

# SYCAMORE CROSSING

HERCULES, CALIFORNIA

WATCH VIDEO

NEW 12+ ACRE RETAIL DEVELOPMENT  
RETAIL+DINING OPPORTUNITIES

NOW LEASING:

## CASUAL DINING OPPORTUNITIES

Proposed Anchors



ANOTHER DEVELOPMENT BY

## Lewis Retail Centers

FOR MORE INFORMATION

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# SYCAMORE CROSSING

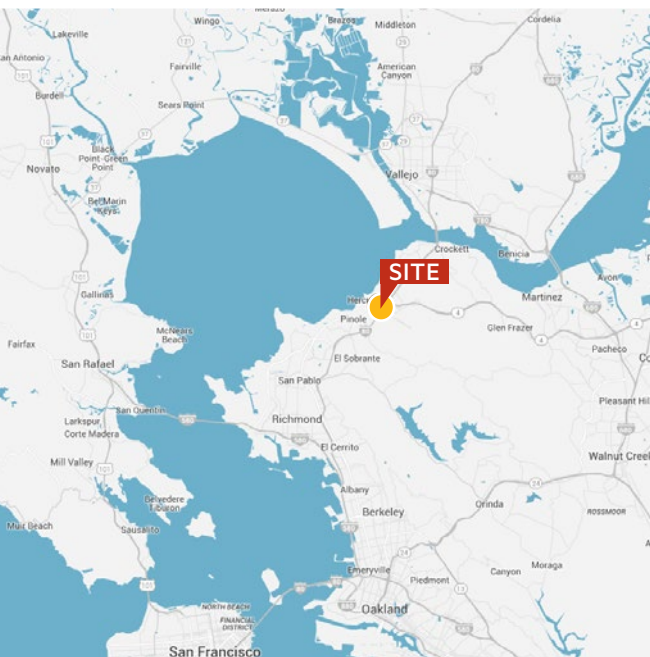
HERCULES, CALIFORNIA

NEW 12+ ACRE RETAIL DEVELOPMENT  
RETAIL+DINING OPPORTUNITIES

## OVERVIEW & TRADE AREA

### OVERVIEW

- Core Bay Area project with an under-supply of retail services
- Vibrant housing market with active new construction
- Highest traffic volume intersection in the City
- Planned uses include a pharmacy, hotel, and shops, with remaining opportunities for theatre, health club and other retail or mixed use
- Pad and shop opportunities for restaurants, financial and retail uses
- Freeway visible



### THE TRADE AREA

Hercules is situated where Interstate 80 and Highway 4 intersect, and is just steps from an extensive network of biking and walking trails. Hercules is convenient to all corners of the Bay Area, with new transportation options, including rail and ferry service, coming on line in 2018.

Anchored by the North Shore Business Park, and major employers such as Bio-Rad and Mechanics Bank, Hercules offers an outstanding mix of employment and newer housing inventory. There are over 1,700 new proposed, approved or under construction new homes.

A capable and well-trained work force is attracted to Hercules by comfortable, reasonably priced housing and diverse employment opportunities. Hercules provides excellent levels of public safety, recreational, and educational services to its residents.

In essence, Hercules offers just the right reasons to live, work and do business here.

# SYCAMORE CROSSING

## HERCULES, CALIFORNIA

NEW 12+ ACRE RETAIL DEVELOPMENT  
 RETAIL+DINING OPPORTUNITIES

HIGH ALTITUDE AERIAL



NORTH SHORE BUSINESS PARK

UNDER CONSTRUCTION  
**SAFeway**



CREEKSIDE CENTER



PARK LAKE PLAZA



APPIAN 80 SHOPPING CENTER



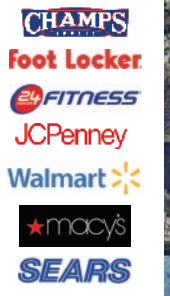
PINOLE VISTA CROSSING



PINOLE VISTA SHOPPING CENTER



HILLTOP MALL



HILLTOP PLAZA



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LARGE DAYTIME POPULATION

## Daytime Employment

Daytime employment in the adjacent North Shore Business Park totals over 3,000 people including over 1,700 at the headquarters of BioRad Corporation, a Fortune 500 company.

