



# Dublin Ulferts Center

## An Exciting Brand New Shopping and Entertainment Flagship!

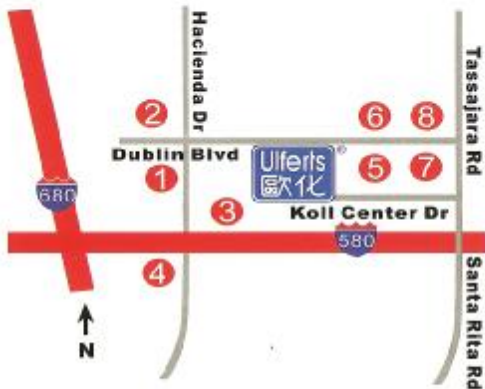


The stylish architectural design of Dublin Ulferts Center provides an excellent destination for shopping and dining, with large-scale retail, commercial and food venues in the Tri-Valley neighborhood. The venue is ideal for new or expanding businesses in one of the fastest growing areas of California.

Dublin Ulferts Center is located within a newly developed community next to Freeway 580 in Dublin, California. Construction of the Center is moving forward rapidly and leasing is now being offered to the public. The total area of retail shops is approximately 50,000 s.f., of which 25,000 s.f. will be particularly well suited for various food venues. The 41 superb retail shops are an excellent location for retail business sectors. To continuing successful business expansion and growth, Ulferts Furniture has also chosen to open its 3<sup>rd</sup> North American branch in this Center.

Dublin Ulferts Center offers many unique advantages. It is accessible to Freeway 580 and Freeway 680, and is located only a few minutes' ride from the Dublin/ Pleasanton BART station. It is directly across from Safeway, Bank of America, Wells Fargo Bank, IMAX cinema and the IKEA Store (coming 2006). Also, located next to the Center is the Valley Care Medical Plaza along with sizable office buildings and major business corporations including: Calpine Energy, Sybase and People Soft. In addition, there are four luxurious residential complexes (providing 6000 single family houses and condominium units) and the Dublin Ranch Golf Course within the vicinity.

The brand new Dublin Ulferts Center will definitely provide high traffic flow and unlimited opportunities for your business!



- 1. IKEA (Coming 2006)
- 2. Sybase
- 3. IMAX Theater and Shopping Mall
- 4. People Soft
- 5. Bank of America
- 6. Safeway (24 hr)
- 7. Medical Plaza
- 8. Wells Fargo Bank



Dublin Ulferts Center Master Site Plan

**Don't miss out this golden opportunity for leasing a retail / office space!**



Leasing hot line: 408.432.8833 • Website: [www.ulferts.com](http://www.ulferts.com) for further information  
Dublin Ulferts Center: 4288 Dublin Blvd., Dublin, CA 94568



進駐矚目據點，開創時尚消費新典範。

Dublin 歐化中心全新購物及美食中心

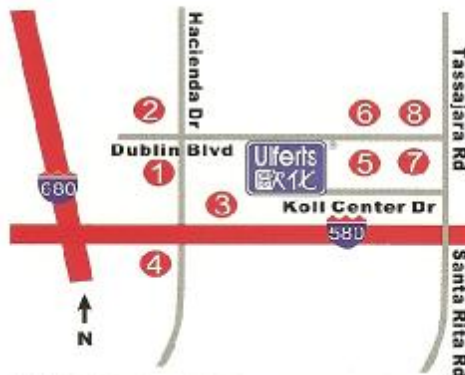


Dublin 歐化中心的建築設計新穎時尚，將會是飲食購物消費的熱門選擇，勢必成為 Tri-Valley 區內唯一的大型華人購物及美食中心，更加是您擴充業務或創業的理想選址。

Dublin 歐化中心全新購物及美食中心，座落於 Dublin 市 580 Freeway 旁的新發展社區，其建築工程正全速進行，現正公開招租。設計新穎的歐化中心勢將成為時尚消費的新旗艦，亦是購物消遣必到之地。

Dublin 歐化中心的總零售店舖面積達五萬餘多平方呎，其中約 25,000 平方呎的舖面面積特別適合經營食肆，共提供 41 間優越的零售舖位，是各行各業拓展鴻圖大計的策略地點。歐化傢俬北美洲的第三間分店亦選址在此宏開駿業。

Dublin 歐化中心盡佔地利優勢，有多條高速公路直達，鄰近 680 Freeway，離 Dublin/Pleasanton BART 站亦只需數分鐘車程。面向大型超市 Safeway、美國銀行、富國銀行、IMAX 戲院及將於 2006 年落成的 IKEA，更毗鄰 Valley Care 醫務大樓及三大商業機構的辦公大樓：Calpine 能源公司、Sybase 及 People Soft 電腦公司。此外，Dublin 歐化中心旁為已於 2003 年開幕的 Dublin Ranch 高爾夫球場，以及共提供三千個住宅單位的四個大型高尚住宅屋苑。全新的城市區社區及商業區將為 Dublin 歐化中心帶來絡繹不絕的人流，在此營商定必坐擁無限商機。



