

FOR LEASE

5947  
DOUGHERTY RD  
DUBLIN, CA 94568

EXISTING CAR DEALERSHIP FOR LEASE



## PROPERTY FEATURES

ASKING RENT: \$5.08 NNN

±4,089 SF BUILDING

±29,400 SF LOT

±27,000 VEHICLES PER DAY ON  
DOUGHERTY RD

CLOSE TO DUBLIN/PLEASANTON  
BART STATION

DUBLIN IS CALIFORNIA'S FASTEST  
GROWING CITY

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



### MARKO BULJAN

Associate Vice President  
Mobile+1 (650) 867-4674  
Marko.buljan@matthews.com  
License No. 01970496 (CA)



### VINCENT CHAPEY

Senior Associate  
Mobile +1 (925) 915-9569  
vincent.chapey@matthews.com  
License No. 02102058 (CA)



# PERMITTED USES IN THE PA 96-050 PD DISTRICT:

- A** WHOLESALE/RETAIL STORES (including membership stores)
- B** RESTAURANTS (sit down)
- C** BUSINESS, PROFESSIONAL, MEDICAL, VETERINARY OFFICES
- D** AUTO SERVICE, REPAIR AND PARTS (cleaning and detailing, glass, muffler, brake, tires, body & paint, tune-up, sound and security systems, accessories)
- E** COMMERCIAL/PERSONAL SERVICES (escrow, blue print, copying, commercial supply)
- F** CONTRACTORS (plumbing, security systems, flooring, pool/spa, electrical, irrigation)
- G** FINANCIAL (bank, savings & loan, stock broker, insurance)
- H** REAL ESTATE (broker, mortgage, developer, property management)
- I** MANUFACTURER SHOWROOM (miniblinds, windows, equipment)
- J** LIGHT INDUSTRIAL (assembly, packaging, and distribution)
- K** PRIVATE SCHOOLS (supplemental learning center, beauty college)
- L** HOTELS AND MOTELS
- M** RESEARCH AND DEVELOPMENT
- N** COMMERCIAL AMUSEMENT/RECREATION FACILITY (indoor)



This Leasing Package contains select information pertaining to the business and affairs located at 5947 Dougherty Rd ("Property"). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



