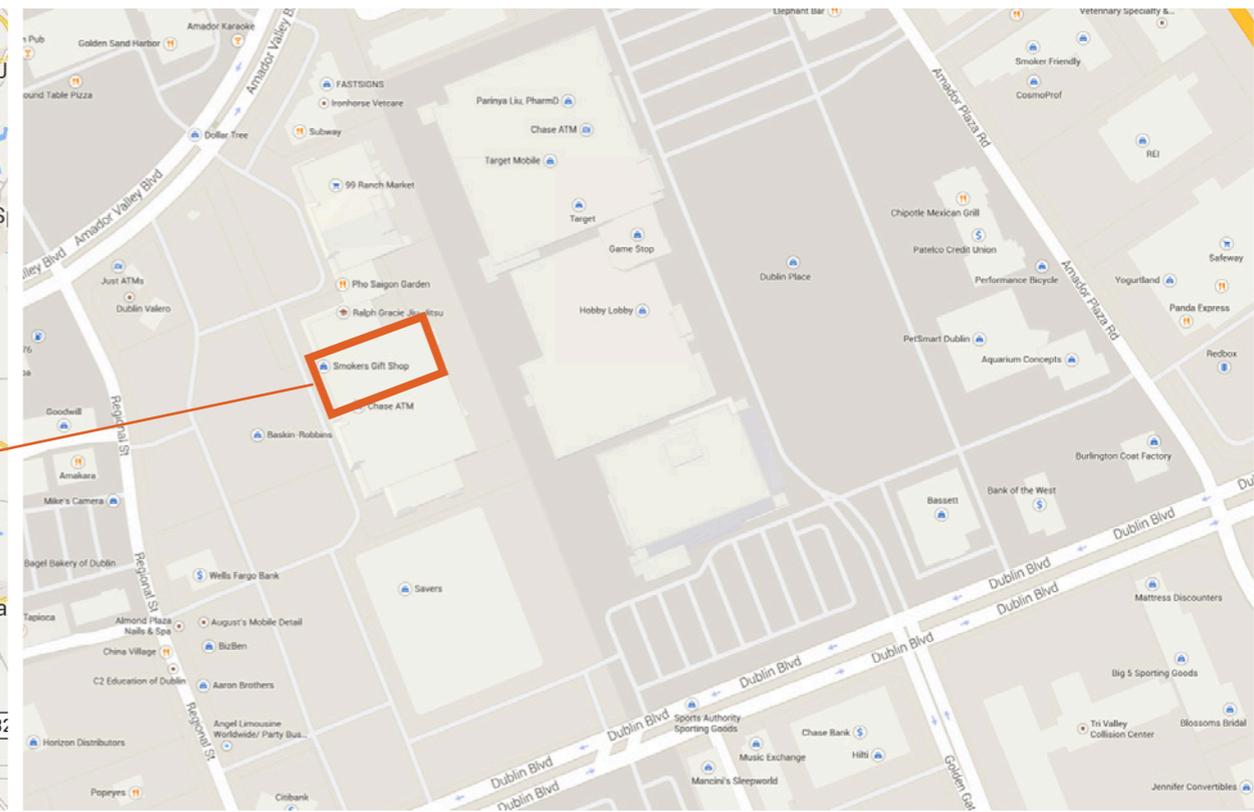
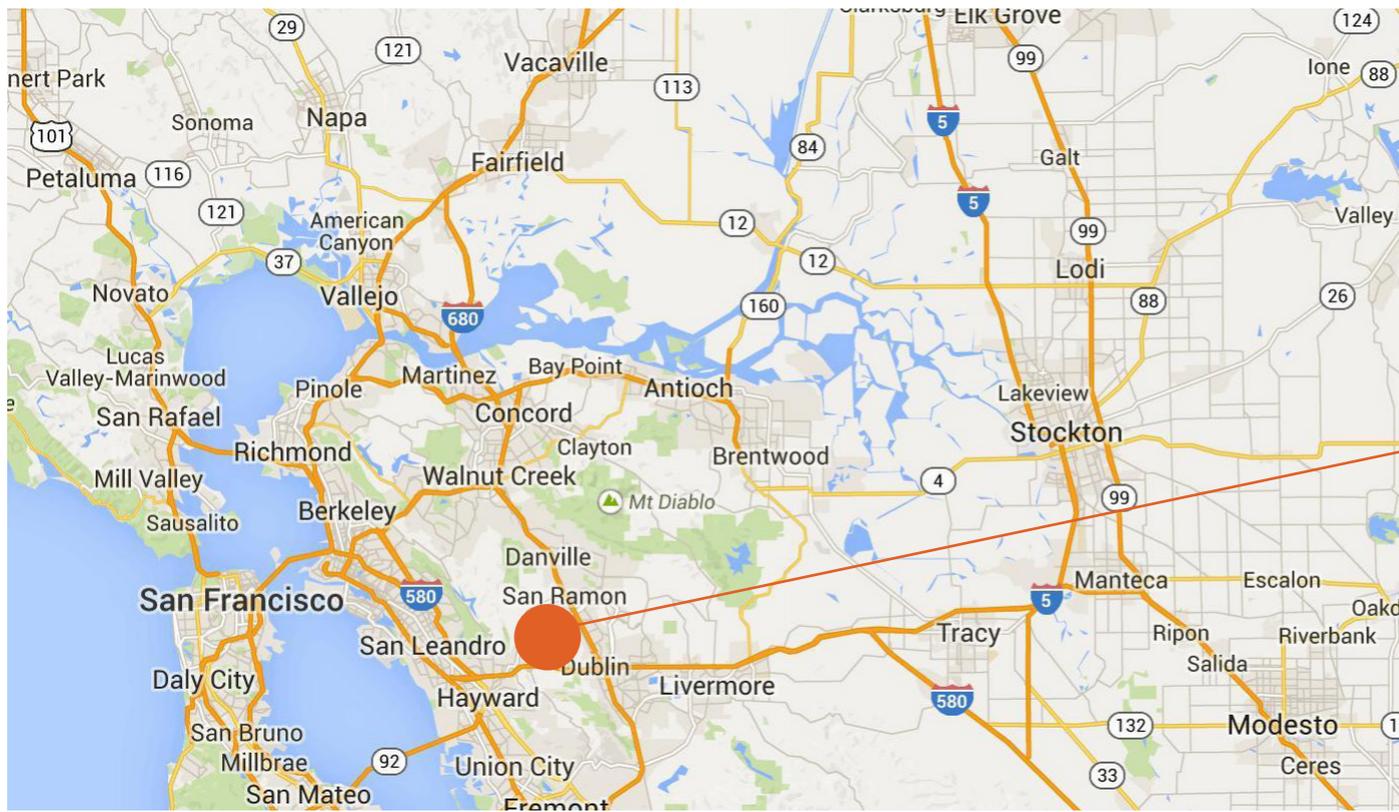
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Trade Area



