

LEASE BROCHURE



WELCOME

PACIFIC
EAST
MALL

PACIFIC EAST MALL IS THE CENTER OF ASIAN CULTURE

ASIAN FOCUSED INTERNATIONAL FOOD EXPERIENCE

FAMILY & FRIENDS FUN CENTER

COMMUNITY EVENTS & ACTIVITIES

2.1
MILLION

ANNUAL VISITORS

OVER
50

SHOPS &
RESTAURANTS

60
MINUTE

AVERAGE
DWEELL TIME

KEY RETAILERS



RANCH MARKET



LE DESSERT LAB



THE KITCHEN
KAORU SUSHI
HONG KONG SNACK HOUSE

PHO SAIGON II
MI NOODLE
SICHUAN FUSION

EAST HONG KONG CAFE
DUMPLING DAY
CLAW CRUSHERS



HIGHLIGHTS

RANCH MARKET

ANCHORED BY
99 RANCH
SUPERMARKET

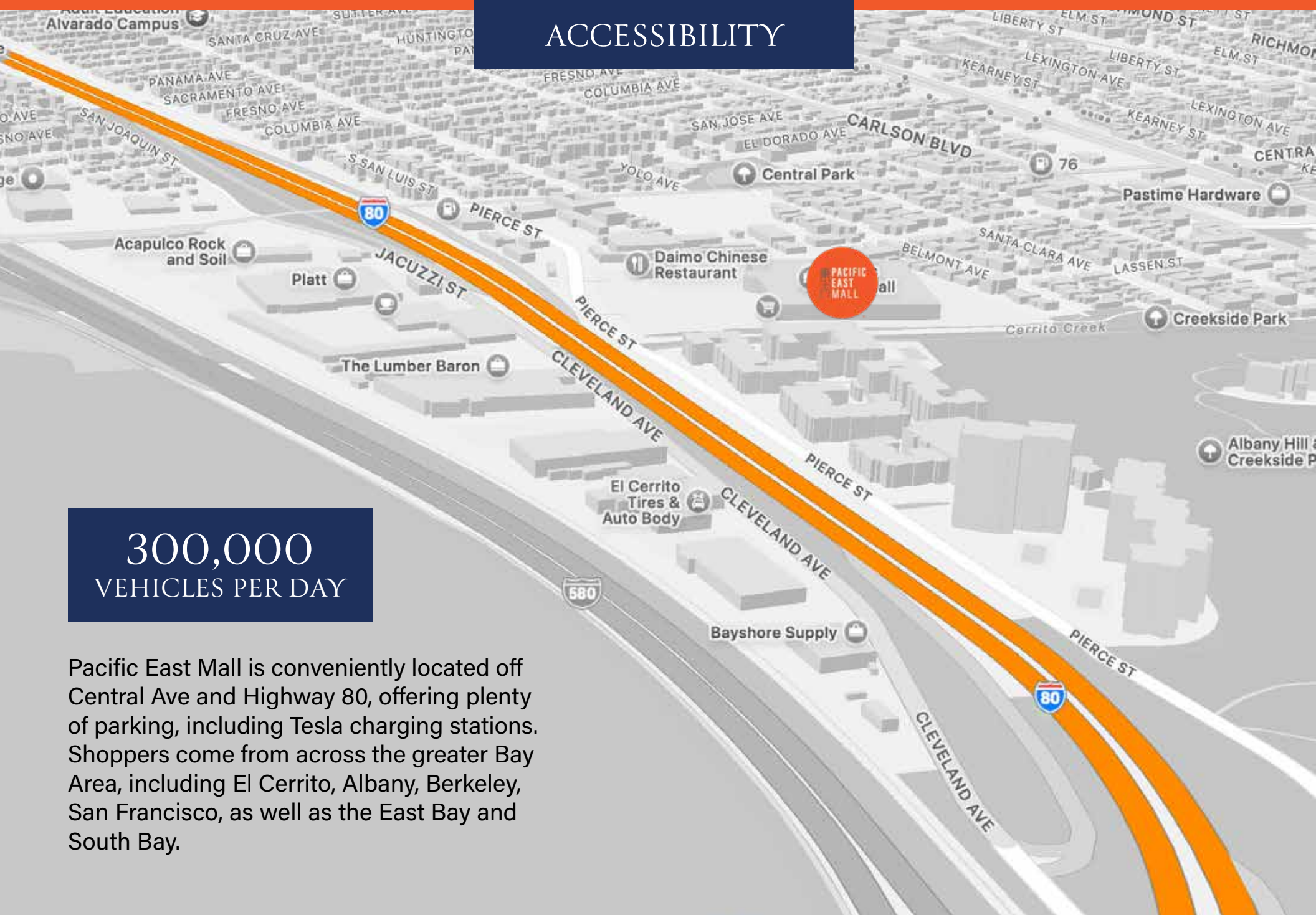
HIGH QUALITY
RENOVATIONS

PACIFIC
EAST
MALL

AVAILABLE
RETAIL &
RESTAURANT SPACE

HIGHWAY 80
EASY ACCESS
& VISIBILITY

ACCESSIBILITY



**300,000
VEHICLES PER DAY**

Pacific East Mall is conveniently located off Central Ave and Highway 80, offering plenty of parking, including Tesla charging stations. Shoppers come from across the greater Bay Area, including El Cerrito, Albany, Berkeley, San Francisco, as well as the East Bay and South Bay.

LOCAL BUSINESSES



TRADER JOE'S

Lucky



BevMo!

BALANCED BUSINESS COMMUNITY

The surrounding businesses, particularly Costco and El Cerrito Plaza, make Pacific East Mall a consistent and busy destination, we are the go-to Asian shopping and dining hub in the East Bay Area.



