

FOR LEASE > 2,760± SF

Shop Space Shamrock Village



7727 AMADOR VALLEY BOULEVARD, DUBLIN, CA



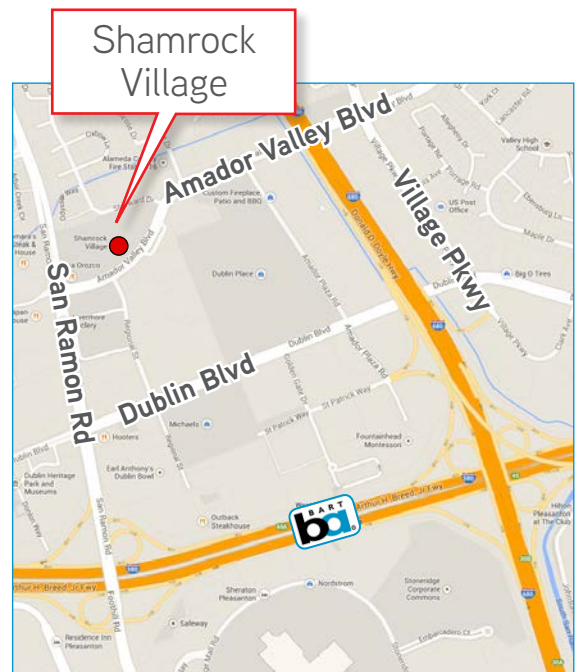
Available Space:

- > 7727 Amador Valley Boulevard* 2,760± SF
- > Current buildout has 8 rooms/offices, reception & restroom core
- > Ideal for spa, medical, commercial office or music lessons

**Please do not disturb tenant.*

Vibrant Dublin Retail Core Location!

- > Anchored by Dollar Tree & adjacent to Big Lots
- > Conveniently located near the I-580/I-680 interchange
- > Nearby tenants include: 99 Ranch, Target, Ross, Hobby Lobby, Marshall's, TJ Maxx, Burlington Coat Factory, Sprouts Market, REI, Safeway and many more
- > Abundant parking
- > Traffic counts (2016): 17,513 ADT on Amador Valley Blvd.



DEMOGRAPHICS:	1-mile	3-mile	5-mile
Population	14,379	74,392	142,672
Daytime Population	23,976	88,196	165,190
Avg. HH Income	\$113,108	\$129,182	\$136,343

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Center Size 50,796 (excludes NAP retailers)

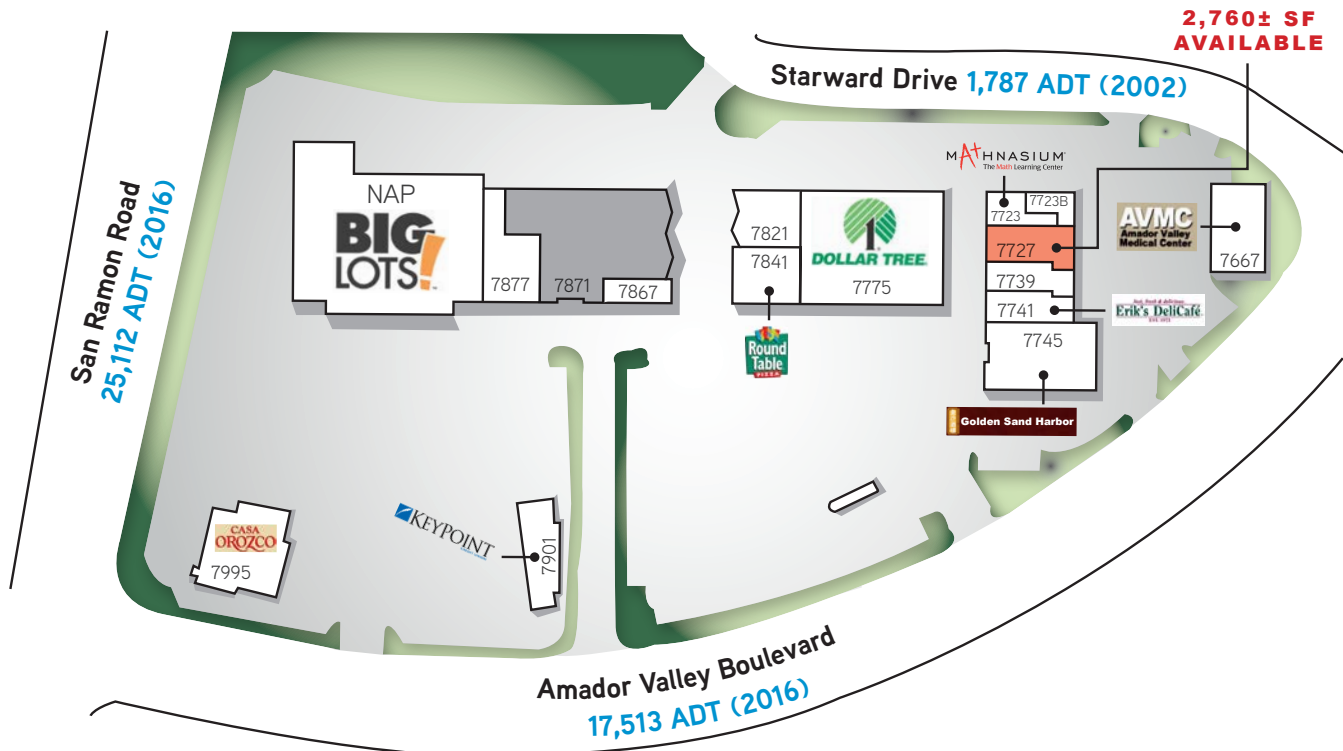
Please contact leasing agent for availability.

