

FOR LEASE

# RETAIL ANCHOR BOX

inside creekside center

1551 SYCAMORE AVENUE, HERCULES, CA | CONTRA COSTA COUNTY

**31,631 SF ON 4.46 AC PARCEL**



**CBRE**



# executive summary

**CBRE, as exclusive advisor, is pleased to present the outstanding opportunity to LEASE 1551 Sycamore Ave in Hercules, California (the “Property”), a 31,631 sf retail anchor box on a 4.46-acre parcel in the Creekside Shopping Center.**

The Property is situated in the Creekside Shopping Center with Anchor Tenant: Home Depot, Taco Bell, and retail, restaurants, and service tenants. The Property has a zoning and use is community commercial, Regional Shopping Center, Mall (w/Anchor), which allows for retail uses. The Property is currently occupied by Big Lots whose lease expires January 2025.

The property is well located on the Northeast Shore of San Pablo Bay with Tremendous Visibility to I-80 and exit off I-80 to Willow Street to Creekside Shopping Center. The Property is being marketed for lease. Please direct all inquiries and offers to CBRE for this opportunity.

## INVESTMENT HIGHLIGHTS

### Located on the Northeast Shore of The San Pablo Bay

- › High Volume Shopping Center Anchored by Big Lots! and Home Depot
- › Tremendous Visibility to I-80 and John Muir Parkway (SR-4)–ADT Score of 148,000
- › 33,500 VPD at the entrance to the shopping center
- › Local Daily Needs Center With Great Traffic Counts & Visibility
- › Perfect for National and Regional Tenants



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# property description

## PROPERTY OVERVIEW



### ADDRESS

1551 Sycamore Avenue, Hercules, CA | Contra Costa County



### MARKET/ SUBMARKET

Contra Costa County



### SQUARE FOOTAGE

±31,631 SF



### LOT SIZE

±4.46 acres



### YEAR BUILT

1984



### OCCUPANCY

00%  
(Big Lots Lease expires 1/31/25)



### CURRENT TENANT

Property is currently leased by BIG LOTS Retail Store. The subject property is located in a shopping center with Home Depot as main Anchor Tenant. Home Depot owns their own parcel. The Center is made up of other owners that control their buildings and parcels. The Balance of the Center is made up of pads and other shop Tenants such as Taco Bell, retail, service and other restaurants



### ZONING

The Property has a zoning and use is community commercial, Regional Shopping Center, Mall (w/Anchor), which allows for retail uses.



### APN

406-140-003-4  
(4.46 acres and 31,631 sf retail anchor box)



