



A unique opportunity to acquire a 13+ acre
site in the rapidly expanding San Francisco
East Bay Tri Valley

3700-3712 DUBLIN BLVD AND 4078-4100 GRAFTON ST | DUBLIN, CA 94568

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01

INVESTMENT SUMMARY

THE OFFERING

LOCATION OVERVIEW

OFFERING PROCESS

TASSAJARA RD

DUBLIN BLVD

GRAFTON ST



INVESTMENT SUMMARY

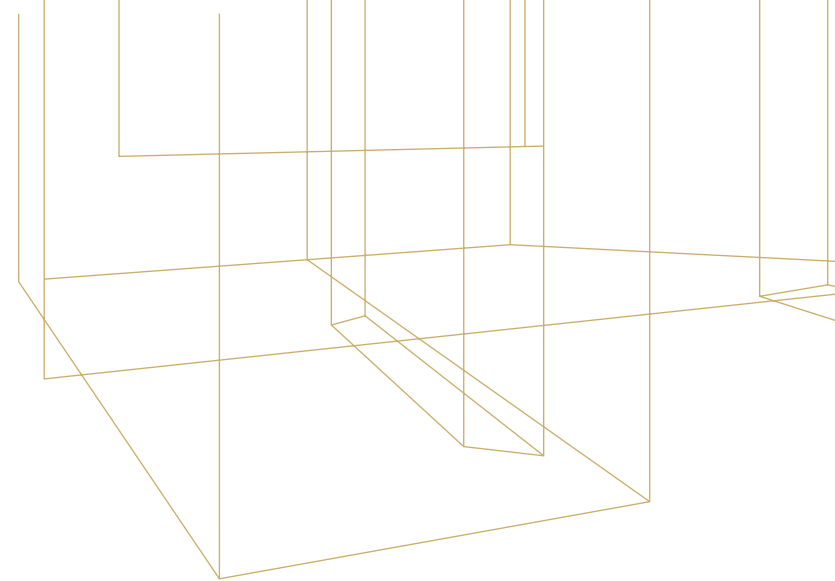
THE OFFERING

Kidder Mathews is pleased to present Grafton Station. Grafton Station presents a unique opportunity to acquire a 13+ acre site in the rapidly expanding San Francisco East Bay Tri Valley, near the I-580/I-680 interchange and the Dublin/Pleasanton BART Station. Located on Dublin Boulevard near Tassajara Road and immediately adjacent to I-580, the property offers exceptional freeway visibility. Grafton Station is a key retail component of the Dublin Ranch neighborhood and is located across

the street from the new Dublin high school (Emerald High School, currently under construction) at the intersection of Dublin Boulevard and Grafton Street. Grafton Station is comprised of the following four components:

1. 29,721 SF of net leased retail space located on 2.97 acres
2. An 8.14 acre land parcel
3. A 2.08 acre land parcel
4. Lowes Home Improvement Store **(Not a Part of This Offering)**

The two vacant land parcels together with the existing net leased retail space offers the investor current income paired with future development optionality in this key location. This thriving retail and residential area has grown dramatically in the past two decades.



OFFERING PROCESS

The property is being offered unpriced. Offers will be reviewed as presented; however, the ownership reserves the right to set a bid deadline for a definitive date. Pricing guidance is available upon request.

ADDITIONAL LINKS



[ZONING DISTRICTS AND PERMITTED USES](#)



[ZONING MAP](#)



[CITY OF DUBLIN](#)

LOCATION OVERVIEW

ABOUT DUBLIN RANCH

Dublin Ranch is a master planned community, with the first phases started in 2000 and new construction continuing today. Major residential developers include Shea Homes, Standard Pacific, Brookfield Homes, Lennar, Toll Brothers and Centex. Dublin Ranch offers parks, highly rated newer schools and the Dublin Ranch Golf Course, a Robert Trent Jones public championship golf course. These residential neighborhoods consist of both medium and high-density homes, townhouses and condominiums, together with apartments.

NEIGHBORHOOD

Immediately to the west and northwest of the property is approximately 75 acres of land which has been under planning for a large mixed-use project. Immediately north of the property, across Dublin Boulevard, the new Emerald High School is currently under construction. When completed, this new 25 acre high school will include a gymnasium, visual and performing arts facilities, a football field, track, tennis courts and theater to accommodate approximately 2,500 students from East Dublin. Access is served the I-580 freeway, a direct conduit to the greater San Francisco Bay Region.

71,674

POPULATION
(2021)

\$934,500

MEDIAN HOME VALUE
(2016-2020)

\$152,745

MEDIAN HOUSEHOLD INCOME
(2016-2020)



“

One of the fastest-growing cities in California, Dublin sits among the hills 35 miles east of San Francisco.

”

-MONEY's 2018 Best Places to Live

02

PROPERTY DESCRIPTION

PROPERTY SUMMARY

SITE PLANS

MAPS & AERIALS

TASSAJARA RD

DUBLIN BLVD

GRAFTON ST



PROPERTY SUMMARY

2.97
ACRES

RETAIL CENTER (GRAFTON STATION) 3700-3712 DUBLIN BLVD & 4078-4100 GRAFTON ST

This existing retail development encompasses three separate buildings which contain 9 individual retail condominium units totaling 29,721 SF of fully-leased retail space. The property is directly accessed from Dublin Boulevard to the north and Grafton Street to the east.

