



*Restaurant Space
Available*



FOR LEASE
Dublin, California
Eclipse @ Dublin Station

5300 IRON HORSE PARKWAY, DUBLIN, CA

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 11,000 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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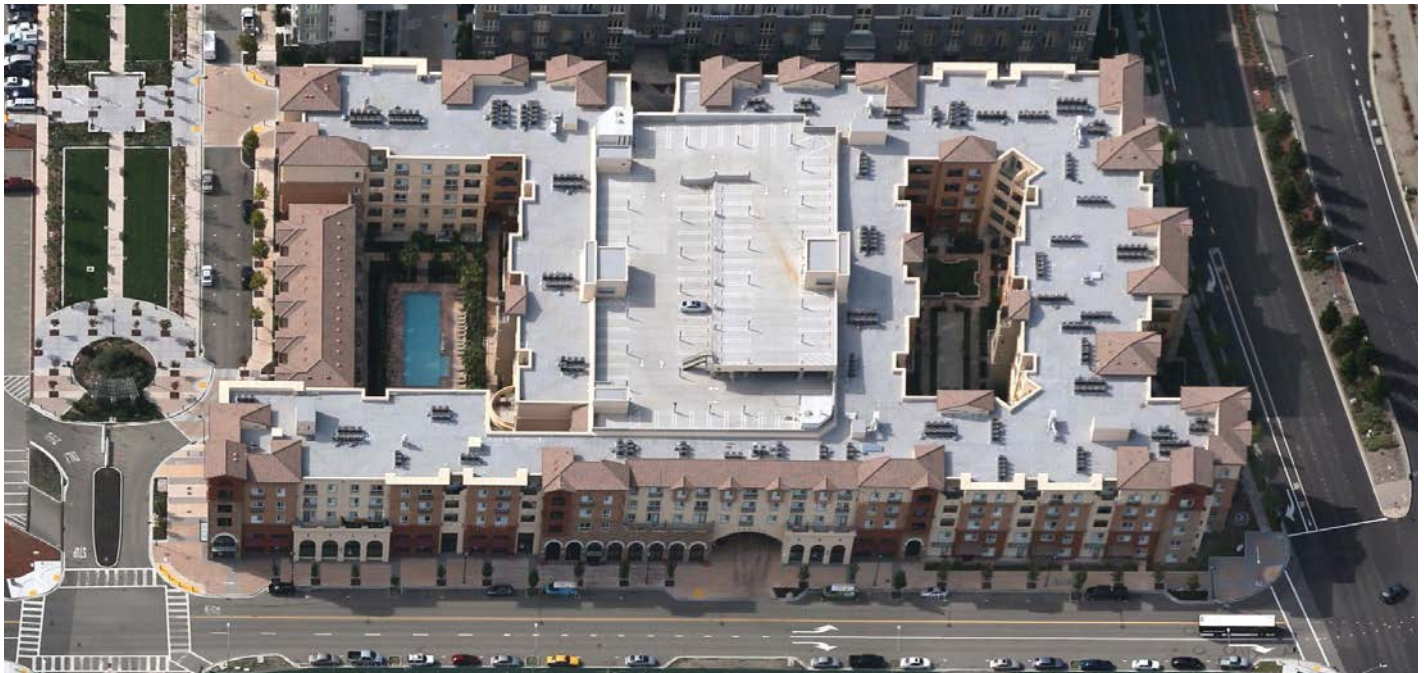
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Features

- › Mixed-use development strategically located along busy Dublin Blvd (Over 20,678 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 (2017)

	1 MILE	3 MILE	5 MILE
Population	12,615	115,015	189,053
Daytime Pop. (2016)	18,211	68,749	94,698
Avg. HH Income	\$147,331	\$159,555	\$168,129

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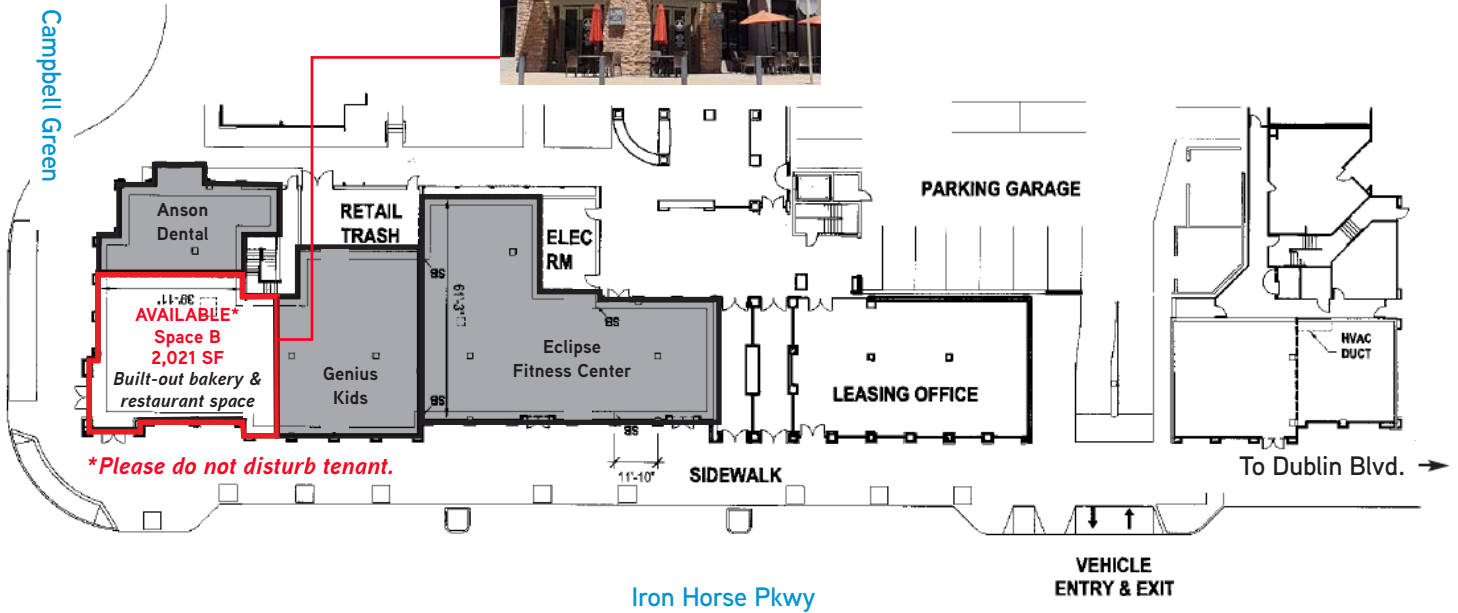
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Floor Plan