Demographics

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Average HH Income	\$114,327	\$132,760	\$139,077
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Source: REgis/Sites USA, 2015 Estimates

PREMIER RETAILERS

- Target
- Sprouts
- Ross
- Marshall's
- Michael's Art Supply
- DSW
- Ranch 99
- Bassett
- Hobby Lobby
- REI
- Toys-R-Us
- Petco

LOCATION HIGHLIGHTS

- 21,936 SF junior anchor with brand new exterior façade
- Adjacent to Target, Hobby Lobby, CVS, Toys-R-Us and Daiso
- Outstanding field of parking
- Convenient access to both the 580 & 680 freeways
- Surrounded by several new urban housing projects
- Within walking distance of new Dublin BART station
- Within a half mile of Stoneridge Mall – Nordstrom, Macy's, JC Penney

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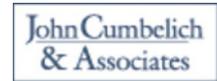
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FULL PROFILE

2000-2010 Census, 2014 Estimates with 2019 Projections

Calculated using Proportional Block Groups



Lat/Lon: 37.7034/-121.9271

RF1

6698 Amador Plaza Rd

Dublin, CA 94568

1 mi radius 3 mi radius 5 mi radius

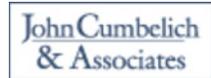
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2014 Estimated Population	10,730	78,821	161,570
	2019 Projected Population	11,252	82,474	169,324
	2010 Census Population	10,268	76,275	155,616
	2000 Census Population	9,854	68,243	120,681
	Projected Annual Growth 2014 to 2019	1.0%	0.9%	1.0%
	Historical Annual Growth 2000 to 2014	0.6%	1.1%	2.4%
HOUSEHOLDS	2014 Estimated Households	3,899	26,429	55,305
	2019 Projected Households	4,039	27,391	57,316
	2010 Census Households	3,807	25,814	54,015
	2000 Census Households	3,646	23,424	42,799
	Projected Annual Growth 2014 to 2019	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2014	0.5%	0.9%	2.1%
AGE	2014 Est. Population Under 10 Years	13.3%	12.8%	13.9%
	2014 Est. Population 10 to 19 Years	11.7%	12.8%	13.2%
	2014 Est. Population 20 to 29 Years	12.2%	11.7%	10.5%
	2014 Est. Population 30 to 44 Years	24.6%	23.9%	24.1%
	2014 Est. Population 45 to 59 Years	21.5%	22.7%	22.4%
	2014 Est. Population 60 to 74 Years	12.4%	12.1%	11.9%
	2014 Est. Population 75 Years or Over	4.3%	3.9%	4.0%
	2014 Est. Median Age	37.0	38.1	38.1
MARITAL STATUS & GENDER	2014 Est. Male Population	50.2%	50.8%	49.8%
	2014 Est. Female Population	49.8%	49.2%	50.2%
	2014 Est. Never Married	29.5%	30.1%	28.4%
	2014 Est. Now Married	56.4%	52.8%	54.9%
	2014 Est. Separated or Divorced	11.8%	13.8%	13.1%
	2014 Est. Widowed	2.4%	3.3%	3.6%
INCOME	2014 Est. HH Income \$200,000 or More	11.2%	18.6%	21.4%
	2014 Est. HH Income \$150,000 to \$199,999	17.6%	17.7%	16.3%
	2014 Est. HH Income \$100,000 to \$149,999	26.3%	22.8%	22.0%
	2014 Est. HH Income \$75,000 to \$99,999	13.4%	12.3%	11.4%