APN's	985-131-13
	985-131-4
	985-131-2
	985-131-3
	985-131-5
	985-131-6
	985-131-7
	985-131-8
	985-131-9
Size	29,721SF (Improvements) on 2.97 AC (Land)
Year Built	2009
Number of Units	9
Unit Sizes	Ranging from 5,907 to 840 square feet
Construction	Wood Framing with Stucco and Brick Exterior Finishes



PROPERTY SUMMARY

8.14

ACRES

VACANT FRONTAGE COMMERCIAL LAND

This land parcel fronts the south side of Dublin Boulevard and is accessed from two existing curb cuts along Dublin Boulevard. The improvements on the site include a fully improved parking lot at the east end of the site, which adjoins the existing retail uses. Past interest in this site includes multi-tenant retail, office and Big Box.

APN	985-61-12
Size	354,556 square feet (8.14 acres), per County records
Shape	Rectangular
Topography	Flat & Level, graded with expansive street frontage
Frontage	Dublin Blvd (north) & Brannigan St (west)
Improvements	Fencing, Parking Lot
Utilities	All available to site
Zoning	GC - General Commercial (PD Ord. 12-06, City of Dublin) Office and Commercial Retail Uses



PROPERTY SUMMARY

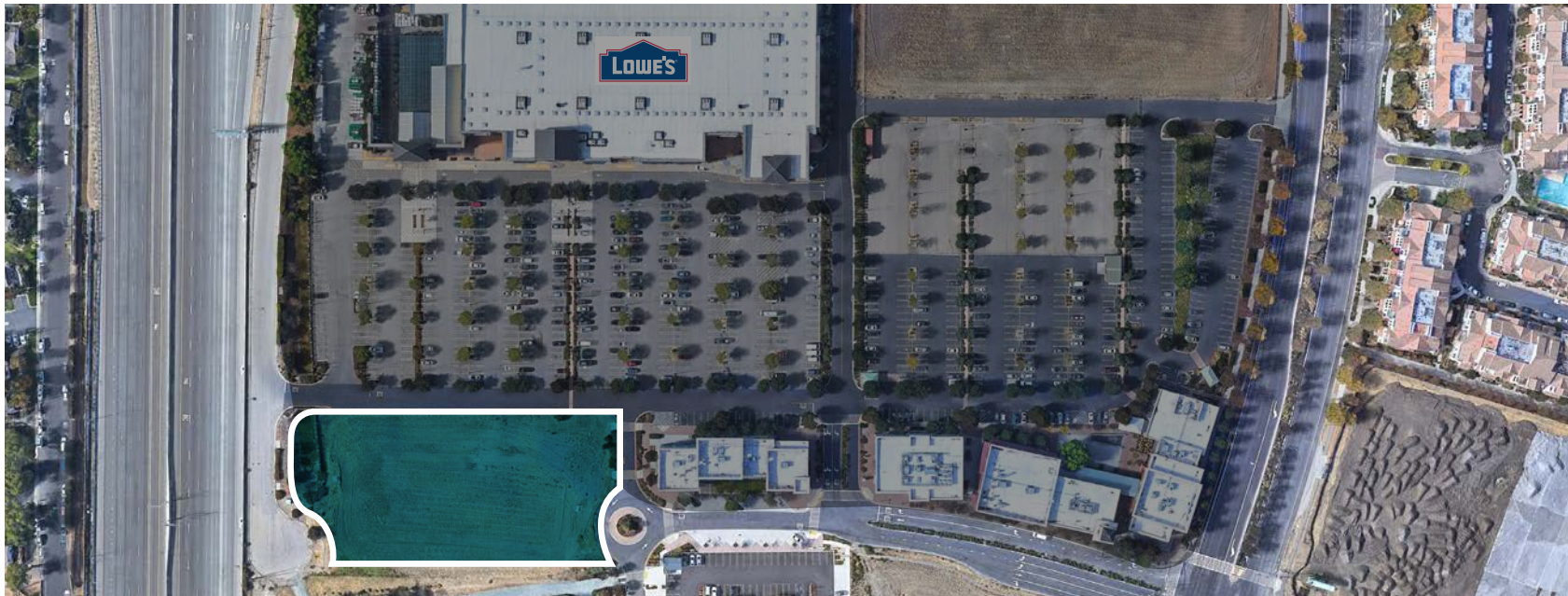
2.08

ACRES

VACANT I-580 FRONTAGE COMMERCIAL LAND

This land parcel is located at the terminus of Grafton Street, on the south side of Dublin Boulevard, and is accessed from an existing roundabout. The site immediately fronts I-580 to the south, with exceptional visibility to both eastbound and westbound traffic on I-580. Past interest from retail automotive and fast food.

