

FOR LEASE > OFFICE/RETAIL SPACE AVAILABLE

Grafton Station



7901 DUBLIN BLVD. & I-580, DUBLIN, CA



Cellar 9 Restaurant & Bar coming Spring 2011!

Karma Fusion Lounge now open and joins Buffalo Wild Wings and Dublin Ranch Dental

The Building

Grafton Station, anchored by Lowe's Home Improvement will give you the opportunity to be a part of the retail success in Dublin in close proximity to the extremely successful Hacienda Crossings Power Center.

- > Adjacent to Dublin Ranch, a 1,500 acre master planned community with over 5,000 dwelling units occupied.
- > Located near the corporate offices of Safeway, Ross, Oracle, Kaiser and Sybase in the 872 acre Hacienda Business Park.
- > Excellent Visibility from I-580
- > 240,000 ADT
- > Dublin Blvd. extension - **Now Open to Fallon Road Interchange. Adding additional freeway access from the East.**

Demographics

	1mile	3mile	5mile
Daytime Population	59,006	107,097	209,550
Average HH Income	\$118,714	\$124,098	\$133,662
Median HH Income:	\$98,970	\$100,867	\$107,360

SANDRA WECK
+1 925 227 6230
sandra.weck@colliers.com
CA License No. 00861536

HILARY PARKER
+1 925 227 6233
hilary.parker@colliers.com
CA License No. 01760862

COLLIERS INTERNATIONAL
5050 Hopyard Rd. Suite 180
Pleasanton, CA 94588
www.colliers.com

BUILDING A



BUILDING B



BUILDING C



BUILDING D



BUILDING D



SANDRA WECK
+1 925 227 6230
sandra.weck@colliers.com
CA License No. 00861536

HILARY PARKER
+1 925 227 6233
hilary.parker@colliers.com
CA License No. 01760862

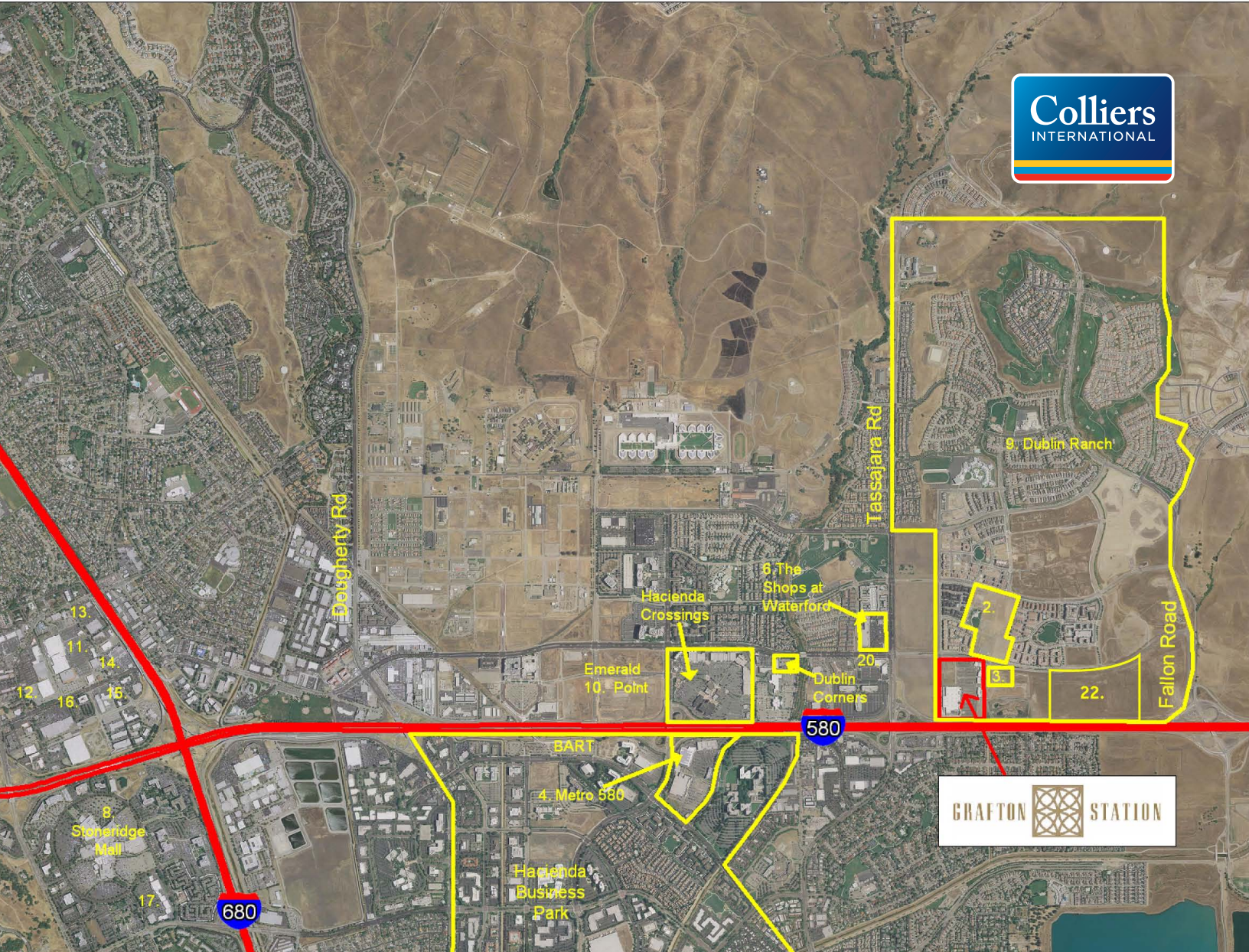
COLLIERS INTERNATIONAL
5050 Hopyard Rd. Suite 180
Pleasanton, CA 94588
www.colliers.com