- |                                   |                     |
|-----------------------------------|---------------------|
| 1. IKEA (Coming 2006)             | 5. Bank of America  |
| 2. Sybase                         | 6. Safeway (24 hr)  |
| 3. IMAX Theater and Shopping Mall | 7. Medical Plaza    |
| 4. People Soft                    | 8. Wells Fargo Bank |

## Dublin 歐化中心

把握優先洽租旺舖的黃金機會

請立即致電租務熱線 408.432.8833。

亦可瀏覽網址 [www.ulferts.com](http://www.ulferts.com) 獲知租務詳情。

Dublin 歐化中心 4288 Dublin Blvd., Dublin, CA 94568



Dublin Ulferts Center Master Site Plan



歐化中心





**FRONT ELEVATION (BUILDING A)**



**REAR ELEVATION (BUILDING A)**

DATE	
SCALE	
PROJECT	
CLIENT	
ARCHITECT	
ENGINEER	
LANDSCAPE	
INTERIOR	
MECHANICAL	
ELECTRICAL	
PLUMBING	
HAZARDOUS WASTE	
ENVIRONMENTAL	
ARCHITECTURAL	
CONSTRUCTION	
GENERAL CONTRACTOR	
GENERAL	

ULBERTS CENTER AND  
 CLUB IN BRILLIANT AND  
 COLOR RENDERING

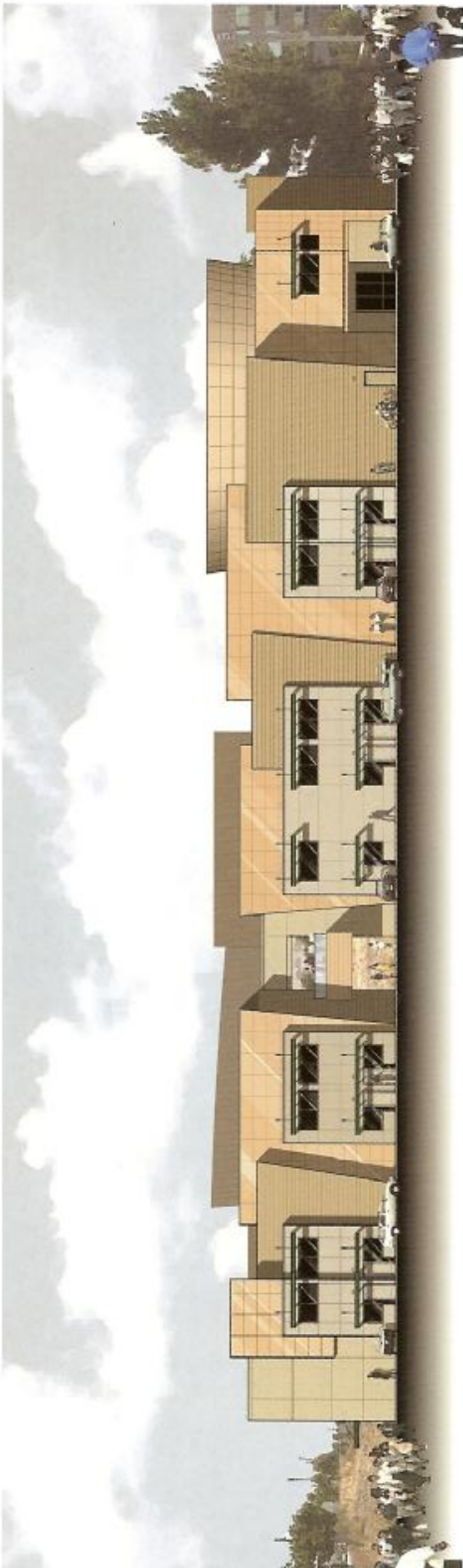
FOR ALL OTHERS

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PINEWAVE  
 DESIGN AND ARCHITECTURE



**FRONT ELEVATION (BUILDING B)**



**REAR ELEVATION (BUILDING B)**

4288 Dublin Blvd. (Opposite to 24-hr. Safeway and Wells-Fargo Bank)



Ulferts Center (Dublin) First Floor Unit Plan  
4288 Dublin Blvd Dublin CA 94568

Opposite to Calpine / EMC<sup>2</sup> / Simpson

4288 Dublin Blvd. (Opposite to 24-hr. Safeway and Wells-Fargo Bank)

Medical Plaza  
(coming soon)

Bank of America

Car Dealer



Ulferts Center (Dublin) Second Floor Unit Plan

4288 Dublin Blvd., CA 94568

Opposite to Calpine / EMC<sup>2</sup> / Simpson