APN	985-132-2
Size	90,589 square feet (2.08 acres), per County records
Shape	Rectangular
Topography	Flat & Level, grade with street frontages
Frontage	Grafton Street (north) & I-580 (south)
Improvements	None
Utilities	All available to site
Zoning	GC - General Commerical (PD Ord., City of Dublin) Office and Commercial Retail Uses









HACIENDAS
SHOPPING
CENTER

DUBLIN
CORPORATE
CENTER

 26,021 ADT

 23,365 ADT



 221,027 ADT



SITE PLAN





DUBLIN/PLEASANTON
STATION

DUBLIN

SUBJECT
PROPERTY



PLEASANTON

LIVERMORE

EXIT 47
TASSAJARA RD
SANTA RITA RD



03

FINANCIALS



RENT ROLL

CASH FLOW ANALYSIS

TASSAJARA RD

DUBLIN BLVD

GRAFTON ST





FINANCIALS

RENT ROLL

Tenant	Address	Square Feet	Lease Commence	Lease End	Options	Base Rent Escalations
Spice Corner (Indian Grocery Holding Co., LLC)	3700 Dublin Blvd	2,216	3/1/2021	8/31/2023	None	3/1/23 - \$7,202
Buffalo Wild Wings (FJC Inc.)	3712 Dublin Blvd	5,907	7/1/2017	6/30/2024	(3) 5 year	7/1/22 - \$19,565.42 7/1/23 - \$19,956.73
Banana Garden, Inc.	4100 Grafton St	4,442	MTM	MTM	None	None
Comcast Cable Holdings, LLC	4104 Grafton St	4,225	6/12/2014	6/11/2024	(1) 5 year	110% each option term
Chaat Bhavan (Deep Stars, Inc.)	4112 Grafton St	3,849	10/1/2013	9/30/2023	(2) 5 year	10/1/22 - \$12,189.76
Tandoori Pizza (Garib Singh)	4060 Grafton St	1,723	3/9/2016	3/8/2026	None	3/9/23 - \$6,375.10 3/9/25 - \$6,805.85
Q-Tea (Cindy and Ka Poon)	4064 Grafton St	840	6/18/2016	6/17/2026	(1) 5 year	6/18/23 - \$3,074.40
Little Sheep Restaurant (Hot Pot Geary, LLC)	4068 Grafton St	4,130	1/15/2014	1/14/2024	(2) 5 year	5/15/22 - \$13,283.40
Tulip After School - Dublin (Gurukool, Inc.)	4078 Grafton St	2,389	11/11/2013	8/31/2023	(1) 5 year	4/1/22 - \$9,504.24
Total		29,721				

FINANCIALS

RENT ROLL - CONTINUED

Tenant	Address	Current Monthly Base Rent (PSF)	Current Monthly Base Rent (\$)	CAM	Monthly Total Rent	Security Deposit
Spice Corner (Indian Grocery Holding Co., LLC)	3700 Dublin Blvd	\$3.25	\$7,202.00	\$2,254.56	\$9,456.56	\$11,358.46
Buffalo Wild Wings (FJC Inc.)	3712 Dublin Blvd	\$3.25	\$19,181.78	\$5,907.00	\$25,088.78	\$25,150.00
Banana Garden, Inc.	4100 Grafton St	\$1.75	\$7,753.18	\$4,797.36	\$12,550.54	\$17,478.87
Comcast Cable Holdings, LLC	4104 Grafton St	\$3.30	\$13,942.50	\$4,034.88	\$17,977.38	\$0.00
Chaat Bhavan (Deep Stars, Inc.)	4112 Grafton St	\$3.07	\$11,834.72	\$3,154.43	\$14,989.15	\$13,401.75
Tandoori Pizza (Garib Singh)	4060 Grafton St	\$3.45	\$5,944.35	\$1,957.14	\$7,901.49	\$7,047.07
Q-Tea (Cindy and Ka Poon)	4064 Grafton St	\$3.50	\$2,940.00	\$730.34	\$3,670.34	\$3,702.30
Little Sheep Restaurant (Hot Pot Geary, LLC)	4068 Grafton St	\$3.15	\$13,023.00	\$4,358.49	\$17,381.49	\$32,761.80
Tulip After School - Dublin (Gurukool, Inc.)	4078 Grafton St	\$3.86	\$9,227.51	\$2,203.63	\$11,431.14	\$8,839.30
Total			\$91,049.04	\$29,397.83	\$120,446.87	\$119,739.55

TOTAL SUMMARY

Square Feet	29,721
Monthly Base Rent	\$91,049.83
CAM	\$29,397.83
Monthly Total Rent	\$120,446.87
Security Deposit	\$119,739.55



