FOR LEASE

RETAIL

7265 Amador Valley Blvd, Dublin, CA 94568

2.5k SF 2nd Gen Stand-Alone Restaurant with Parking



EXCLUSIVELY LISTED BY

NORTHGATE

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HIGHLIGHTS

- Turnkey 2,520 SF restaurant with kitchen buildout; move-in ready
- Stand-alone second generation outparcel on a 0.46-acre with building signage
- Ample shared parking in the shopping center lot
- New anchors AutoZone & Ace Hardware, plus Arco & Little Ceasars
- Excellent access to I-680
- Average household incomes over $215,000

PROPERTY OVERVIEW

ADDRESS	7265 Amador Valley Blvd, Dublin, CA 94568	
PROPERTY TYPE	Retail Single-Tenant	
LEASE PRICE	Contact Broker	
LEASE TYPE	NNN	
AVAILABLE SPACE	2,520 SF	
ZONING	Downtown Dublin Zoning District (DDZD)	
TRAFFIC	Village Parkway Amador Valley Blvd I-680	± 18,715 ADT ± 14,811 ADT ± 178,653 ADT

MARKET OVERVIEW

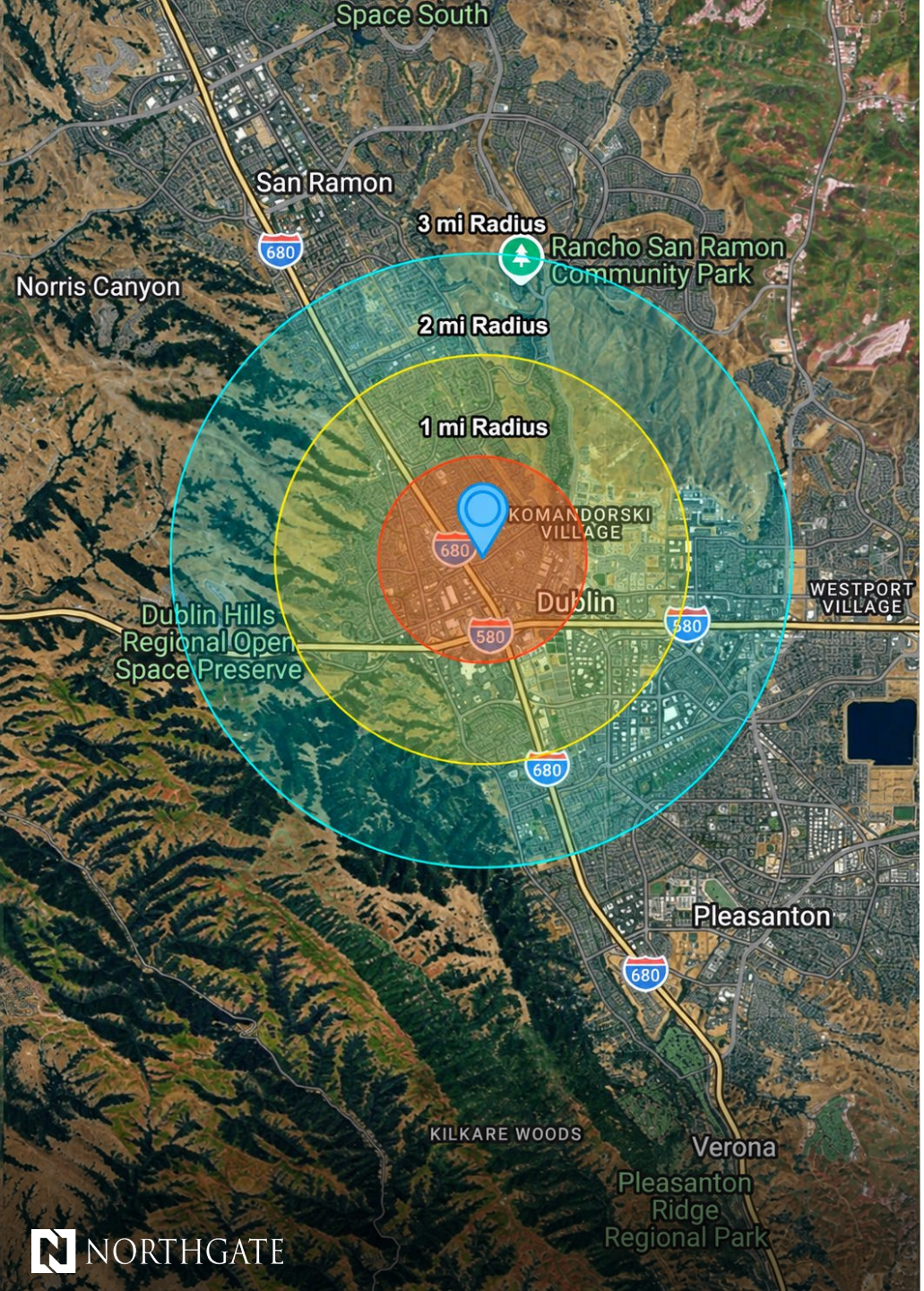


MARKET OVERVIEW



AERIAL VIEW


N
ACE Hardware
AutoZone
SITE
ARCO
Village Pkwy: ± 18,715 ADT
Amador Valley Blvd: ± 14,811 ADT



DEMOGRAPHICS - 2026

	1 MILE	2 MILES	3 MILES
Population	18,705	50,268	86,140
Projected Population (5 Yr)	18,586	46,697	84,869
Average Age	38.1	39.3	39.3
Households	7,233	19,002	31,108
White Population	38%	39%	38%
Black Population	5%	5%	4%
Am Indian Population	1%	1%	1%
Asian Population	39%	40%	43%
Other Population	17%	15%	14%
Hispanic Population	18%	16%	15%
Average HH Income	$216k	$227k	$237.6k
High School Graduates	96%	95%	95%
College Graduates	66%	69%	71%
Total Businesses	1,669	3,318	4,993
Total Employees	20,851	47,262	70,286

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



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