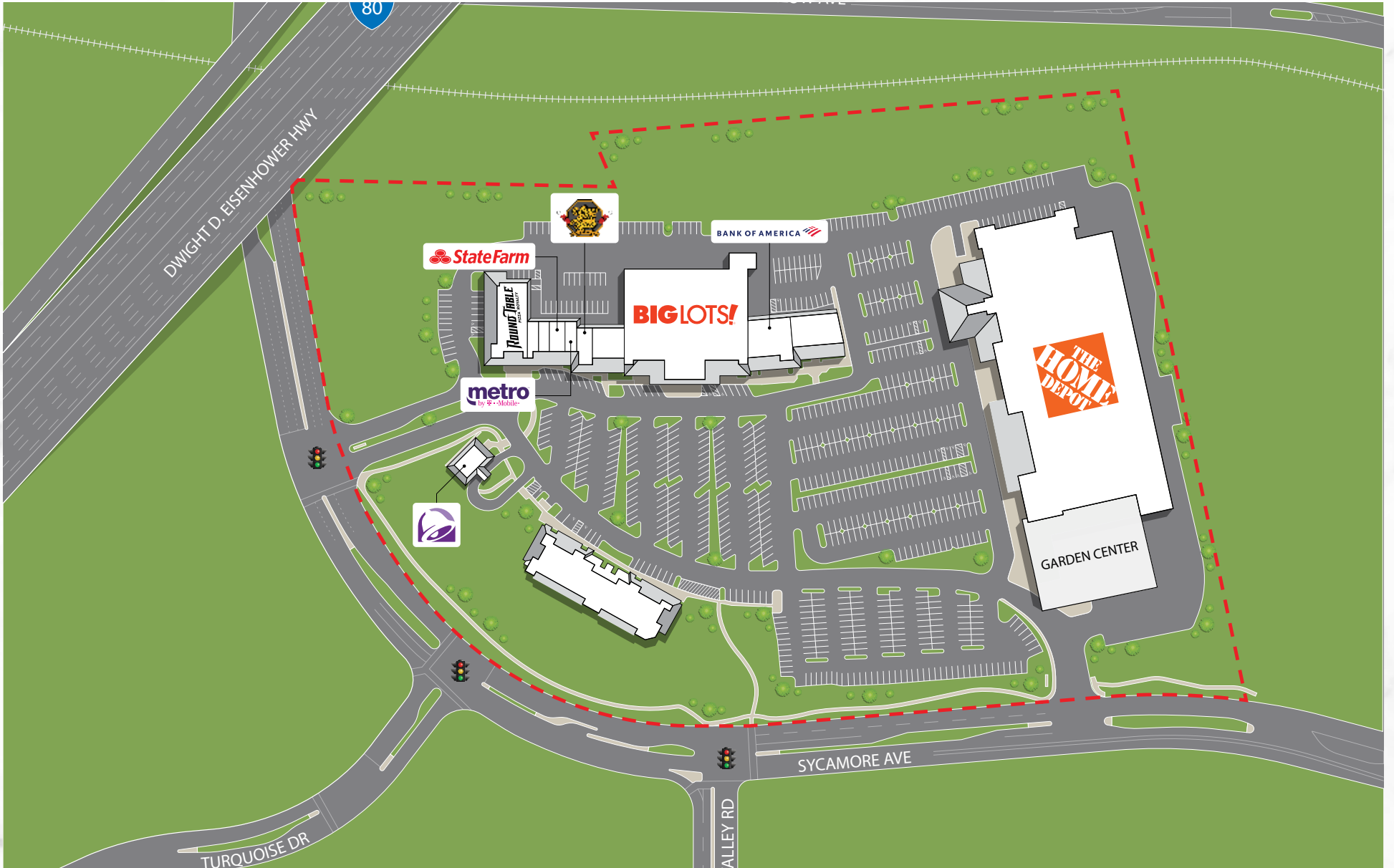








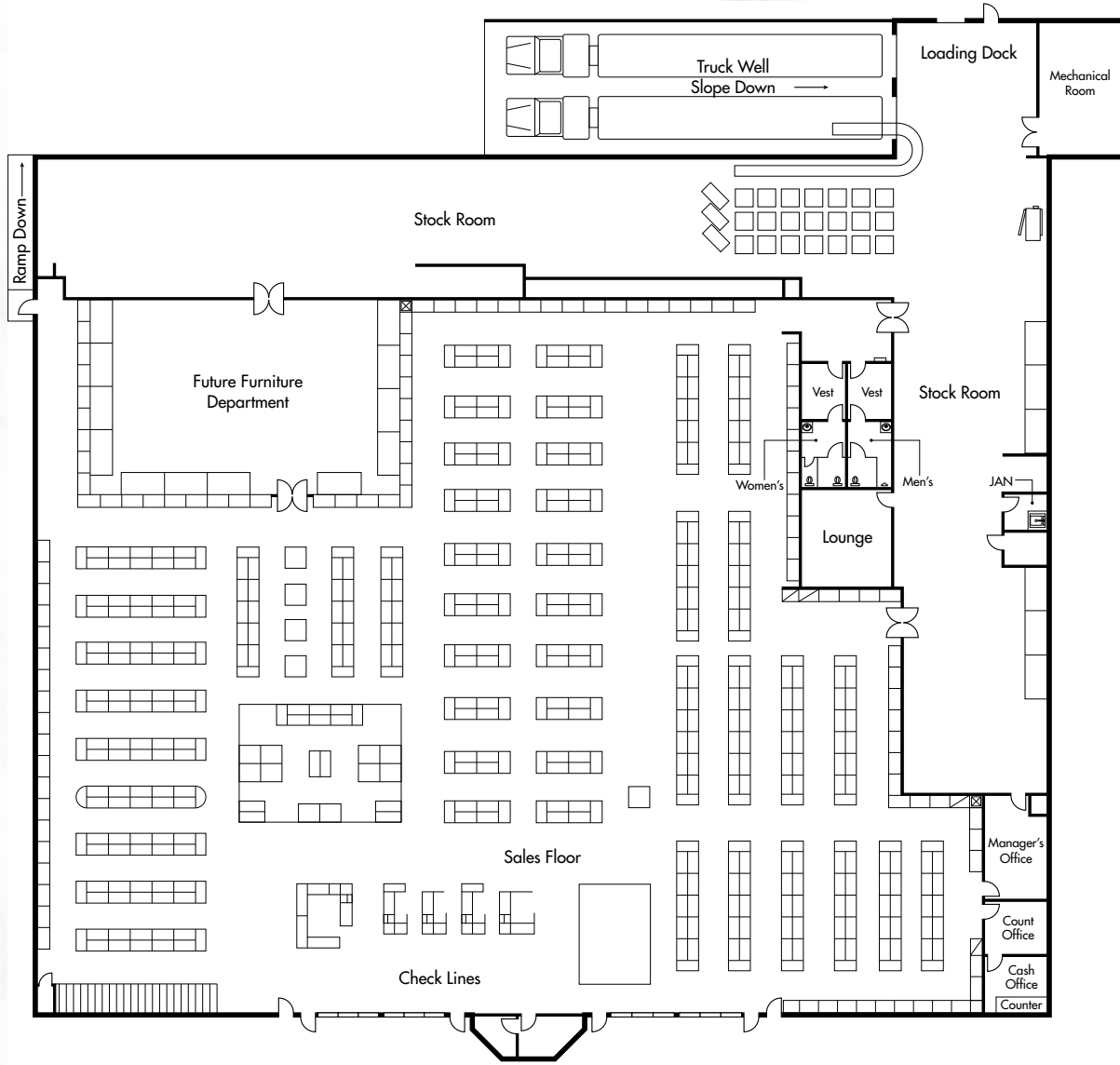
# SITE PLAN





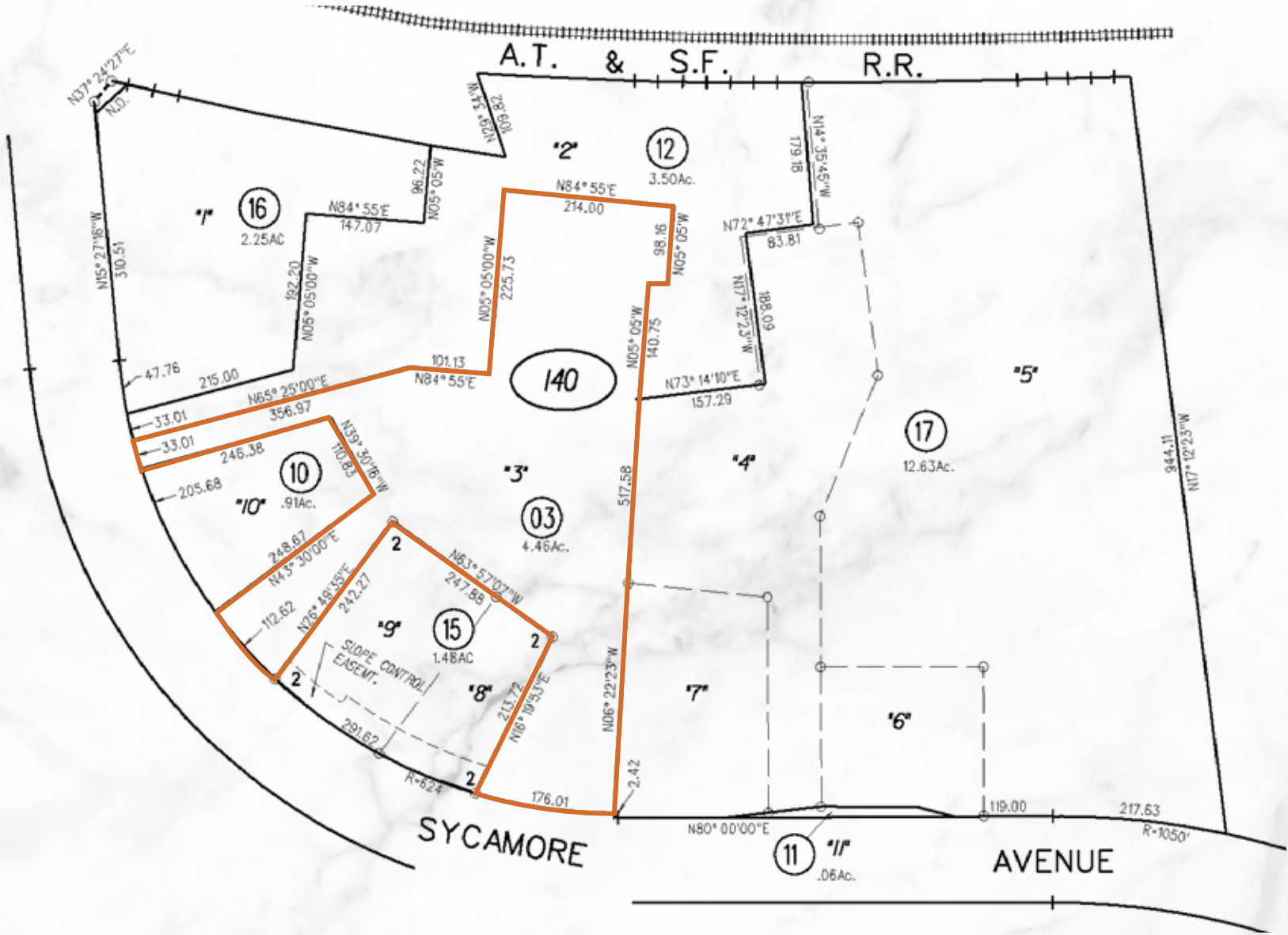
# FLOOR PLAN

31,631 SF





PARCEL  
MAP





# location overview

## Key Location Benefit

Nestled in the golden hills of Contra Costa County, framed by a beautiful vista of the San Pablo Bay, sits the picturesque community of Hercules. The City of Hercules has taken the very best of its past and combined it with thoughtful planning for the future to create a place that offers a vibrant, interconnected, and transit-oriented 'new urban' lifestyle to businesses and residents.

Hercules was founded on heavy industry, but there is little evidence of it today as you wind through our charming streets, inviting neighborhoods, and up-and-coming retail districts. That's because companies engaged in new, technology-related, and knowledge-based industries recently began to take stock of Hercules - and they liked what they saw. They noted the positive attributes our city offers to businesses that are located here and the reasons why people are drawn to it.

