

THE FUTURE OF HACIENDA CROSSINGS



Hacienda Crossings

Dublin, CA

CBRE



HACIENDA CROSSINGS

- » Hacienda Crossings is one of the premier power centers in the Tri-Valley
- » Strongest retail intersection in the heart of the Trade Area
- » Excellent access off Interstate 580 (216,000 ADT - 2014)
- » Top tier retail co-tenancy anchored by Regal Entertainment Group

THE FUTURE OF HACIENDA CROSSINGS

PHASE 1:

New Landscaping plan to enhance Tenant visibility - October 31st 2019 completion date

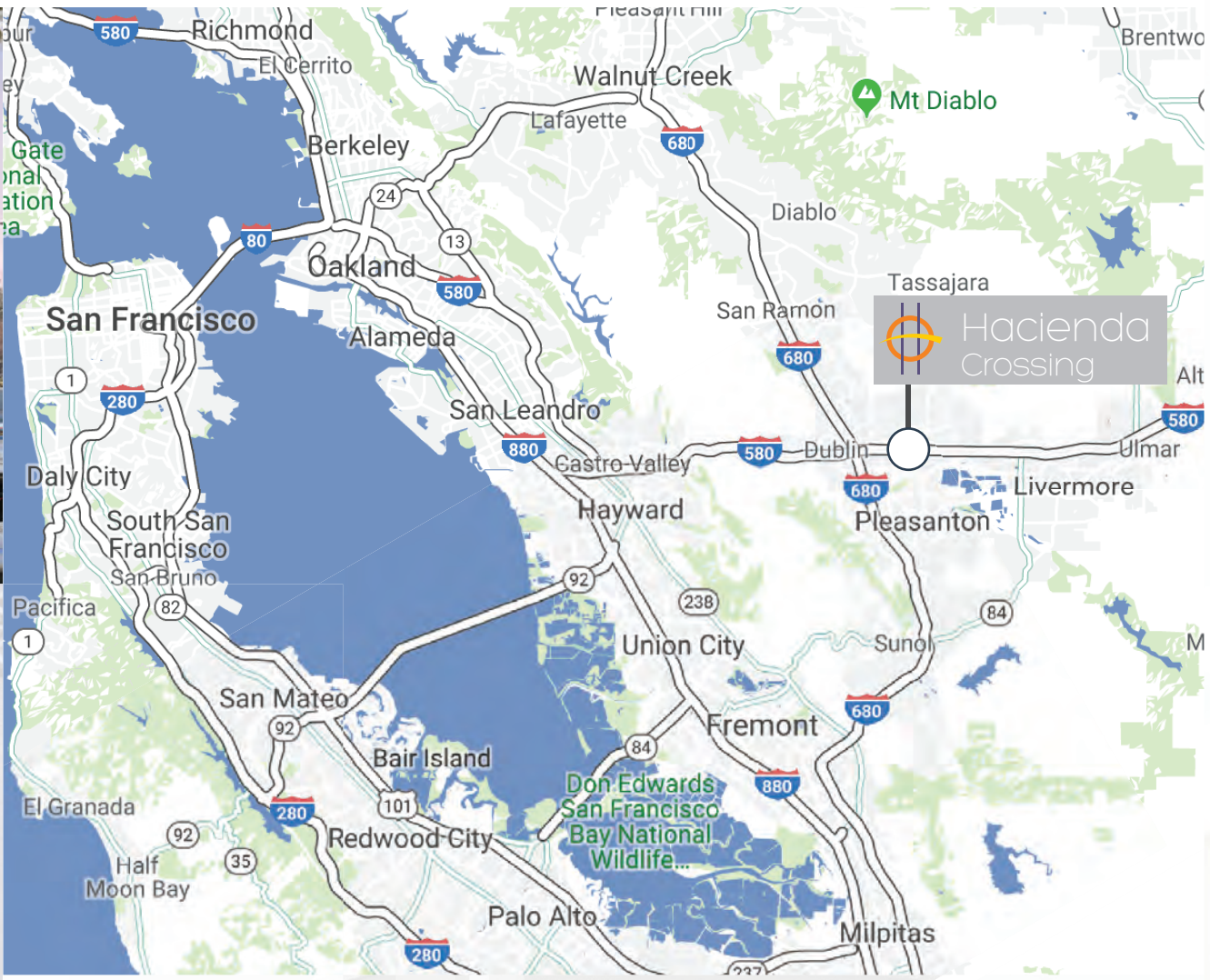
Entertainment Village Common Area & façade enhancements - starting Spring 2020 to be completed by the end of the year