- Company**
- BioRad HQ
  - Pacific BioLabs
  - Mechanic's Bank Operations Center
  - Contra Costa Employment & Human Services
  - Lechat Nail Products
  - Multiple Organics
  - A&B Die Casting
  - Haenow Organic
  - Contra Costa Medical Group
  - Newman Lasik Centers
  - Collins Property Mgmt
  - Ardiri Wines
  - California Sport Touring



# SYCAMORE CROSSING

HERCULES, CALIFORNIA

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RETAIL+DINING OPPORTUNITIES

ACCESS



# SYCAMORE CROSSING

HERCULES, CALIFORNIA

NEW 12+ ACRE RETAIL DEVELOPMENT  
RETAIL+DINING OPPORTUNITIES

SITE PLAN



Acres: 4.56±



Please note the proposed land uses/site plan is conceptual and the ultimate land uses and configurations will require City approval.

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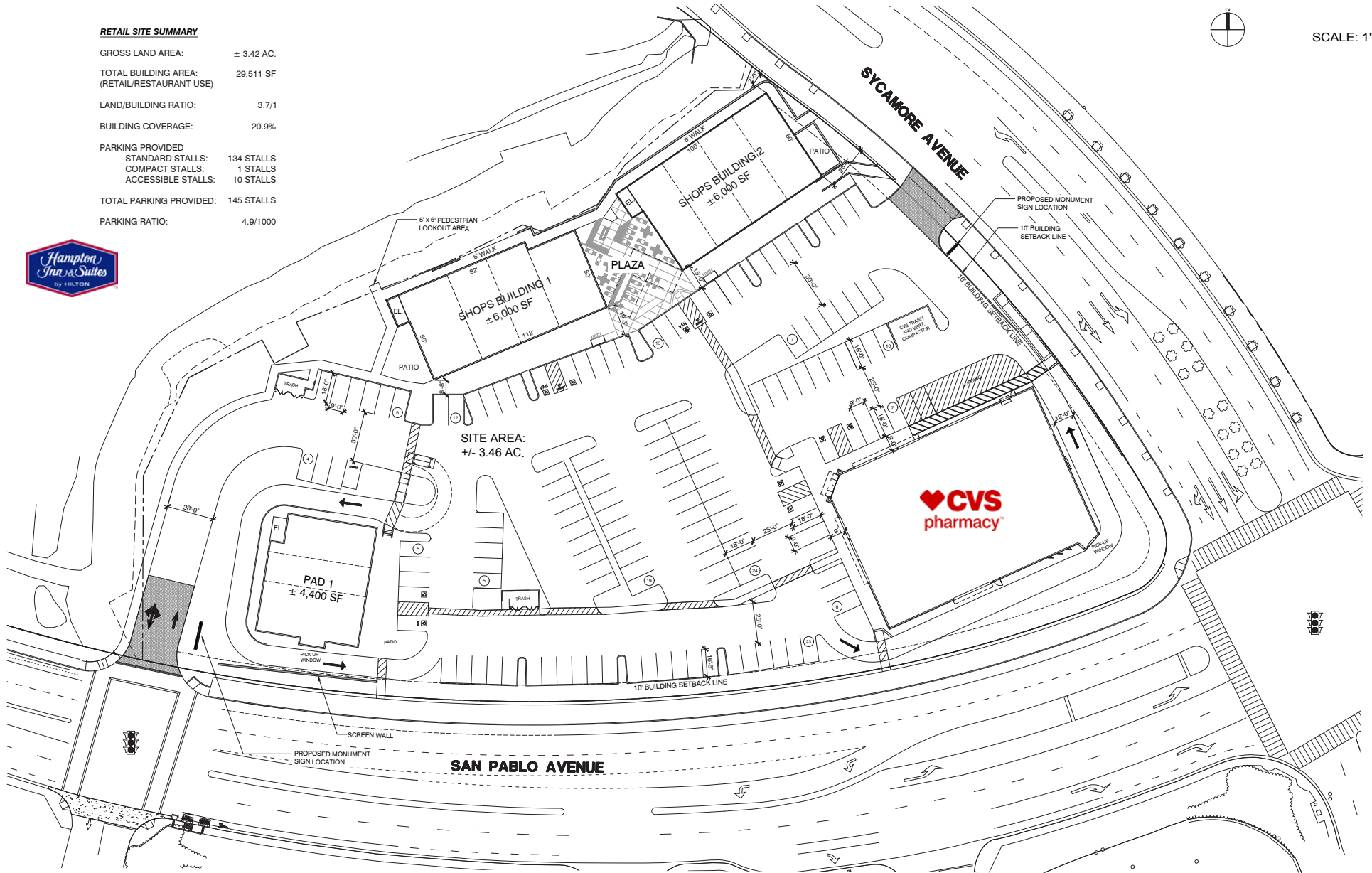
## HERCULES, CALIFORNIA