Current Retailers

NAP	Big Lots	NAP
7877	Ohgane Korean BBQ	4,000 SF
7871	JR ANCHOR AVAILABLE	11,800 SF
7867	Dough Boy's Donuts	1,100 SF
7821	Gallagher's	1,800 SF
7841	Round Table Pizza	2,750 SF
7775	Dollar Tree	13,000 SF
7723	Mathnasium	1,245 SF
7723B	Tri-Valley Korean Parents Assoc.	1,152 SF

7727	AVAILABLE*	2,760 SF
7739	Inspire Smiles Dental	2,184 SF
7741	Erik's DeliCafé	1,846 SF
7745	Golden Sand Harbor Restaurant	6,000 SF
7667	Amador Valley Medical Center	NAP
KIOSK	Mobile Device Doctor	40 SF
7901	KeyPoint Credit Union	2,899 SF
7995	Casa Orozco	NAP

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Information contained herein has been obtained from the owners or from other sources we deem reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

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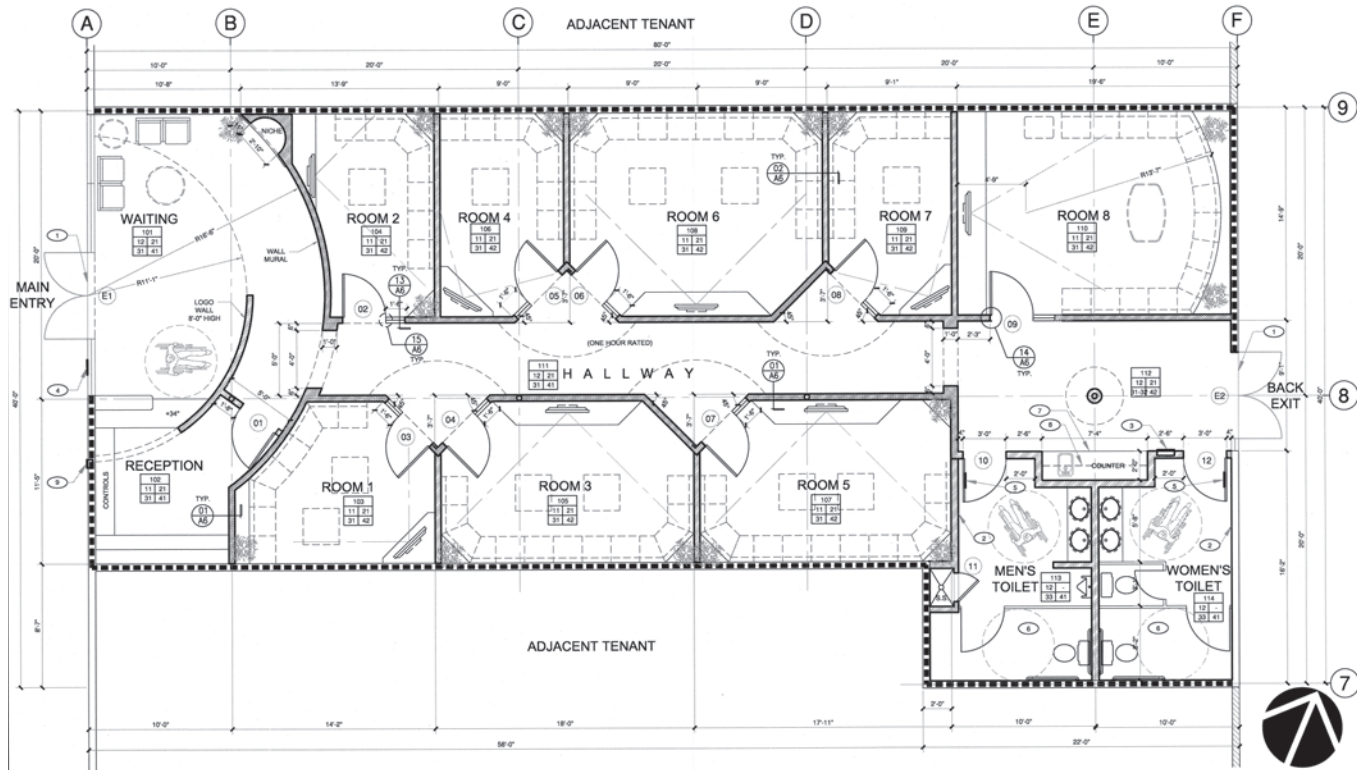
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Floor Plan - 2,760± SF



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