CASH FLOW ANALYSIS

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Income	1,592,691	1,682,753	1,904,126	1,944,356	2,023,619	2,044,999	2,018,225	2,207,321	2,306,623	2,385,374	2,424,490
Potential Rental Income	1,206,576	1,375,819	1,470,338	1,515,435	1,562,990	1,604,368	1,663,602	1,754,802	1,806,563	1,861,201	1,916,964
Downtime Vacancy	-36,640	-57,925	0	-11,343	0	-20,855	-81,287	-29,423	-10,707	-2,515	-24,177
Free Rent	-25,186	-107,989	0	-15,880	0	-29,198	-113,802	-41,192	-12,376	-6,214	-33,848
Occupancy Cost Adjustment	0	0	0	0	0	0	0	0	0	0	0
Base Rental Income	1,144,749	1,209,905	1,470,338	1,488,213	1,562,990	1,554,315	1,468,513	1,684,187	1,783,481	1,852,472	1,858,939
Percentage Rent	0	0	0	0	0	0	0	0	0	0	0
Total Recovery Income	586,232	598,677	645,357	660,210	685,475	695,892	688,156	737,334	768,132	795,289	809,418
Total Potential Gross Income	1,730,981	1,808,582	2,115,695	2,148,423	2,248,465	2,250,207	2,156,669	2,421,522	2,551,612	2,647,761	2,668,357
Vacancy Loss	-51,741	-35,400	-105,785	-96,646	-112,423	-92,698	-30,611	-93,125	-117,409	-129,998	-110,450
Collection Loss	-86,549	-90,429	-105,785	-107,421	-112,423	-112,510	-107,833	-121,076	-127,581	-132,388	-133,418
Effective Gross Income	1,592,691	1,682,753	1,904,126	1,944,356	2,023,619	2,044,999	2,018,225	2,207,321	2,306,623	2,385,374	2,424,490
Expenses	601,831	621,365	645,987	664,776	685,452	704,639	722,694	748,874	772,498	796,007	818,752
Pest Control	4,007	4,127	4,251	4,379	4,510	4,645	4,785	4,928	5,076	5,228	5,385
Janitorial Supplies	666	686	707	728	750	772	796	819	844	869	895
Dues, Fees and Subscription	37	38	39	41	42	43	44	46	47	48	50
Office Supplies	712	733	755	778	801	825	850	876	902	929	957
Property Tax	184,000	189,520	195,206	201,062	207,094	213,306	219,706	226,297	233,086	240,078	247,281
Fire Protection Monitoring/Maintenance	3,662	3,772	3,885	4,002	4,122	4,245	4,373	4,504	4,639	4,778	4,921
Worker's Comp	1,156	1,191	1,227	1,264	1,302	1,341	1,381	1,422	1,465	1,509	1,554
Taxes & Licenses	800	824	849	874	900	927	955	984	1,013	1,044	1,075
Window Washing	1,772	1,825	1,880	1,936	1,994	2,054	2,116	2,179	2,245	2,312	2,381
Accounting Fees	398	410	422	434	447	461	475	489	504	519	534
Elevator Monitoring & Maintenance	1,376	1,417	1,460	1,504	1,549	1,595	1,643	1,692	1,743	1,795	1,849
Property Insurance	42,611	43,889	45,206	46,562	47,959	49,398	50,880	52,406	53,978	55,598	57,266
Repairs & Maintenance	191,937	197,695	203,626	209,735	216,027	222,508	229,183	236,058	243,140	250,434	257,947
Repair & Maintenance - General Building	2,721	2,802	2,886	2,973	3,062	3,154	3,249	3,346	3,446	3,550	3,656
Repair & Main - Parking Lot	660	680	701	722	743	766	789	812	837	862	888
R&M-Parking Lot Lighting	256	264	272	280	288	297	306	315	324	334	344
R&M-Parking Lot Pressure Wash	103,473	106,577	109,774	113,067	116,460	119,953	123,552	127,258	131,076	135,009	139,059
R&M-Parking Lot Sweeping	7,601	7,829	8,064	8,306	8,555	8,812	9,076	9,349	9,629	9,918	10,216
R&M-Day Porter	64,890	66,837	68,842	70,907	73,034	75,225	77,482	79,807	82,201	84,667	87,207
R&M-Backflow	963	992	1,022	1,052	1,084	1,116	1,150	1,184	1,220	1,257	1,294
R&M-Plumbing	584	601	619	638	657	677	697	718	739	762	784
R&M-Storm Water Mgmt	2,642	2,721	2,803	2,887	2,974	3,063	3,155	3,249	3,347	3,447	3,551
Repair & Main - Fountain	8,147	8,392	8,643	8,903	9,170	9,445	9,728	10,020	10,321	10,630	10,949
Total Repairs & Maintenance	191,937	197,695	203,626	209,735	216,027	222,508	229,183	236,058	243,140	250,434	257,947
Management Fee	55,744	58,896	66,644	68,052	70,827	71,575	70,638	77,256	80,732	83,488	84,857
Landscaping	26,124	26,908	27,715	28,546	29,403	30,285	31,193	32,129	33,093	34,086	35,108
Landscaping - Repairs	8,081	8,323	8,573	8,830	9,095	9,368	9,649	9,939	10,237	10,544	10,860
Landscaping Maintenance	18,043	18,584	19,142	19,716	20,308	20,917	21,544	22,191	22,856	23,542	24,248
Total Landscaping	26,124	26,908	27,715	28,546	29,403	30,285	31,193	32,129	33,093	34,086	35,108