TARGET

SAFEMAY

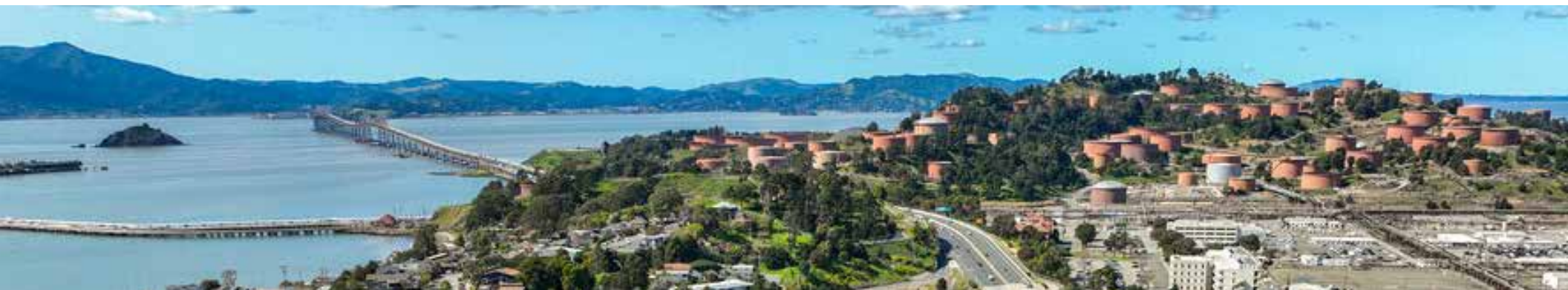
**WHOLE
FOODS
MARKET**



WELCOME TO RICHMOND

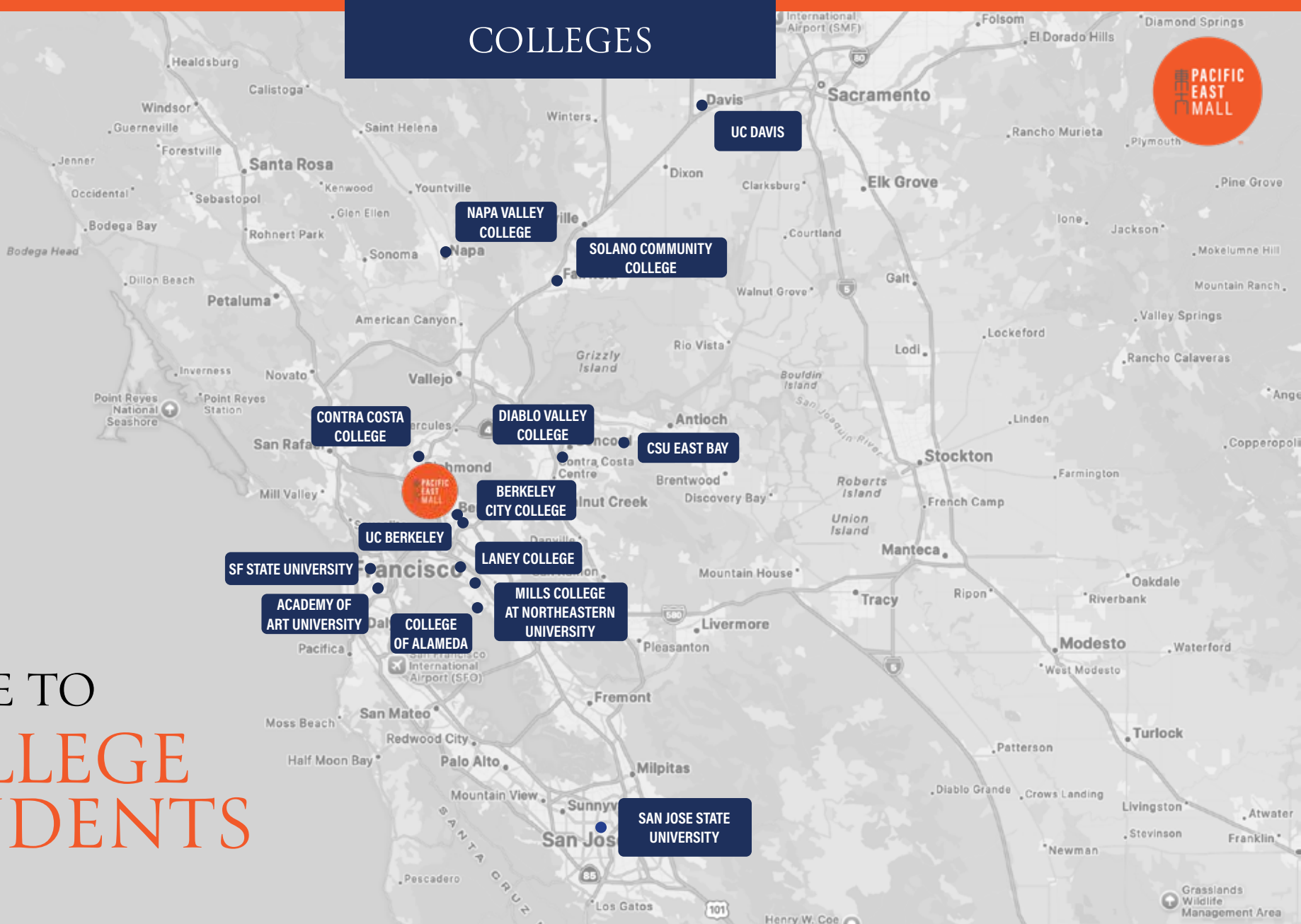
Pacific East Mall is located centrally among diverse demographics, growing Asian population, and a community-oriented environment which makes it a perfect destination for businesses who want to attract the Asian community and customers who enjoy cultural experiences and products.

City	Population	White	Asian	African American	Hispanic or Latino	Household Income
Albany	18,539	54.6%	31.2%	3.5%	10.2%	\$107,912
El Cerrito	25,583	48.5%	26.1%	4.7%	12.3%	\$132,419
Richmond	116,448	21.2%	13.5%	20.2%	43.2%	\$65,740
Berkeley	124,321	50.2%	19.9%	7.6%	13.7%	\$107,912
Emeryville	12,905	44.1%	36.3%	13.8%	8.8%	\$69,274
Oakland	440,646	34.1%	25.9%	12.2%	22.5%	\$51,144
San Pablo	32,127	17.1%	11.1%	15.9%	56.5%	\$45,875
El Sobrante	15,524	35.7%	18.8%	11.7%	29.9%	\$112,622



COLLEGES

HOME TO COLLEGE STUDENTS



For many college students, Pacific East Mall has been a go-to destination since childhood and remains a popular spot during their college years. We regularly welcome visitors from colleges and universities across the Bay Area.

ELECTRIC VEHICLE
CHARGING

PACIFIC
EAST
MALL

CHARGE WHILE SHOPPING

A Tesla charging station boosts foot traffic, increases sales, attracts high-spending customers, and enforces eco-friendly practices.