AVAILABILITY

ANCHOR, RESTAURANT, & SHOP SPACES AVAILABLE: UP TO 22,994 SF

UNIQUE OPPORTUNITY TO BE PART OF A PREMIER TENANT MIX:





TRADE AREA

- » Dublin sits at the junction of two major highways in the Tri-Valley, Interstate 580 & Interstate 680
- » Strong and affluent customer pool with an average household income of over \$158,996 within a 15-mile drive
- » Large daytime population of 162,852 within 15 minute drive with major employers including WorkDay (3,970 employees), Safeway (2,600 employees), Kaiser (4,255 employees), and Oracle (1,650 employees)
- » Nearly 4,500 residential units planned or under construction in the Tri-Valley

OTHER TENANTS AT THE INTERSECTION:



APPROVED DEVELOPMENT



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	22,010	108,659	190,543	264,730
AVERAGE HOUSEHOLD INCOME	\$151,866	\$160,769	\$169,831	\$158,996
EMPLOYEES	14,863	71,996	98,374	162,852
% BACHELORS DEGREE +	55.1%	58.5%	60.5%	57.1%

PROPOSED ENTERTAINMENT VILLAGE RENOVATION





AVAILABILITIES

106-110	AVAILABLE	22,994
111	Barnes & Noble	25,059
112	Old Navy	14,910
113	Ulta Beauty	10,438
114	AVAILABLE	10,408
115	AVAILABLE	17,471
116	Bed, Bath & Beyond	35,472
117	Barons Jewelers	6,579
118	AVAILABLE	10,000
119	TJ Maxx	29,848
120	Best Buy	45,689
201	Five Guys Burgers & Fries	2,599
202A	AVAILABLE	1,776
202B	AVAILABLE	1,519
		Can be combined 3,295
203	Matsu Sushi	2,638
205	Simply Pizza	1,311
206	Ike's Love & Sandwiches	1,120
207	Starbucks	2,000
208	Jamba Juice	1,200
209	Sri-Thai	1,414
210	Fish On The Grill	1,835
301	World of Beer	5,000
302	Coldstone Creamery	1,770
303	Pho	1,227
304-305	AVAILABLE	4,446 (divisible)
306	Dublin Dental	1,830
307	AVAILABLE	1,720



AVAILABLE/VACANT SPACE
 NOT A PART (NAP)

AREA MAP



IMMEDIATE RETAIL TRADE AREA MAP



NEW HOUSING DEVELOPMENT & TOP EMPLOYERS

NEARLY **4,500 RESIDENTIAL UNITS** PLANNED OR UNDER CONSTRUCTION IN THE TRI-VALLEY.

NEW HOUSING DEVELOPMENTS

PROPOSED

PROJECT NAME	DEVELOPER	# OF UNITS
1 AT Dublin	Shea Properties	680
2 Ashton at Dublin Station	UDR, Inc	19
3 Grandview Project	GH PacVest	
4 Wanmei Properties, Inc	Wanmei Properties, Inc	
TOTAL PROPOSED		1,257

APPROVED

PROJECT NAME	DEVELOPER	# OF UNITS
5 Avesta Senior Care Facility	AvestaDevelopmentGroupLLC	80
TOTAL APPROVED		80

UNDER CONSTRUCTION

PROJECT NAME	DEVELOPER	# OF UNITS
6 Boulevard	BrookfieldResidential&CalAtlantic	1,750
7 Grafton Plaza	Zenique Hotels	115
8 Tassajara Hills	Toll Brothers	370
9 Jordon Ranch	TRI Pointe Homes	45
10 Enclave at Tassajara Highland	Time Lewis Communities	48
11 Wallis Ranch	Trumark Communities	806
TOTAL UNDER CONSTRUCTION		3,134
TOTAL DEVELOPMENT PIPELINE		4,471