Hercules' list of attributes is long. Our city 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 service, coming online in the near future. A capable and well-trained workforce 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.

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 online 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 workforce 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.

Hercules is located on the northeastern shore of San Pablo Bay, near the intersection of Interstate 80 and Highway 4. It's also close to San Francisco and Napa and has access to biking and walking trails.

## 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
  - Freeway visible
  - TRAFFIC COUNTS
    - I-80 @East Monte Vista: 149,000
    - East Monte Vista Ave @ Allison: 17,112





# AERIAL MAP





# AERIAL MAP





# AERIAL MAP



**HERCULES**  
creekside center

THE HOME DEPOT | **BIG LOTS!** | metro by T-Mobile | ups

Domino's | Round Table PIZZA ROYALTY

**WILLOW SHOPPING  
GRAND AVE CENTER**

Mountain Mike's | BURGER KING | Starbucks

Mechanics Bank | **SAFeway** | goodwill

**PINOLE TRADE AREA**

NOAH'S MY BAGELS | Lucky California | CVS pharmacy | 6 | Starbucks | food maxx | Applebee's | TJ-maxx | BEST BUY | PETSMART | DAVID'S | ULTA BEAUTY | WELLS FARGO | SALLY | BURGER KING | IN-N-OUT BURGER | OUTBACK | Shell | pet food express | Michaels | GROCERY OUTLET | CHUCK E. CHEESE | GNC | KFC | PAPA MURPHY'S | Staples | Carl's Jr. | Round Table PIZZA ROYALTY | FedEx | Round Table PIZZA ROYALTY | CHASE | Sizzler | BIG 5 | AutoZone | DOLLAR TREE | COLD STONE ICE CREAMERY | MOUNTAIN MIKE'S PIZZA

**PRINCETON PLAZA**

Starbucks | H&R BLOCK | Castrol | Davita Kidney Care | SMOKE 4 LESS | Silver Ocean | WELLS FARGO | Raley's | MOUNTAIN MIKE'S PIZZA | vca animal hospitals | DAISY NAILS | citi | McDonald's

**HILLTOP PLAZA**

dds DISCOUNTS | CENTURY THEATRES. | ROSS DRESS FOR LESS | MATTRESS FIRM | 99 store | McDonald's | SUBWAY | GameStop | Party City

