



*One Space
Remaining!
1,180± SF*



FOR LEASE Dublin, California Eclipse @ Dublin Station

5300 IRON HORSE PARKWAY, DUBLIN, CA

Now under new ownership, Eclipse @ Dublin Station is a transit-oriented development directly north of the East Dublin/Pleasanton BART Station offering retailers an opportunity to be a part of the highly sought after East Dublin Corridor. This project boasts over 300 executive style apartments serving a built-in customer base of over 1000 residential units within the Dublin Transit Center (and an additional 500 currently under construction). With over 5,000 square feet of ground floor retail, the project is positioned to serve the immediate retail needs of both the Dublin Transit Center and over 10 million square feet of commercial and residential within the Hacienda Business Park.

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



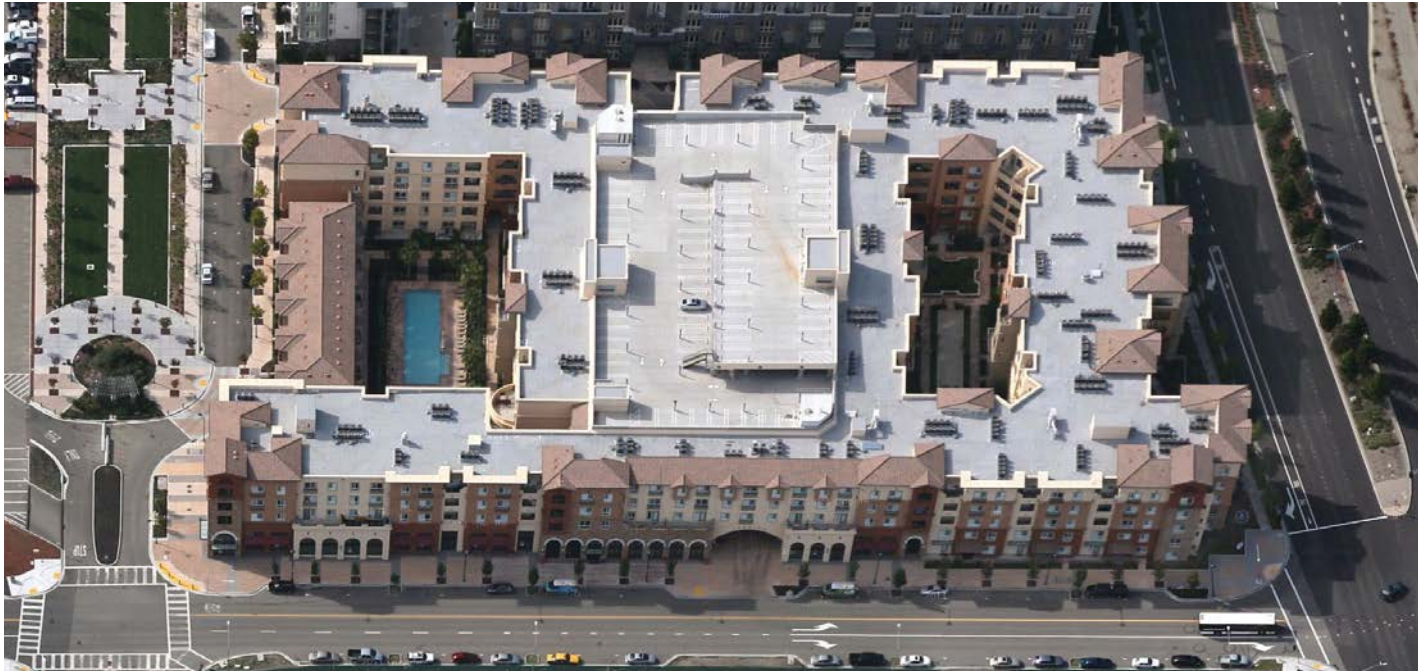
FOR LEASE

Dublin, California

Eclipse @ Dublin Station



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Features

- › Mixed-use development strategically located along busy Dublin Blvd (Over 24,000 ADT)
- › Consistently one of the fastest growing cities in Alameda County
- › Building offers excellent street frontage with extensive glassline along Iron Horse Parkway
- › Potential monument signage available along Dublin Boulevard
- › Pedestrian friendly development, offering easy accessibility to the East Dublin/Pleasanton BART station
- › Seeking qualified retail, restaurants, personal service and/or medical tenants

Demographics

	1 MILE	3 MILE	5 MILE
Population	10,170	102,963	170,222
Daytime Bus. Pop.	21,085	61,790	93,315
Avg. HH Income	\$122,258	\$137,274	\$148,226

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3825 Hopyard Rd. Suite 195
Pleasanton, CA 94588
www.colliers.com

