

MARTINELLI WAY

DEVELOPMENT OPPORTUNITY

DUBLIN, CALIFORNIA



MARTINELLI WAY
DEVELOPMENT OPPORTUNITY

Metro 580
Shopping Center

← To San Francisco
& Silicon Valley



Arthur H. Breed, Jr. Fwy



Dublin/Pleasanton
BART Station
(0.5 miles from site)

Hacienda Crossings
Shopping Center

Hacienda Dr

West Parcel
APN 986-33-6

Middle Parcel
APN 986-33-4

East Parcel
APN 986-33-5

Arnold Rd

Martinelli Way

Persimmon Place
Shopping Center

Dublin Blvd

Boundaries are indicative only

±27 ACRE DEVELOPMENT OPPORTUNITY – DUBLIN, CA

THE OFFERING

Jones Lang LaSalle Brokerage, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in the Martinelli Way Development Opportunity, a ±27 acre development opportunity located in Dublin’s Eastern Extended Planning Area. The Property presents a unique development opportunity located less than 1/2 mile from the Dublin/Pleasanton BART Station with approved entitlements for up to 410,000 SF of retail. In addition, the current General Plan and Eastern Dublin Specific Plan allow for residential in a mixed-use project. A developer may also be able to take advantage of various existing and new State Housing Laws such as SB 79 which make residential an allowed use on sites near transit and increase the amount of housing that can be built.

This exclusive development is located in a highly desirable Dublin area, known for its stable residential character and high-quality amenities. The location offers an unmatched standard of living, combining modern design with a location that provides immediate access to Dublin’s finest schools, parks, and lifestyle offerings, making it a sound and valuable investment.

Dublin is located within the world-leading Bay Area economy and is directly east of the resilient Silicon Valley, the epicenter of AI and technology investment.

PROPERTY SUMMARY

Address	Martinelli Way, Dublin, CA 94568
APN	986-33-6, 986-33-5 & 986-33-4
Size	26.39 acres / 27.45 acres (City Ord.)
Zoning	Planned Development (Ord. 13-18)
General Plan	General Commercial
Current Use	Vacant land with expired retail entitlements

INVESTMENT HIGHLIGHTS



**RARE INFILL SITE
OF SCALE**



**BOOMING EAST BAY
MARKET**



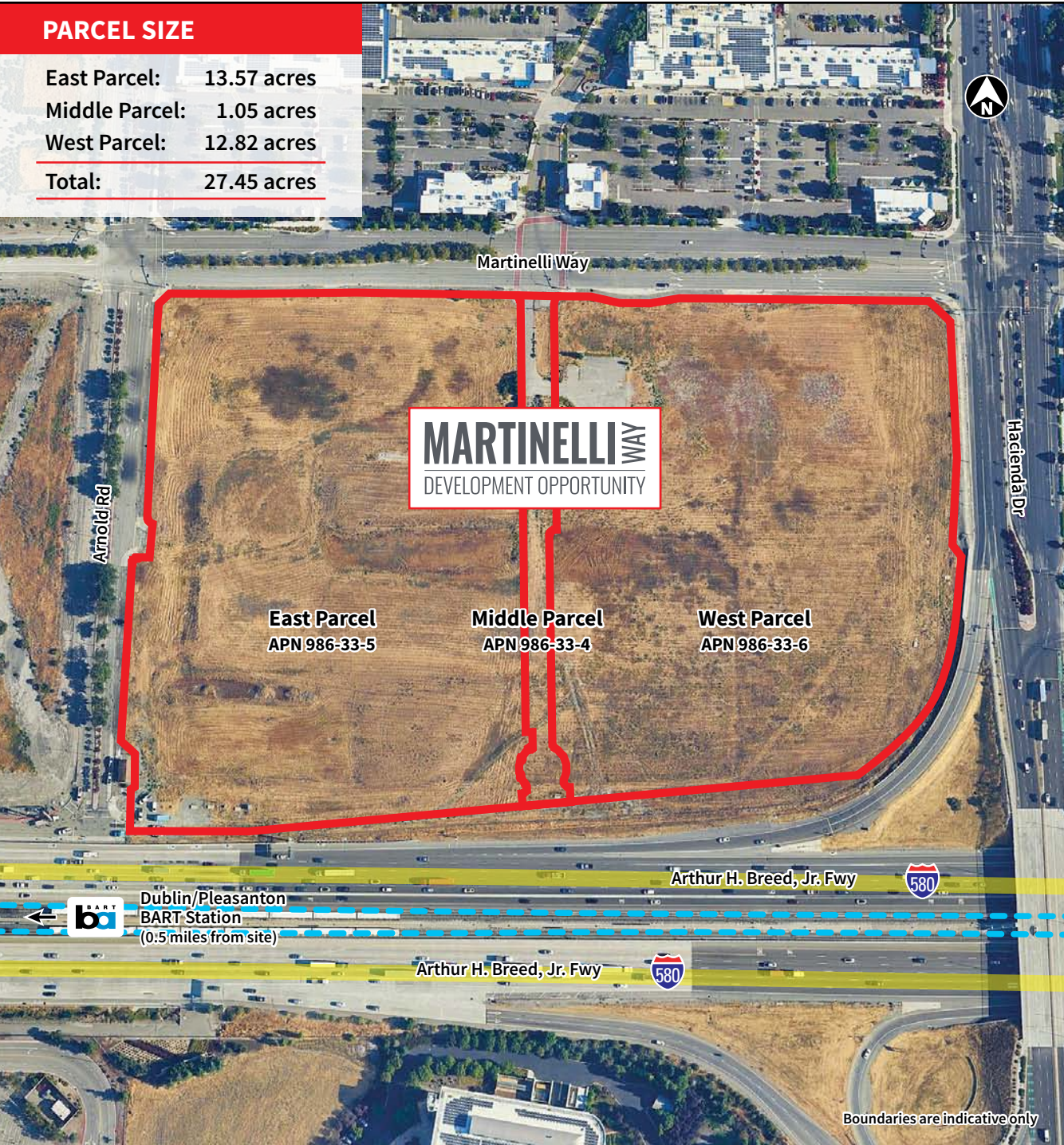
**IN-PLACE RETAIL
ENTITLEMENTS**



**PATH TO RESIDENTIAL
DEVELOPMENT VIA NEW
STATE HOUSING LAWS**

PARCEL SIZE

East Parcel:	13.57 acres
Middle Parcel:	1.05 acres
West Parcel:	12.82 acres
Total:	27.45 acres



DEVELOPMENT OVERVIEW

SUMMARY OF EXISTING APPROVALS

Current Entitlements Status:

- Planned Development Ordinance 13-18
- Expired approvals for retail development
- Environmental review completed for retail use

Entitlement Benefits:

- Vesting Tentative Map and Site Development Review Permit
- Established utility infrastructure planning
- Traffic impact studies completed

STATE HOUSING LAWS FOR RESIDENTIAL DEVELOPMENT

- New State Housing Laws such as SB 79 add residential as an allowed land use on qualifying transit oriented development sites
- State Housing Law AB 130 provides CEQA streamlining opportunities for qualified sites
- Housing Accountability Act, SB 330 and the State Density Bonus are used abundantly by developers to facilitate residential development approvals



DEVELOPMENT SALES

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MARTINELLI WAY

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