

FOR LEASE > 11,800± SF - **DIVISIBLE**

Junior Anchor Shamrock Village



7871 AMADOR VALLEY BOULEVARD, DUBLIN, CA



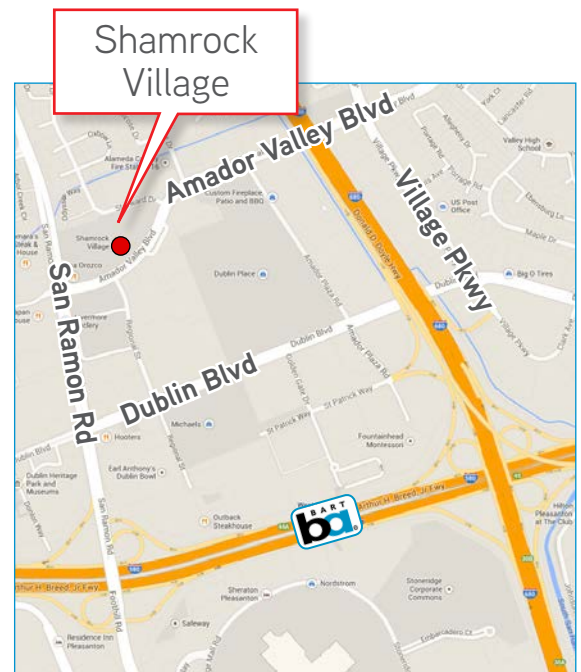
Vibrant Dublin Retail Core Location!

- > Junior anchor space available in Dollar Tree/Big Lots anchored center
- > Conveniently located near the I-580/I-680 interchange
- > Prominent storefront
- > Rear truck loading
- > 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.

Available Spaces:

- > 7871 Amador Valley Boulevard 11,800± SF

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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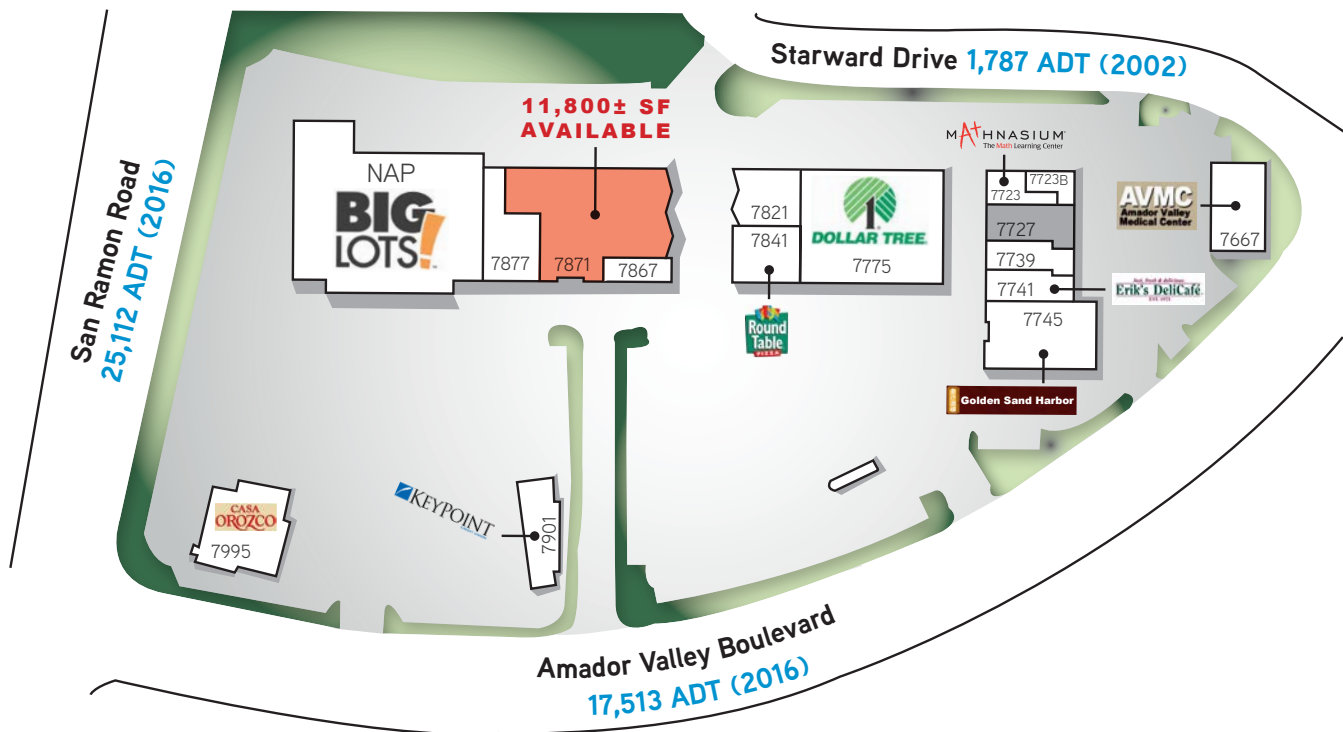
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Center Size 50,796 (excludes NAP retailers)

Please contact leasing agent for availability.