	2014 Est. HH Income \$50,000 to \$74,999	14.3%	11.9%	11.0%
	2014 Est. HH Income \$35,000 to \$49,999	9.1%	6.7%	6.4%
	2014 Est. HH Income \$25,000 to \$34,999	3.5%	3.8%	4.2%
	2014 Est. HH Income \$15,000 to \$24,999	3.5%	3.0%	3.6%
	2014 Est. HH Income Under \$15,000	1.1%	3.2%	3.7%
	2014 Est. Average Household Income	\$112,459	\$132,486	\$139,016
	2014 Est. Median Household Income	\$111,070	\$123,599	\$124,480
	2014 Est. Per Capita Income	\$40,939	\$45,397	\$48,126
	2014 Est. Total Businesses	1,889	4,440	7,670
2014 Est. Total Employees	21,868	58,448	106,918	

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Dublin, CA 94568

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2014 Est. White	64.5%	61.0%	58.5%
	2014 Est. Black	3.1%	5.4%	4.2%
	2014 Est. Asian or Pacific Islander	19.1%	23.8%	28.0%
	2014 Est. American Indian or Alaska Native	0.6%	0.5%	0.4%
	2014 Est. Other Races	12.7%	9.5%	8.8%
HISPANIC	2014 Est. Hispanic Population	1,715	10,135	18,712
	2014 Est. Hispanic Population	16.0%	12.9%	11.6%
	2019 Proj. Hispanic Population	16.5%	13.2%	12.0%
	2010 Hispanic Population	15.7%	12.8%	11.5%
EDUCATION (Adults 25 or Older)	2014 Est. Adult Population (25 Years or Over)	7,425	50,718	105,698
	2014 Est. Elementary (Grade Level 0 to 8)	1.3%	1.7%	2.1%
	2014 Est. Some High School (Grade Level 9 to 11)	3.1%	2.8%	2.6%
	2014 Est. High School Graduate	21.2%	14.8%	13.2%
	2014 Est. Some College	24.3%	21.3%	20.2%
	2014 Est. Associate Degree Only	8.3%	8.6%	8.1%
	2014 Est. Bachelor Degree Only	29.8%	33.1%	33.5%
	2014 Est. Graduate Degree	12.2%	17.8%	20.2%
HOUSING	2014 Est. Total Housing Units	3,955	26,916	56,444
	2014 Est. Owner-Occupied	63.8%	68.1%	67.6%
	2014 Est. Renter-Occupied	34.8%	30.0%	30.4%
	2014 Est. Vacant Housing	1.4%	1.8%	2.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.1%	5.1%	10.0%
	2010 Homes Built 2000 to 2004	6.2%	8.0%	11.5%
	2010 Homes Built 1990 to 1999	10.0%	15.5%	14.3%
	2010 Homes Built 1980 to 1989	18.5%	19.3%	20.4%
	2010 Homes Built 1970 to 1979	16.5%	20.3%	18.1%
	2010 Homes Built 1960 to 1969	36.4%	21.8%	15.1%
	2010 Homes Built 1950 to 1959	5.7%	4.9%	5.0%
	2010 Homes Built Before 1949	4.6%	5.0%	5.5%
HOME VALUES	2010 Home Value \$1,000,000 or More	4.5%	7.8%	10.2%
	2010 Home Value \$500,000 to \$999,999	42.5%	45.0%	43.6%
	2010 Home Value \$400,000 to \$499,999	14.0%	10.4%	9.7%
	2010 Home Value \$300,000 to \$399,999	11.1%	11.4%	11.4%
	2010 Home Value \$200,000 to \$299,999	13.0%	10.9%	10.7%
	2010 Home Value \$150,000 to \$199,999	4.5%	4.6%	4.9%
	2010 Home Value \$100,000 to \$149,999	3.5%	3.8%	3.9%
	2010 Home Value \$50,000 to \$99,999	5.0%	3.8%	3.3%
	2010 Home Value \$25,000 to \$49,999	0.9%	0.9%	0.9%
	2010 Home Value Under \$25,000	1.1%	1.3%	1.3%
	2010 Median Home Value	\$473,665	\$536,401	\$550,517
	2010 Median Rent	\$1,492	\$1,569	\$1,519