CASH FLOW ANALYSIS, CONT

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Utilities	78,394	80,746	83,168	85,663	88,233	90,880	93,607	96,415	99,307	102,286	105,355
Electricity	50,304	51,813	53,368	54,969	56,618	58,316	60,066	61,868	63,724	65,635	67,604
Water & Sewer	11,990	12,350	12,720	13,102	13,495	13,900	14,317	14,746	15,189	15,644	16,114
Water - Fire Line Service	1,400	1,442	1,485	1,530	1,576	1,623	1,672	1,722	1,773	1,827	1,881
Water - Irrigation	9,352	9,633	9,922	10,219	10,526	10,842	11,167	11,502	11,847	12,202	12,568
Trash Disposal	3,997	4,117	4,240	4,368	4,499	4,634	4,773	4,916	5,063	5,215	5,372
Telephone	1,351	1,392	1,433	1,476	1,521	1,566	1,613	1,662	1,711	1,763	1,816
Total Utilities	78,394	80,746	83,168	85,663	88,233	90,880	93,607	96,415	99,307	102,286	105,355
Pond Association	8,434	8,687	8,948	9,216	9,493	9,777	10,071	10,373	10,684	11,004	11,335
Total Expenses	601,831	621,365	645,987	664,776	685,452	704,639	722,694	748,874	772,498	796,007	818,752
Net Operating Income	990,861	1,061,387	1,258,138	1,279,580	1,338,167	1,340,360	1,295,531	1,458,448	1,534,125	1,589,367	1,605,738
Leasing & Capital Costs	85,178	307,116	18,919	61,947	20,071	98,745	325,589	132,075	55,681	39,885	114,472
Leasing Costs	67,345	288,749	0	42,461	0	78,072	304,296	110,143	33,091	16,617	90,507
Tenant Improvements	26,652	114,274	0	16,804	0	30,897	120,425	43,589	13,096	6,576	35,818
Leasing Commissions	40,693	174,474	0	25,657	0	47,175	183,871	66,554	19,995	10,041	54,688
Total Leasing Costs	67,345	288,749	0	42,461	0	78,072	304,296	110,143	33,091	16,617	90,507
Capital Expenses	17,833	18,368	18,919	19,486	20,071	20,673	21,293	21,932	22,590	23,268	23,966
Capital Reserves	17,833	18,368	18,919	19,486	20,071	20,673	21,293	21,932	22,590	23,268	23,966
Total Capital Expenses	17,833	18,368	18,919	19,486	20,071	20,673	21,293	21,932	22,590	23,268	23,966
Total Leasing & Capital Costs	85,178	307,116	18,919	61,947	20,071	98,745	325,589	132,075	55,681	39,885	114,472
Net Cash Flow	905,683	754,271	1,239,220	1,217,633	1,318,096	1,241,615	969,942	1,326,373	1,478,444	1,549,482	1,491,266

04

COMPARABLES

SALE COMPARABLES

LEASE COMPARABLES



COMPARABLES



SALE COMPARABLES

01



PORTFOLIO - 2 RETAIL & INDUSTRIAL

1941 San Ramon Valley Blvd | Danville & San Ramon, CA

Date Sold	Jan 4, 2022
Building Size	13,404 SF
Land Size	2.06 AC
Sale Price	\$5,891,000
Price / SF	\$439.50
Comments	

02



PORTFOLIO - 2 INDUSTRIAL

Bollinger Canyon Rd | San Ramon, CA

Date Sold	Dec 30, 2021
Building Size	Land
Land Size	7.40 AC
Sale Price	\$11,000,000
Price / SF	\$34.13
Comments	

03



2190 CAMINO RAMON

San Ramon, CA

Date Sold	Dec 21, 2021
Building Size	5,840 SF
Land Size	0.94 AC
Sale Price	\$9,600,000
Price / SF	\$1,643.84
Comments	

SALE COMPARABLES

04



BISHOP RANCH

San Ramon, CA

Date Sold	Dec 16, 2021
Building Size	Land
Land Size	31.04 AC
Sale Price	\$108,000,000
Price / SF	\$79.88
Comments	

05



500 BOLLINGER CANYON WAY

San Ramon, CA

Date Sold	Dec 1, 2021
Building Size	28,700 SF
Land Size	1.42 AC
Sale Price	\$11,100,000
Price / SF	\$386.76
Comments	

06



500 DEERWOOD RD

San Ramon, CA

Date Sold	Nov 5, 2021
Building Size	Land
Land Size	2.47 AC
Sale Price	\$9,750,000
Price / SF	\$90.62
Comments	

07



PORTFOLIO - 2 INDUSTRIAL

San Ramon, CA

Date Sold	Aug 13, 2021
Building Size	43,443 SF
Land Size	16.68 AC
Sale Price	\$29,600,000
Price / SF	\$681.35
Comments	

08



3111 FOSTORIA WAY - COSTCO GROUND

San Ramon, CA

Date Sold	Jul 2, 2021
Building Size	Land
Land Size	2.98 AC
Sale Price	\$11,400,000
Price / SF	\$87.82
Comments	

