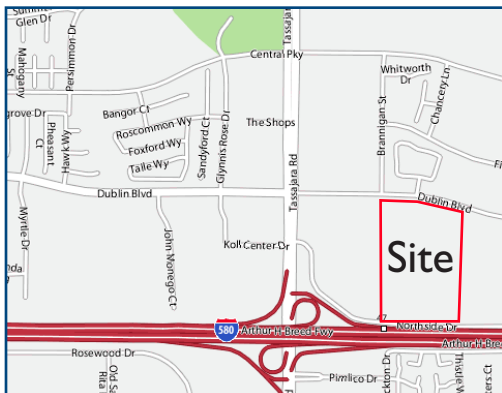


# Dublin, California

# GRAFTON STATION

DUBLIN BOULEVARD. & I-580 • DUBLIN • CALIFORNIA

**SEPTEMBER SPECIAL**  
**UNDER MARKET RENTS FOR**  
**LEASE SIGNED BY 9/30/09**




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## LOWE'S OPENED IN THE TRI-VALLEY AREA

GRAFTON  STATION



**BUFFALO WILD WINGS**  
**NOW OPEN!**

### THE BUILDING

Grafton Station 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.

- 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 - Planned Opening October 2009

Demographics:	5 Mile	10 Mile	15 Mile
Daytime Population	83,507	170,838	404,188
Average HH Income	\$121,325	\$129,898	\$106,065
Median HH Income:	\$96,529	\$101,522	\$82,780

**COLLIERS**  
 INTERNATIONAL

FOR LEASE

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**BUFFALO WILD WINGS**  
GRILL & BAR

Dublin Blvd.

Grafton

Northside Drive

Phase II Pad



# Dublin, California

## GRAFTON STATION

DUBLIN BOULEVARD. & I-580 • DUBLIN • CALIFORNIA • 94588



### 1. Grafton Station - Lowe's

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. Stoneridge Mall  
Nordstrom, Macy's, Sears, JC Penney
8. Dublin Ranch (over 5,500 dwellings existing and under construction)
9. Emerald Point - The Green Shopping Center
10. Dublin Town Square  
Toys R Us, Burlington Coat Factory, PetSmart, Target

11. Long's Drugs
12. Circuit City, Golfsmith
13. Safeway
14. Enea Plaza - Big 5, Thomasville
15. Marshall's, OSH, Ross, Michael's
16. Cost Plus, JC Penney Furniture
17. Rose Pavilion - Ethan Allen, Calico Corners, Macy's Furniture, Long's Drugs, Fresh & Easy 2009 Opening
18. Trader Joe's
19. Dublin Gateway (medical)
20. Dublin Corners
21. Home Depot, BevMo, Lazy Boy Furniture, Smart & Final Extra

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