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Dublin, CA 94568				
LABOR FORCE	2014 Est. Labor Population Age 16 Years or Over	8,477	57,729	119,850
	2014 Est. Civilian Employed	68.0%	66.3%	66.2%
	2014 Est. Civilian Unemployed	3.2%	3.5%	3.7%
	2014 Est. in Armed Forces	0.1%	0.1%	0.1%
	2014 Est. not in Labor Force	28.8%	30.1%	30.0%
	2014 Labor Force Males	49.7%	48.8%	48.5%
	2014 Labor Force Females	50.3%	51.2%	51.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,468	35,474	73,120
	2010 Mgmt, Business, & Financial Operations	20.1%	23.4%	24.3%
	2010 Professional, Related	26.9%	27.5%	28.1%
	2010 Service	12.4%	12.0%	12.1%
	2010 Sales, Office	27.8%	24.5%	24.3%
	2010 Farming, Fishing, Forestry	0.3%	0.4%	0.4%
	2010 Construction, Extraction, Maintenance	6.6%	5.4%	4.8%
	2010 Production, Transport, Material Moving	5.8%	6.8%	6.1%
	2010 White Collar Workers	74.8%	75.4%	76.6%
	2010 Blue Collar Workers	25.2%	24.6%	23.4%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	79.8%	75.4%	75.1%
	2010 Drive to Work in Carpool	8.1%	8.8%	8.8%
	2010 Travel to Work by Public Transportation	4.7%	7.0%	7.0%
	2010 Drive to Work on Motorcycle	0.2%	0.2%	0.2%
	2010 Walk or Bicycle to Work	3.1%	2.4%	2.6%
	2010 Other Means	0.2%	1.0%	0.7%
	2010 Work at Home	3.8%	5.2%	5.6%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	32.7%	30.5%	27.9%
	2010 Travel to Work in 15 to 29 Minutes	26.0%	25.7%	26.1%
	2010 Travel to Work in 30 to 59 Minutes	33.0%	31.9%	32.0%
	2010 Travel to Work in 60 Minutes or More	8.3%	11.9%	14.0%
	2010 Average Travel Time to Work	21.3	24.2	25.7
CONSUMER EXPENDITURE	2014 Est. Total Household Expenditure	\$302 M	\$2.28 B	\$4.94 B
	2014 Est. Apparel	\$14.7 M	\$112 M	\$242 M
	2014 Est. Contributions, Gifts	\$23.0 M	\$182 M	\$399 M
	2014 Est. Education, Reading	\$9.92 M	\$77.9 M	\$170 M
	2014 Est. Entertainment	\$17.2 M	\$130 M	\$283 M
	2014 Est. Food, Beverages, Tobacco	\$45.2 M	\$337 M	\$729 M
	2014 Est. Furnishings, Equipment	\$14.0 M	\$107 M	\$231 M
	2014 Est. Health Care, Insurance	\$20.1 M	\$151 M	\$326 M
	2014 Est. Household Operations, Shelter, Utilities	\$90.8 M	\$687 M	\$1.49 B
	2014 Est. Miscellaneous Expenses	\$4.74 M	\$35.2 M	\$76.1 M
	2014 Est. Personal Care	\$4.30 M	\$32.2 M	\$69.8 M
2014 Est. Transportation	\$57.9 M	\$428 M	\$923 M	

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