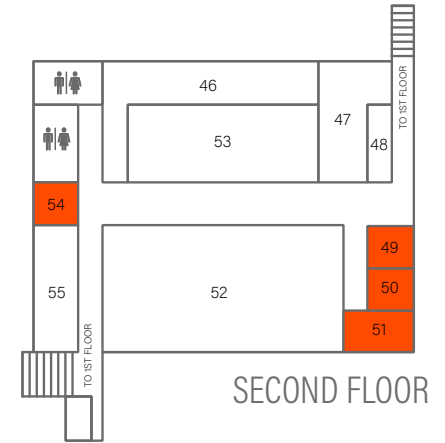
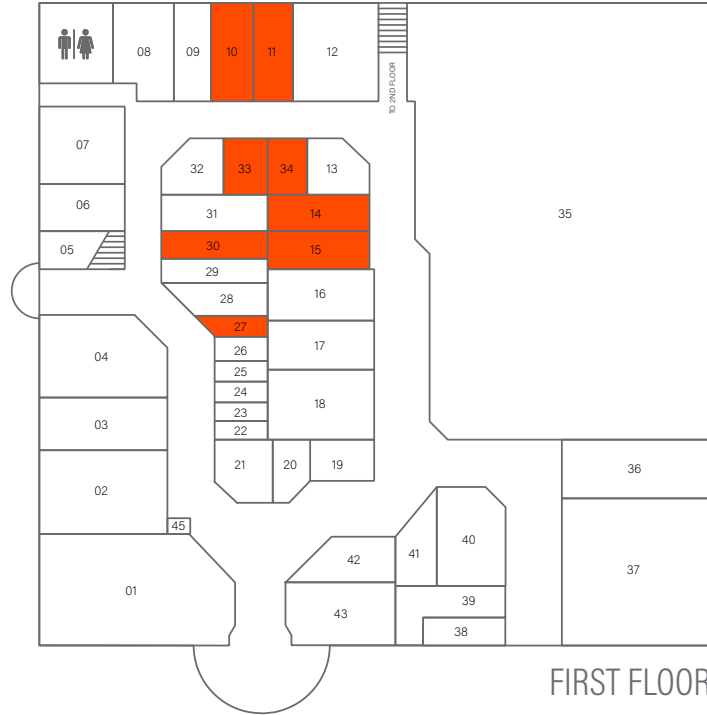
ON SITE ADVERTISING

Customers are able to advertise on the highway jumbotron, visible to a daily average of 250,000 drivers on Highway 80.

FLOOR PLAN



Site#	Tenant Name	Suite	SF
1	East Hong Kong Café	A-103	3,855
2	Jumping Crawfish (COMING SOON)	A-105	3,821
3	Kaoru Sushi	A-107	1,974
4	Hotpot Nation	A-109	3,614
5	Hong Kong Snack House	A-111	445
6	J & C Audio / Video (1)	A-115	1,056
7	Pho Saigon II	A-116	2,175
8	Mi Inc. (1)	B-101	1,578
9	Not Available	B-103	950
10	AVAILABLE	B-106	900
11	AVAILABLE	B-108	756
12	Sichuan Fusion Restaurant	B-109	2,500
13	Claw Crushers (COMING SOON)	C-127	700
14	Coco Beauty (WILL BE AVAILABLE)	C-129	1,500
15	Posh Nail Spa (AVAILABLE)	C-131	722
16	Special Noodle	C-136	2,239
17	Sheng Kee Bakery	C-138	1,422
18	Dr. An & Dr. Duan DDS	C-139	1,334
19	Annie Pottery	C-141	950
20	Dumpling Day	C-100	669
21	Focus Optical	C-101	660
22	Chinese Original Service 2	C-102	200
23	(Coming Soon)	C-103	369
24	J & V Travel	C-105	400
25	AB Express	C-108	400
26	Winson Jewelry	C-109	400
27	AVAILABLE	C-111	531
28	Le Dessert Lab	C-116	823
29	Le Dessert Lab	C-113	677
30	AVAILABLE	C-117	786
31	Not Available	C-119	603
32	World Ginseng Herb Co	C-121	771
33	AVAILABLE	C-123	823
34	AVAILABLE	C-125	658
35	99 Ranch Market	E-500	34,624
36	Sky Music LLC	A-128	2,500
37	Culinary Wonderland	A-118	5,308



Site#	Tenant Name	Suite	SF
38	Feagley Realtors	D-128	357
39	Wellness Doctor	D-118A	448
39	Wellness Doctor	D-118B	215
40	Kingstone Books	D-108	1,900
41	T&S Trading	D-106	1,012
42	Happy Lemon	D-103	970
43	Cathay Bank	D-101	2,535
45	Candy Box	A-108	254
46	Daimo Noodle House	3288A	4,000
47	MANAGEMENT (occupied)		

Site#	Tenant Name	Suite	SF
48	J & C Audio / Video (3)	M-138	376
49	AVAILABLE	M-228-A	366
50	AVAILABLE	M-228-B	357
51	AVAILABLE	M-228-C	441
52	Golden Island Acupressure	M-268	5,483
53	J & C Audio / Video (4)		2,784
54	AVAILABLE	M-120	1,000
55	J & C Audio / Video (2)	M-108-118	1,520