09



PORTFOLIO - 5 INDUSTRIAL

San Ramon, CA

Date Sold	Jul 1, 2021
Building Size	72,848 SF
Land Size	14.07 AC
Sale Price	\$52,690,500
Price / SF	\$723.29
Comments	

SALE COMPARABLES

10



1 BOLLINGER CANYON

San Ramon, CA

Date Sold	Jun 2, 2021
Building Size	Land
Land Size	2.99 AC
Sale Price	\$9,996,000
Price / SF	\$76.75
Comments	

11



5510 SCARLET CT

Dublin, CA

Date Sold	May 26, 2021
Building Size	24,298 SF
Land Size	2.26 AC
Sale Price	\$6,800,000
Price / SF	\$279.86
Comments	

12



6541-6543 REGIONAL ST

Dublin, CA

Date Sold	Mar 22, 2021
Building Size	15,030 SF
Land Size	1.33 AC
Sale Price	\$5,000,000
Price / SF	\$332.67
Comments	

13



BOLLINGER CANYON RD

San Ramon, CA

Date Sold	Feb 26, 2021
Building Size	Land
Land Size	12.58 AC
Sale Price	\$15,800,000
Price / SF	\$28.83
Comments	

14



1511 1ST ST

Livermore, CA

Date Sold	Jan 8, 2021
Building Size	10,400 SF
Land Size	0.57 AC
Sale Price	\$3,653,000
Price / SF	\$351.25
Comments	

LEASE COMPARABLES

01



4540-4566 DUBLIN BLVD

Dublin, CA

Building Type	Retail Class B
Size	23,917 SF
Sign Date	Oct 2021
Rent/SF/Mo	\$3.25
Rent Type	NNN
Comments	

02



3740 FALLON RD

Dublin, CA

Building Type	
Size	1,282 SF
Sign Date	
Rent/SF/Mo	\$4.50
Rent Type	NNN
Comments	

03



3742 FALLON RD

Dublin, CA

Building Type	
Size	1,256 SF
Sign Date	
Rent/SF/Mo	\$5.00
Rent Type	NNN
Comments	Rent flat for 5 years

04



JP MORGAN CHASE

4520 Dublin Blvd | Dublin, CA

Building Type	
Size	3,980 SF
Sign Date	
Rent/SF/Mo	\$4.00
Rent Type	NNN
Comments	

05



FOUR PAWS VETERINARY CLINIC

4526 Dublin Blvd | Dublin, CA

Building Type	
Size	2,679 SF
Sign Date	
Rent/SF/Mo	\$3.15
Rent Type	NNN
Comments	

06



THE SHOPS AT TRALEE

6599-6601 Dublin Blvd., Ste 6599/J | Dublin, CA

Building Type	Retail Class B
Size	32,479 SF
Sign Date	Mar 2022
Rent/SF/Mo	\$3.50
Rent Type	NNN
Comments	

LEASE COMPARABLES

07



ASTER

7544 Dublin Blvd., Ste 165 | Dublin, CA

Building Type	Retail
Size	15,000 SF
Sign Date	Jun 2020
Rent/SF/Mo	\$3.91
Rent Type	NNN
Comments	

08



DUBLIN PLACE

Amador Plaza Rd. & Dublin Blvd., Ste 7012 | Dublin, CA

Building Type	Retail
Size	283,000 SF
Sign Date	Jun 2020
Rent/SF/Mo	\$4.00
Rent Type	NNN
Comments	

09



DUBLIN PLACE

Amador Plaza Rd. & Dublin Blvd., Ste 7533 | Dublin, CA

Building Type	Retail
Size	283,000 SF
Sign Date	Jun 2020
Rent/SF/Mo	\$4.00
Rent Type	NNN
Comments	

10



ENEAL PLAZA

7450 Dublin Blvd | Dublin, CA

Building Type	Retail
Size	46,096 SF
Sign Date	Jun 2020
Rent/SF/Mo	\$4.33
Rent Type	NNN
Comments	

11



TIVOLI PLAZA

3690 Summit Rd | Dublin, CA

Building Type	
Size	22,093 SF
Sign Date	Dec 2020
Rent/SF/Mo	\$3.57
Rent Type	NNN
Comments	

05

MARKET OVERVIEW

GRAFTON  STATION

DUBLIN & TRI-VALLEY

DEMOGRAPHICS

TRANSPORTATION

TASSAJARA RD

DUBLIN BLVD

GRAFTON ST





MARKET OVERVIEW

DUBLIN, CA

Dublin is a suburban city of the East Bay in California. It is located within the Amador Valley of Alameda County's Tri-Valley region. Dublin sits 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—allowing for easy transportation throughout the Bay Area. From a population of 14,350 in 1982, the City of Dublin has grown to a total population of 67,418 residents—which is expected to grow 1.88% over the next five years. The city has consistently been one of the fastest growing cities in Alameda County. Dublin's median household income is \$160,577 and median home value of \$954,560. Over 80% of Dublin's residents have at least some college education for their population over the age of 25. Because of this the city has a high employment rate of 95.9%.

