



FOR LEASE
Dublin, California
Eclipse @ Dublin Station

5300 IRON HORSE PKWY. 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 600 total residential units within the Dublin Transit Center (and an additional 500 currently under construction). With over 4,000 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.

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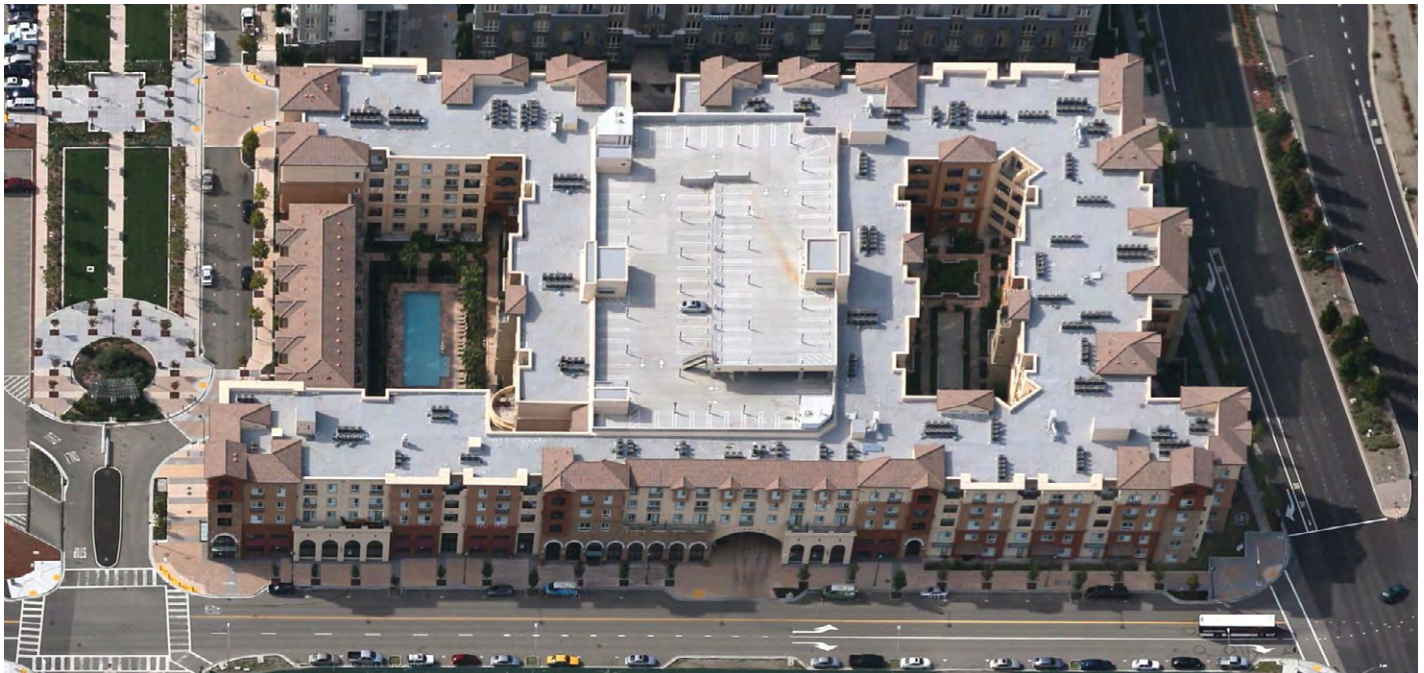
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Features

- › 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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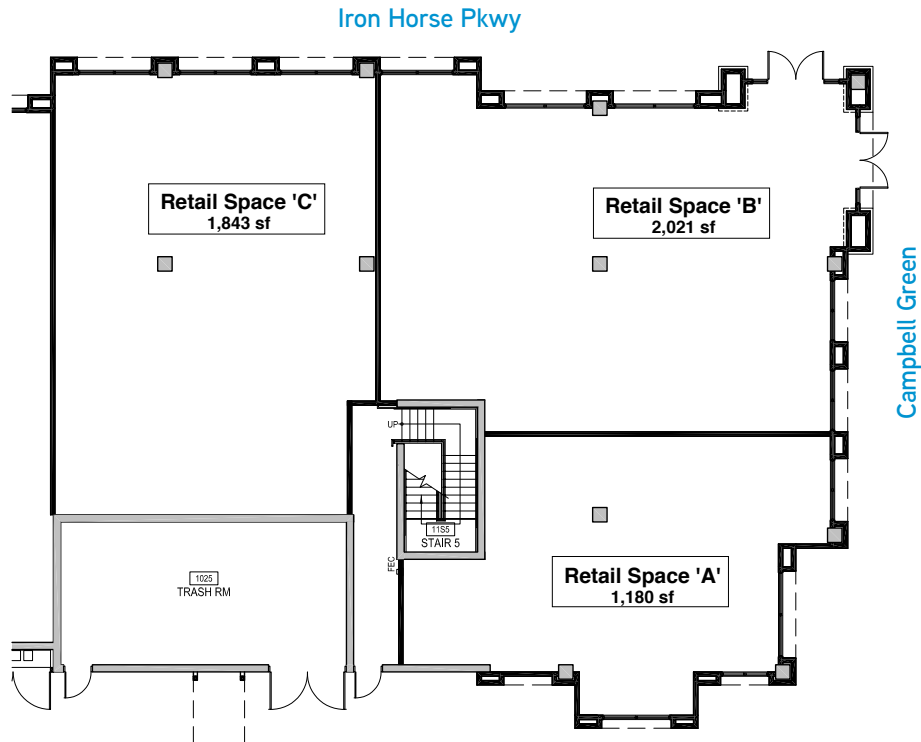
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Floor Plan