Located in Pacific East Mall
Suite C-131

Next Generation

Nail Salon



BRAND NEW EQUIPMENT

RARE TURN-KEY
**BUSINESS
OPPORTUNITY**

JOHN LUK & ASSOCIATES
(408) 858-1888



4 Manicure Stations



5 Pedicure Chairs

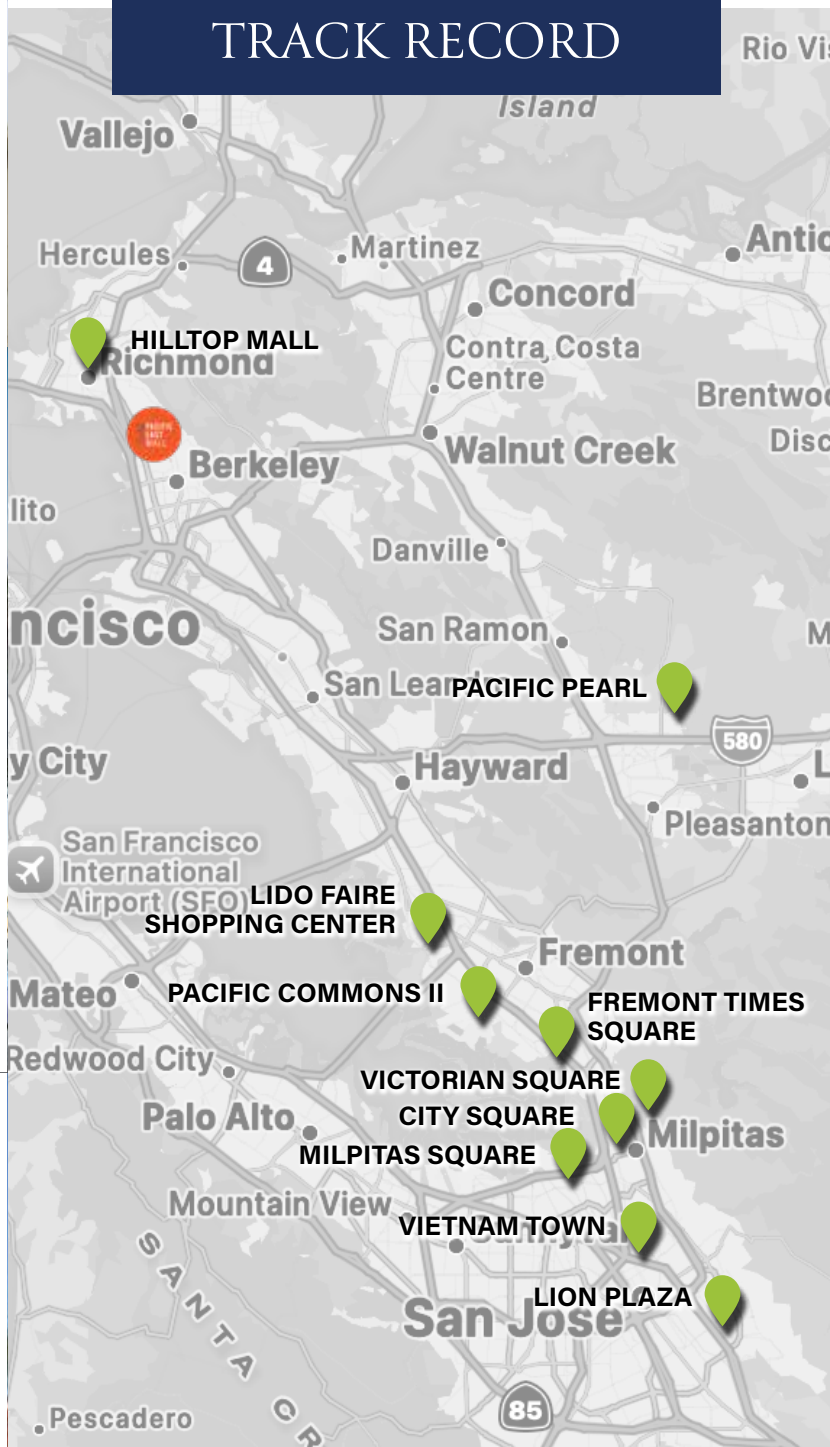
*wall decorations shown as example only



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FOR LEASE | Pacific East Mall
3288 Pierce St. Richmond CA 94804
www.ShopPacificEast.com

TRACK RECORD



ASIAN-THEMED RETAIL PROPERTIES EXCLUSIVELY MARKETED BY
JOHN LUK & ASSOCIATES
408.858.1888

SIGNATURE LOCATIONS LOCATED AT:

- RICHMOND, CA
- FREMONT, CA
- PLEASANTON, CA
- MILPITAS, CA
- NEWARK, CA
- SAN JOSE, CA