Transportation

Transportation is made easy in Dublin with great access to interstates and several public transportation options. In 2011 the West Dublin BART station opened allowing for easier transportation throughout the Bay Area. Dublin is situated at the intersection of Interstate 580 and 680 allowing for quick transportation via those highways. The city also has a local bus service provided by WHEELS.

TRI-VALLEY

The Tri-Valley area is a grouping of three valleys in the East Bay of California's Bay Area. The Tri-Valley encompasses the cities of Dublin, Livermore, Pleasanton, San Ramon, and the town of Danville. It is a primarily suburban area with a population of 440,094 residents. The Tri-Valley offers more affordable living accommodations than its neighboring cities of San Francisco and San Jose. Median household income for 2021 is reported to be \$158,521 and median home value of \$1,020,929. 85.7% of Tri-Valley residents have at least some level of college education resulting in a high employment rate of 95.7%.

Transportation

The Tri-Valley is serviced by WHEELS, a bus agency that operates local bus service. Interstate 580 and 680 cross the Tri-Valley area for easy car transportation. Currently BART is only accessible in West Dublin and Pleasanton however, the Tri-Valley Regional Rail Authority is in the planning process for a rail connection between BART and the San Joaquin Valley. The rail connection plan is integral for the area to become a long-term hub for an array of innovative and advanced technology companies. The Tri-Valley is already bolstered by large commerce hubs such as Bishop Ranch Business Park in San Ramon and Hacienda Business Park in Pleasanton. The Tri-Valley is already home to two national labs, more than 450 technology companies, and a strong workforce. Due to these factors the Tri-Valley is on track for strong economic growth in the coming years.

TOP DUBLIN & TRI VALLEY AREA EMPLOYERS

DEMOGRAPHICS

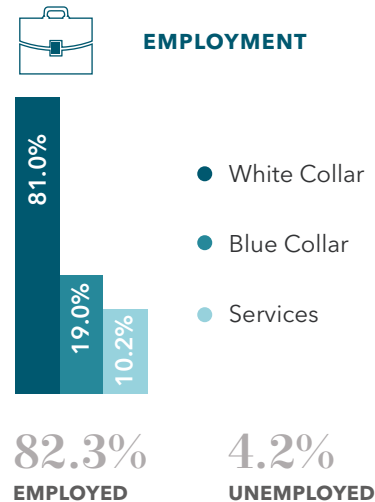
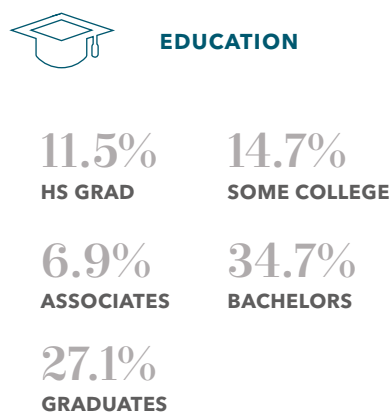
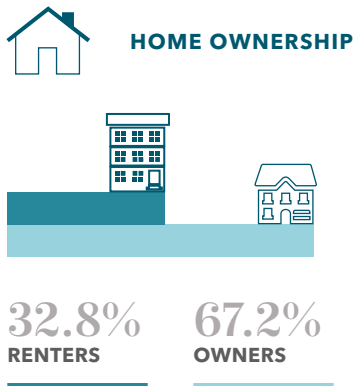
Tri-Valley Facts & Demographics

188,599
POPULATION

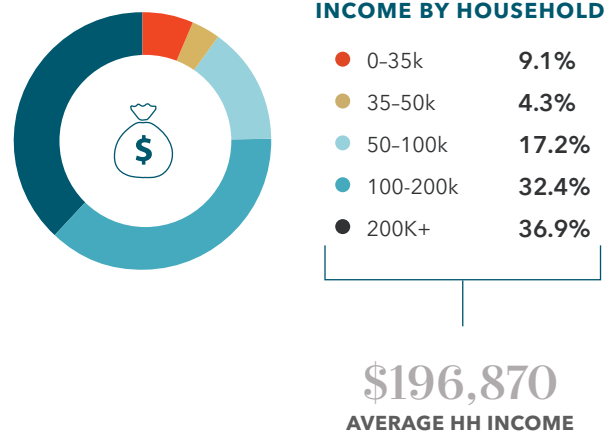
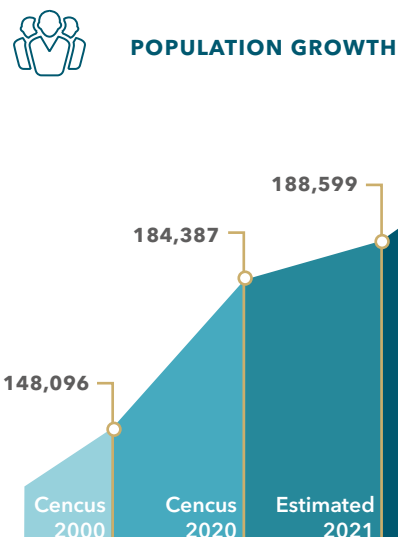
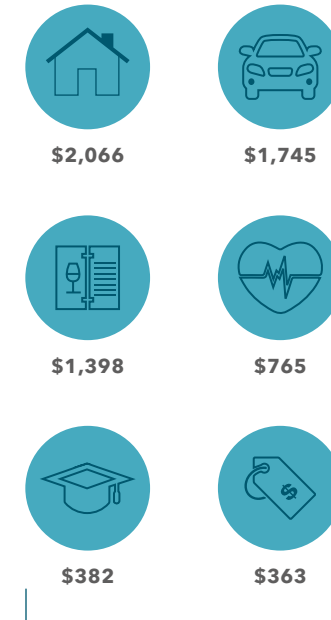
2.8
AVG HH SIZE