Current Retailers

NAP	Big Lots	NAP	7727	AVAILABLE*	2,760 SF
7877	Ohgane Korean BBQ	4,000 SF	7739	Inspire Smiles Dental	2,184 SF
7871	JR ANCHOR AVAILABLE	11,800 SF	7741	Erik's DeliCafé	1,846 SF
7867	Dough Boy's Donuts	1,100 SF	7745	Golden Sand Harbor Restaurant	6,000 SF
7821	Gallagher's	1,800 SF	7667	Amador Valley Medical Center	NAP
7841	Round Table Pizza	2,750 SF	KIOSK	Mobile Device Doctor	40 SF
7775	Dollar Tree	13,000 SF	7901	KeyPoint Credit Union	2,899 SF
7723	Mathnasium	1,245 SF	7995	Casa Orozco	NAP
7723B	Tri-Valley Korean Parents Assoc.	1,152 SF	*Please do not disturb tenant.		



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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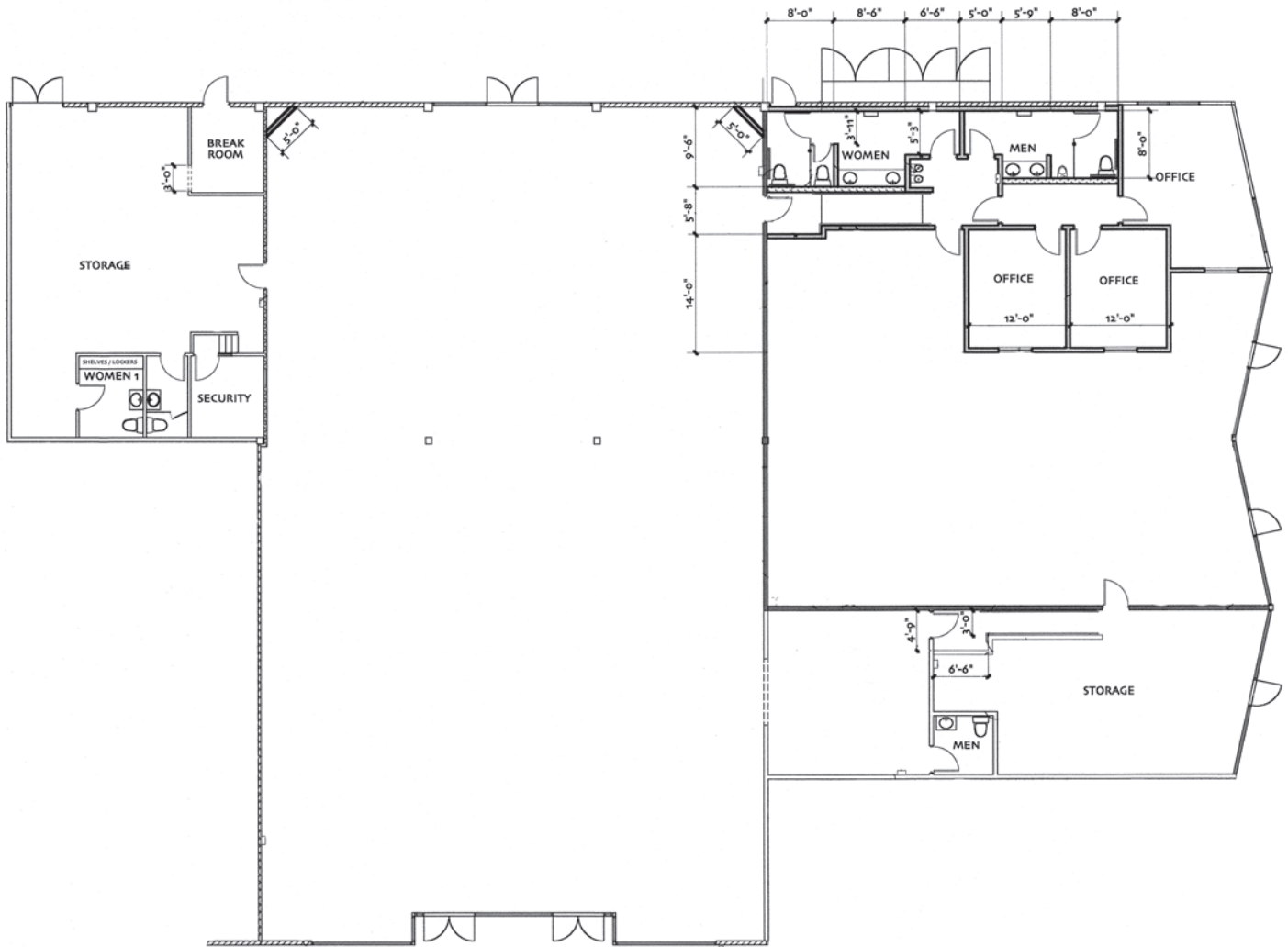
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Floor Plan - 11,800± SF



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