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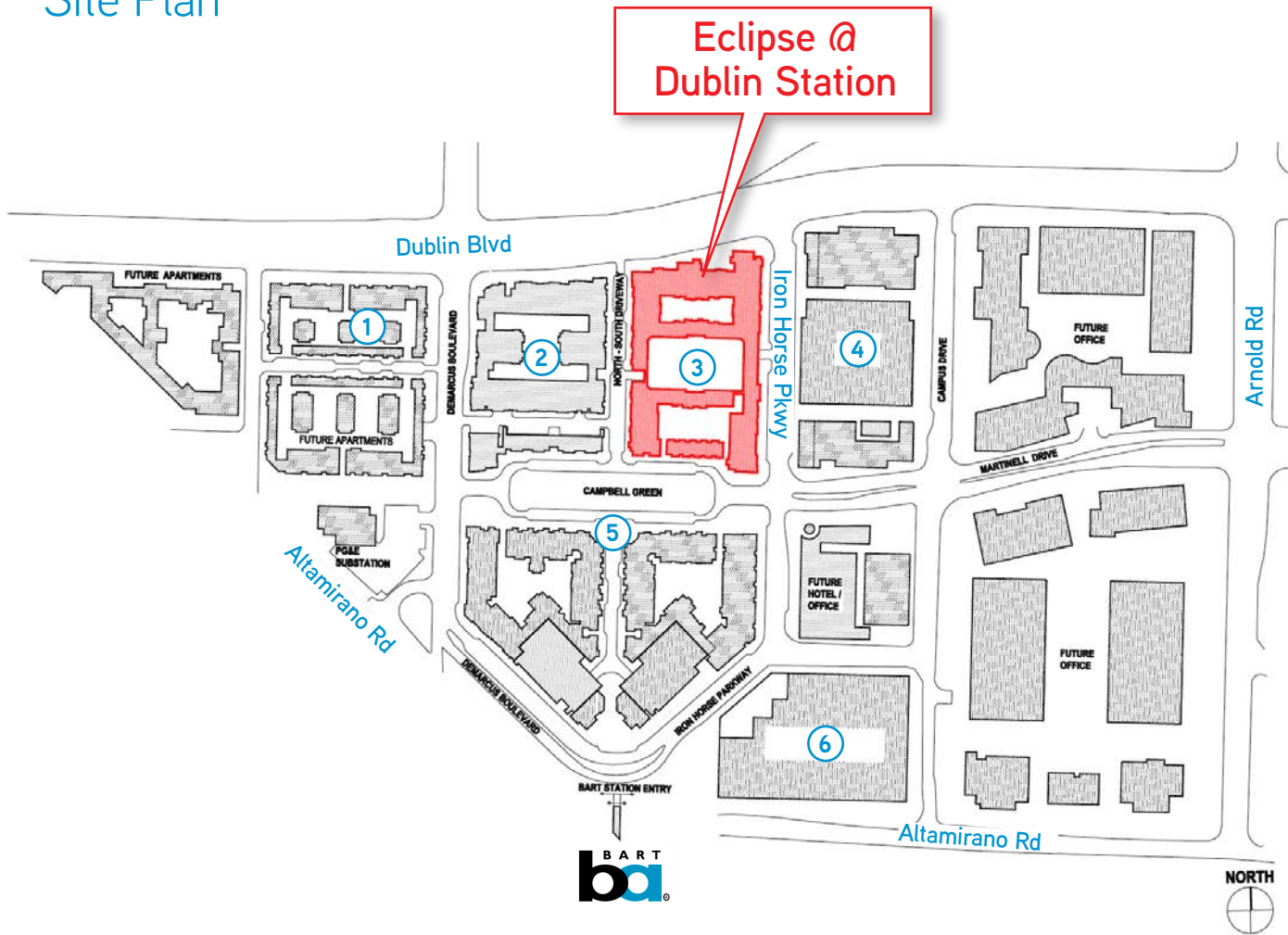
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Site Plan



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

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