DEMOGRAPHICS



**WELL
POPULATED**



**STRONG DAYTIME
POPULATION**



**SIGNIFICANT
GROWTH**

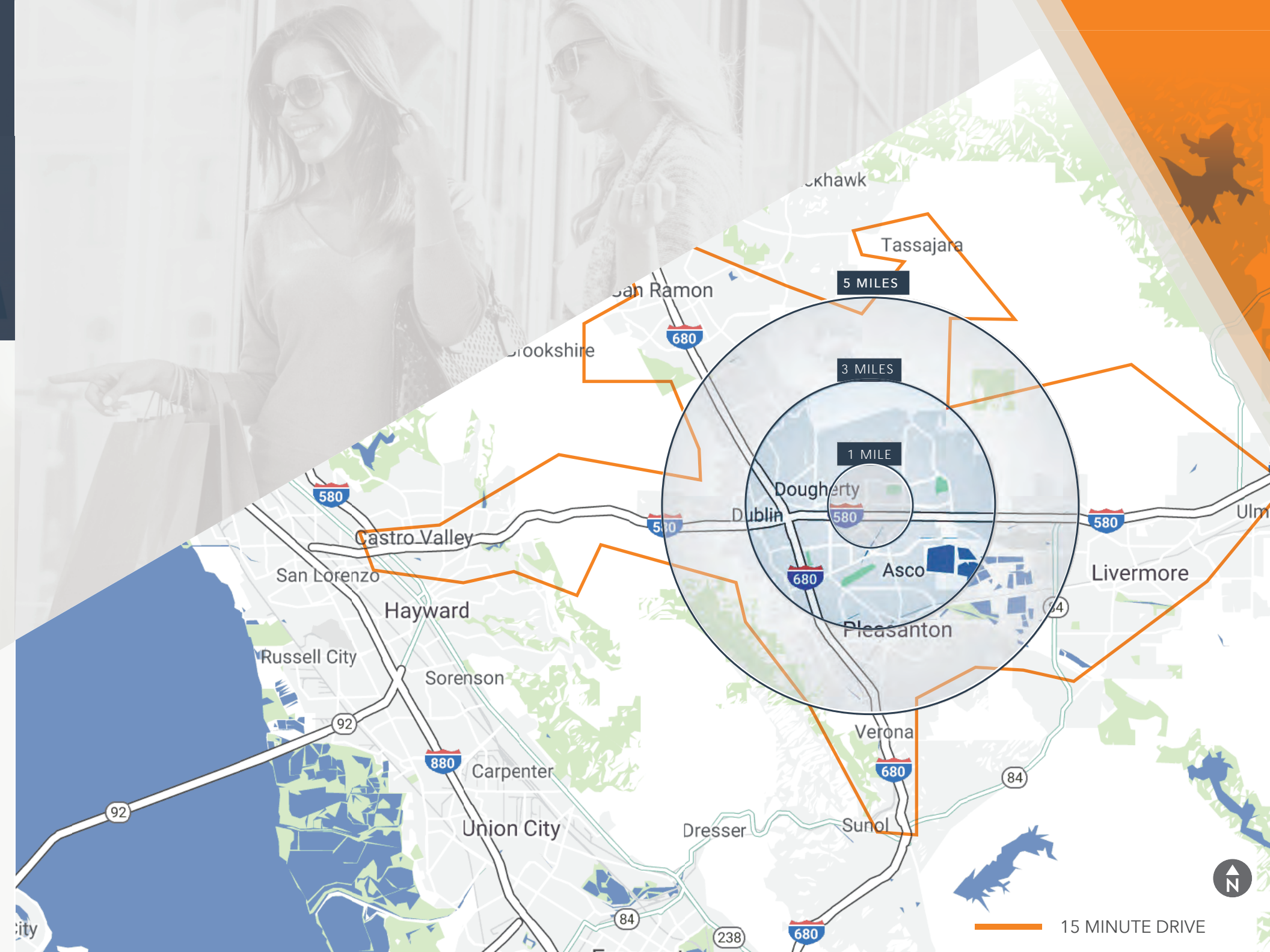


**HIGHLY
AFFLUENT**



**WELL
EDUCATED**

POPULATION	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
2018 POPULATION - ESTIMATE	22,010	108,659	190,543	264,730
2023 POPULATION - PROJECTION	24,244	118,929	207,105	284,186
POPULATION GROWTH				
GROWTH RATE 2010 - 2018	2.79%	2.91%	2.37%	1.85%
GROWTH RATE 2018 - 2023	1.95%	1.82%	1.68%	1.43%
HOUSEHOLD INCOME				
2018 EST. MEDIAN HOME VALUE	\$697,899	\$776,419	\$837,100	\$791,131
2018 AVG. HOUSEHOLD INCOME	\$697,899	\$776,419	\$837,100	\$791,131
2018 MEDIAN HOUSEHOLD INCOME	\$743,291	\$822,814	\$902,837	\$842,826
2018 EST HOUSEHOLD BY INCOME				
\$75,000-\$99,999	9.3%	9.7%	9.1%	10.2%
\$100,000-\$149,999	24.9%	23.3%	21.8%	21.4%
\$150,000-\$199,999	18.3%	17.5%	17.0%	16.1%
\$200,000 AND OVER	22.5%	25.6%	28.8%	25.6%
EDUCATION				
BACHELOR'S DEGREE	33.6%	34.2%	35.4%	34.3%
GRADUATE OR PROFESSIONAL DEGREE	21.5%	24.3%	25.1%	22.8%
PLACE OF WORK				
EMPLOYEES	14,863	71,996	98,374	162,852





Hacienda Crossings

Dublin, CA

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