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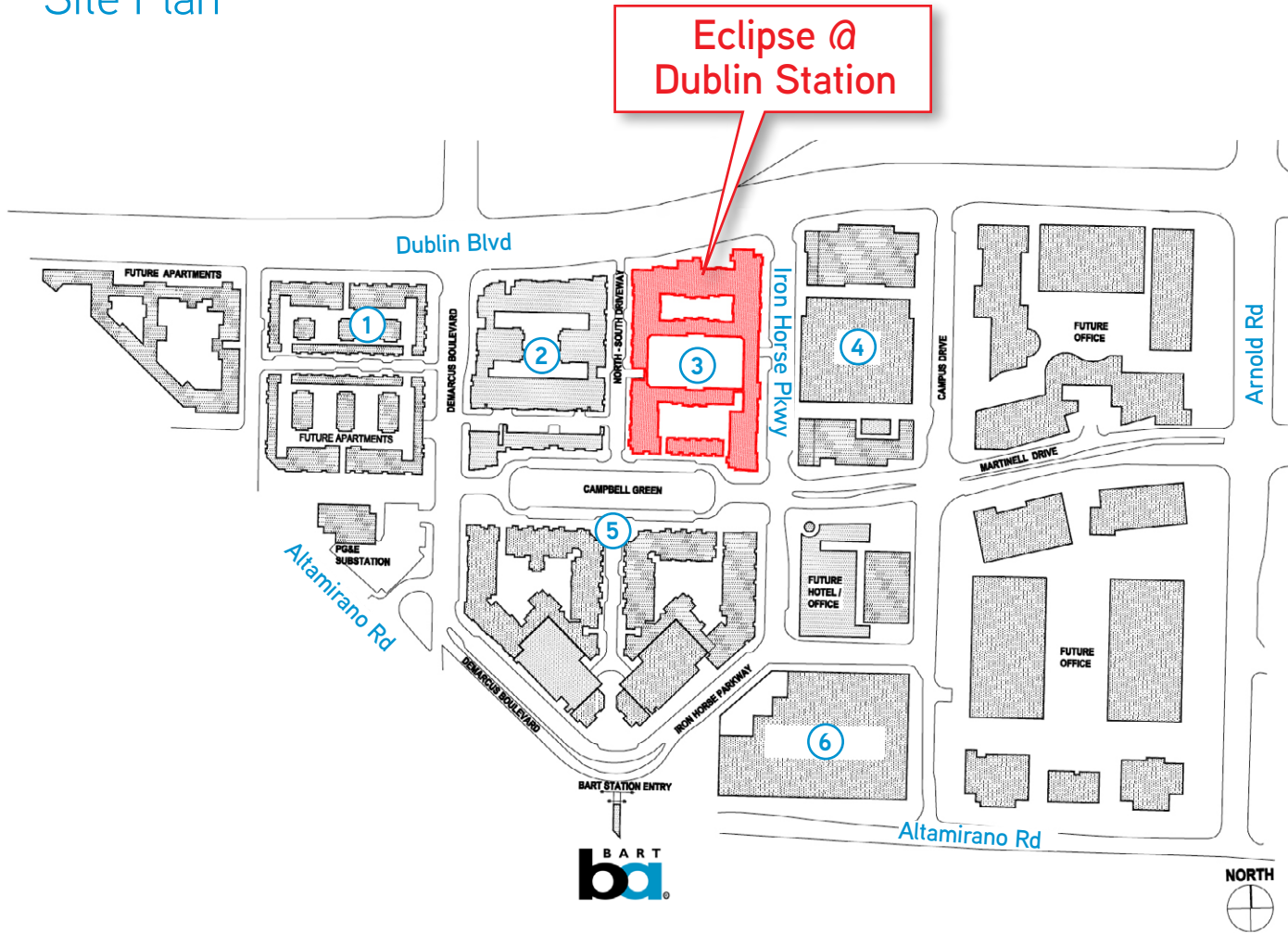
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Site Plan



- ① **Camelia Place**
112 Units
- ② **Elan**
257 Units
- ③ **Eclipse @ Dublin Station I**
305 Units
- ④ **Metropolitan**
300 Units - Future Development
- ⑤ **Avalon Dublin Station II**
405 Units - Under Construction
- ⑥ **East Dublin/Pleasanton BART Garage**

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