

7177 AMADOR PLAZA RD

Dublin, CA 94568

RETAIL PROPERTY FOR LEASE



JIM SHEPHERD
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DUBLIN, CA 94568



PROPERTY DESCRIPTION

Located in the heart of Dublin's bustling retail corridor, 7177 Amador Plaza Road offers a prime leasing opportunity with 25,377 square feet of versatile street-level retail space. Positioned at the highly visible corner of Amador Plaza Road and Amador Valley Boulevard, the property benefits from strong vehicle and foot traffic, excellent signage potential, and immediate proximity to I-680, I-580, and the West Dublin/Pleasanton BART station. This freestanding building is surrounded by a robust mix of national and regional retailers—including Sprouts, Target, Ross, and Safeway—providing strong co-tenancy and customer draw. The site sits within a trade area boasting high household incomes (averaging over \$210,000) and dense demographics, making it ideal for showrooms, boutique retail, specialty grocery, or service-oriented businesses. The property features dedicated parking, NNN lease terms, a clean and modern façade, and immediate availability for occupancy. For growing brands seeking a flagship East Bay location in one of California's fastest-growing cities, 7177 Amador Plaza Road delivers unmatched accessibility and retail synergy.

OFFERING SUMMARY

Lease Rate:	Contact Broker for Price
Number of Units:	1
Available SF:	25,377 SF
Building Size:	58,017 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,746	28,615	70,553
Total Population	16,101	84,284	211,076
Average HH Income	\$210,046	\$234,948	\$256,808

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,101	84,284	211,076
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,746	28,615	70,553
# of Persons per HH	2.8	2.9	3
Average HH Income	\$210,046	\$234,948	\$256,808
Average House Value	\$1,137,478	\$1,249,380	\$1,384,724

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
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LOCATION DESCRIPTION

Dublin, California is one of the Bay Area's most dynamic retail markets, strategically positioned at the intersection of I-580 and I-680 in the thriving Tri-Valley region. With a fast-growing population approaching 75,000 and average household incomes exceeding \$160,000, Dublin offers a strong consumer base with high spending power. The city has become a major retail destination, anchored by regional shopping centers like Hacienda Crossings, Fallon Gateway, Persimmon Place, and Dublin Retail Center, featuring national tenants such as Whole Foods, Target, Nordstrom Rack, Best Buy, and Sprouts. Dublin's proximity to two BART stations, dense residential growth, and walkable mixed-use developments make it an ideal location for experiential retail, restaurants, and service-oriented businesses. As one of California's fastest-growing cities, with a forward-thinking approach to downtown development, Dublin provides unmatched visibility, accessibility, and opportunity for retailers looking to expand in a high-demand, high-traffic market.

Retailers in Dublin benefit from strong weekday and weekend traffic, driven by a blend of local residents, nearby office workers, and regional shoppers who frequent the area's well-established commercial centers. The city's ongoing investment in infrastructure and streamlined permitting process supports new development and tenant success. With over 3.6 million square feet of existing retail inventory and multiple new projects in the pipeline, Dublin offers flexible space options ranging from big-box formats to boutique storefronts. For brands seeking exposure in an affluent, growing, and business-friendly environment, Dublin delivers both stability and long-term growth potential.

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