SANDRA WECK
+1 925 227 6230
sandra.weck@colliers.com
CA License No. 00861536

HILARY PARKER
+1 925 227 6233
hilary.parker@colliers.com
CA License No. 01760862

COLLIERS INTERNATIONAL
5050 Hopyard Rd. Suite 180
Pleasanton, CA 94588
www.colliers.com



1. Grafton Station - Lowe's Home Improvement

- 2. The Promenade at Dublin Ranch (proposed Club Sport)
- 3. Grafton Plaza (proposed hotel, office, towers)
- 4. Metro 580 Kohl's Walmart Border's Sport Chalet
- 5. Hacienda Crossings
Bed, Bath & Beyond, Barnes & Noble, Any Mountain, Macaroni Grill, Ultra, Babies R Us, Regal Cinemas, Black Angus, Applebee's, Mimi's Cafe, Best Buy, TJ Maxx, Old Navy, Pier1
- 6. The Shops at Waterford/Safeway
- 7. Dublin Corners
- 8. Stoneridge Mall
Nordstrom, Macy's, Sears, JC Penney
- 9. Dublin Ranch (over 5,500 dwellings existing and under construction)
- 10. The Green Shopping Center (on hold)

11. Dublin Town Square

- 11. Dublin Town Square
Toys R Us, Burlington Coat Factory, PetSmart, Target
- 12. CVS Drugs
- 13. Golfsmith
- 14. Safeway Marketplace
- 15. Enea Plaza - Big 5, Thomasville
- 16. Marshall's, OSH, Ross, Michael's
- 17. Cost Plus, JC Penney Furniture & Office Max
- 18. Rose Pavilion - Ethan Allen, Express Fitness, Macy's Furniture, CVS Drugs, Golfsmith, Ranch 99 Marketplace, Fresh & Easy (2011 Opening)
- 19. Trader Joe's
- 20. Dublin Gateway (medical)
- 21. Home Depot, BevMo, Lazy Boy Furniture, Smart & Final Extra
- 22. Proposed Kaiser Hospital and Medical Campus