NEW 12+ ACRE RETAIL DEVELOPMENT  
 RETAIL+DINING OPPORTUNITIES

## RETAIL SITE PLAN DETAIL

### RETAIL SITE SUMMARY

GROSS LAND AREA:	± 3.42 AC.
TOTAL BUILDING AREA: (RETAIL/RESTAURANT USE)	29,511 SF
LAND/BUILDING RATIO:	3.7/1
BUILDING COVERAGE:	20.9%
PARKING PROVIDED	
STANDARD STALLS:	134 STALLS
COMPACT STALLS:	1 STALLS
ACCESSIBLE STALLS:	10 STALLS
TOTAL PARKING PROVIDED:	145 STALLS
PARKING RATIO:	4.9/1000



SCALE: 1" = 20'

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# SYCAMORE CROSSING

## HERCULES, CALIFORNIA

NEW 12+ ACRE RETAIL DEVELOPMENT  
**RETAIL+DINING+MIXED USE OPPORTUNITIES**

## DEMOGRAPHICS

		1-Mile	3-Mile	5-Mile
<b>POPULATION</b>	2017 Estimated Population	15,783	71,157	132,803
	2022 Projected Population	16,648	75,211	140,978
	2010 Census Population	14,725	65,889	122,344
	2000 Census Population	10,819	61,939	113,271
	Projected Annual Growth 2017 to 2022	1.1%	1.1%	1.2%
	Historical Annual Growth 2000 to 2017	2.7%	0.9%	1.0%
	2017 Median Age	39.3	40.6	39.3
	Daytime Population	8,933	34,748	65,578
<b>HOUSEHOLDS</b>	2017 Estimated Households	5,398	24,018	44,733
	2022 Projected Households	5,627	25,098	46,993
	2010 Census Households	5,187	22,985	42,928
	2000 Census Households	3,867	21,149	39,415
	Projected Annual Growth 2017 to 2022	0.8%	0.9%	1.0%
	Historical Annual Growth 2000 to 2017	2.3%	0.8%	0.8%
<b>RACE AND ETHNICITY</b>	2017 Estimated White	19.8%	33.3%	33.4%
	2017 Estimated Black or African American	18.4%	16.2%	18.6%
	2017 Estimated Asian or Pacific Islander	50.5%	34.5%	29.6%
	2017 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.6%
	2017 Estimated Other Races	10.8%	15.5%	17.8%
	2017 Estimated Hispanic	12.7%	20.4%	24.7%

		1-Mile	3-Mile	5-Mile
<b>INCOME</b>	2017 Estimated Average Household Income	\$127,118	\$120,388	\$113,712
	2017 Estimated Median Household Income	\$108,615	\$96,335	\$89,396
	2017 Estimated Per Capita Income	\$43,508	\$40,737	\$38,621
<b>EDUCATION (AGE 25+)</b>	2017 Estimated Elementary (Grade Level 0 to 8)	5.3%	5.0%	6.9%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.7%	4.3%	5.6%
	2017 Estimated High School Graduate	15.3%	20.3%	20.8%
	2017 Estimated Some College	22.8%	24.5%	24.3%
	2017 Estimated Associates Degree Only	9.1%	9.9%	9.4%
	2017 Estimated Bachelor's Degree Only	32.3%	25.3%	22.8%
<b>BUSINESS</b>	2017 Estimated Graduate Degree	11.5%	10.7%	10.2%
	2017 Estimated Total Businesses	415	1,538	2,939
	2017 Estimated Total Employees	4,964	13,760	25,908
	2017 Estimated Employee Population per Business	12.0	8.9	8.8
<b>DAYTIME POPULATION</b>	2017 Estimated Residential Population per Business	38.0	46.3	45.2
	2017 Adjusted Daytime Population (Age 16 Yrs+)	8,933	34,748	65,578

Source: Sites USA

### FOR MORE INFORMATION

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