\$165,294
MEDIAN HH INCOME

38.1
MEDIAN AGE

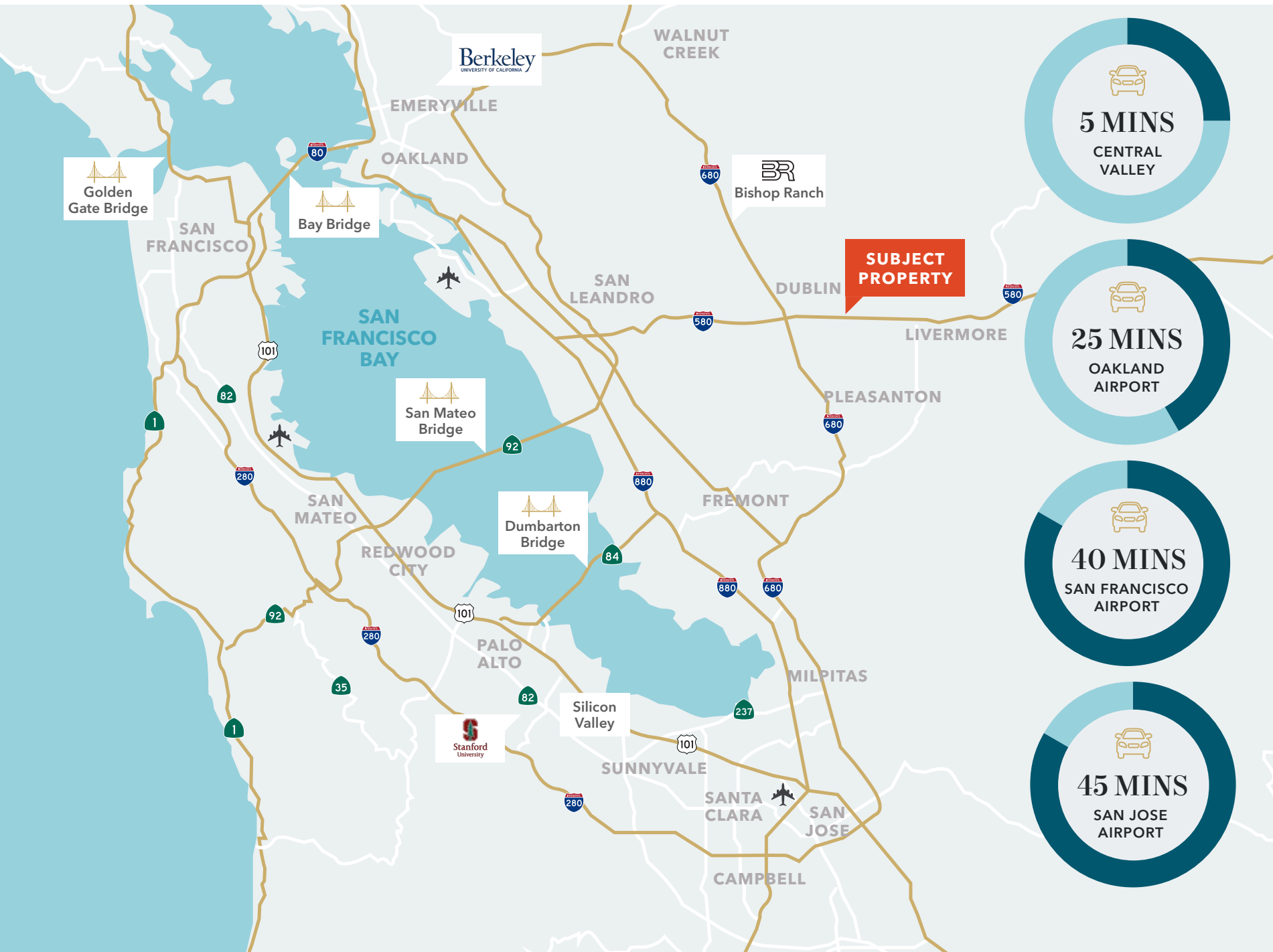


AVERAGE 2021 MONTHLY HOUSEHOLD SPENDING



\$9,833
AVERAGE HH SPENDING

TRANSPORTATION



GRAFTON STATION



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