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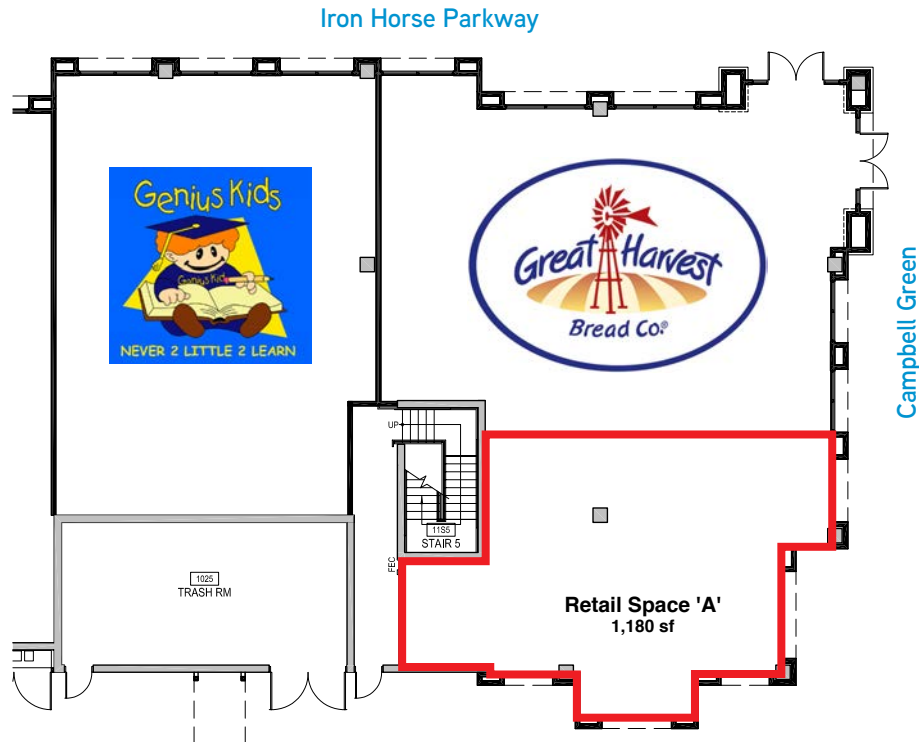
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Floor Plan



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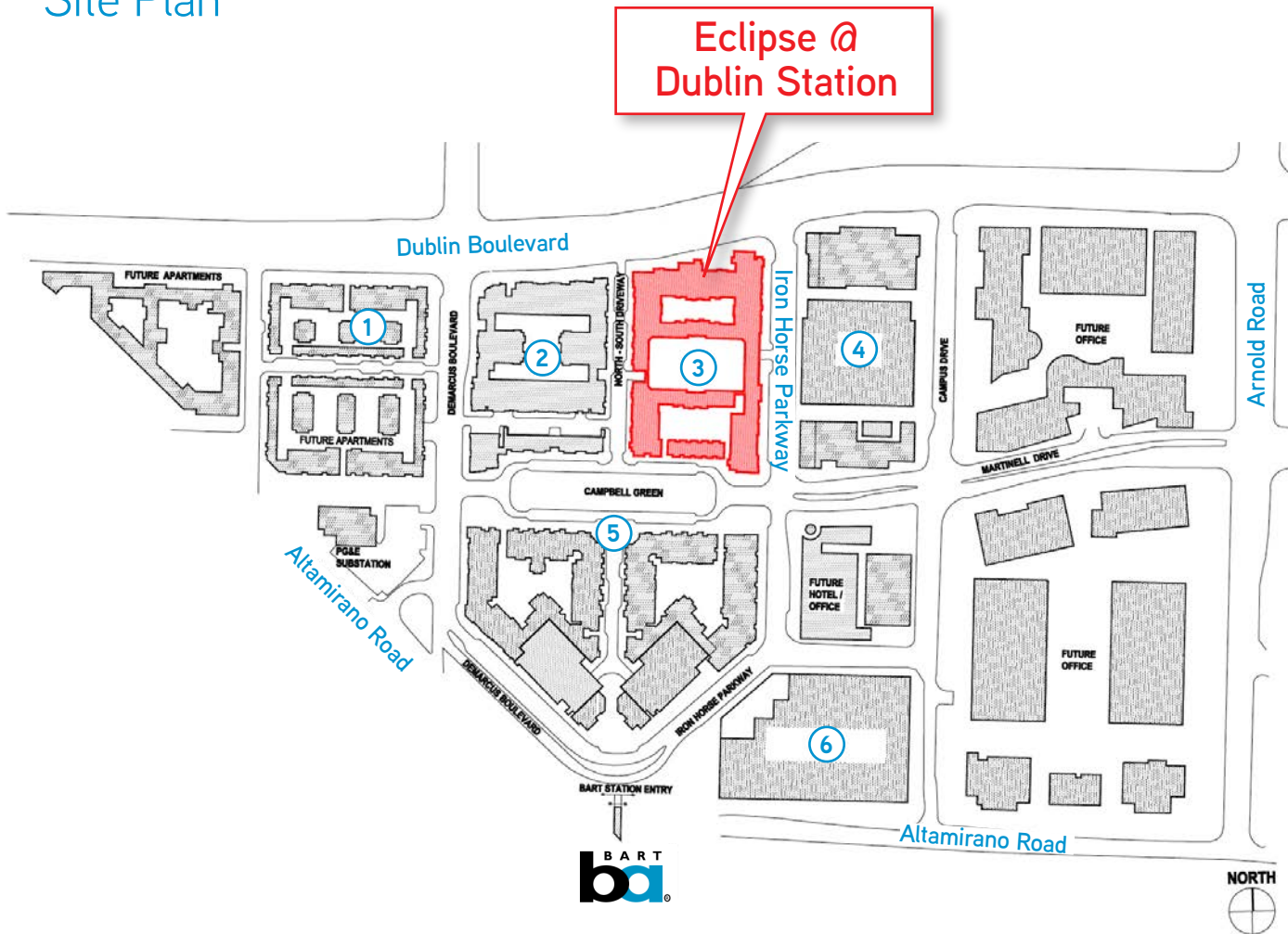
Dublin, California

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Site Plan



- | | |
|--------------------------------------------------|---------------------------------------------------|
| ① Camelia Place
112 Units | ④ Esprit
105 Units - Under Construction |
| ② Elan
257 Units | ⑤ Avalon Dublin Station II
252 Units |
| ③ Eclipse @ Dublin Station I
305 Units | ⑥ East Dublin/Pleasanton BART Garage |

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