**THE SHOPS AT HILLTOP**

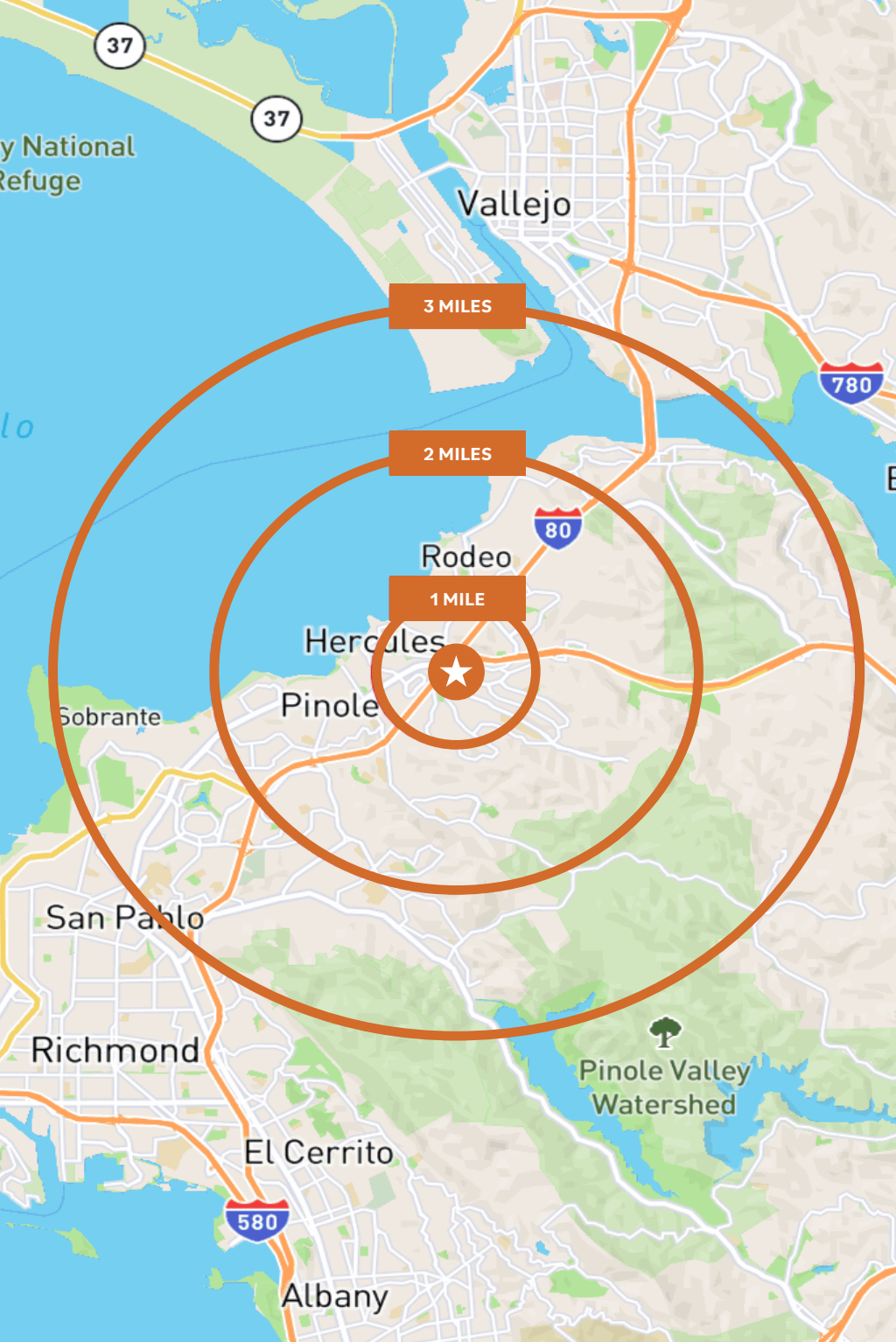
24 FITNESS | sears HOME SERVICES | macy's | cricket | Rainbow | SUBWAY | Sprint | Foot Locker | SHOE PALACE



# AERIAL MAP







## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
2023 Population - Current Year Estimate	18,747	68,751	126,508
2028 Population - Five Year Projection	18,855	68,842	126,667
2020 Population - Census	18,281	68,434	126,737
2010 Population - Census	16,909	64,143	117,754
2020-2023 Annual Population Growth Rate	0.78%	0.14%	-0.06%
2023-2028 Annual Population Growth Rate	0.11%	0.03%	0.03%
<b>RACE AND ETHNICITY</b>			
2023 Population	18,747	68,751	126,508
White	3,165 16.9%	16,875 24.5%	30,464 24.1%
Black or African American	2,841 15.2%	9,311 13.5%	19,576 15.5%
Asian	8,572 45.7%	23,141 33.7%	35,318 27.9%
American Indian or Alaska Native	126 0.7%	728 1.1%	1,623 1.3%
Pacific Islander	97 0.5%	384 0.6%	730 0.6%
Other Race	1,791 9.6%	9,371 13.6%	22,206 17.6%
Two or More Races	2,155 11.5%	8,941 13.0%	16,590 13.1%
<b>HOUSEHOLD INCOME</b>			
Average Household Income	6,526	23,623	43,666
Median Household Income	384 5.9%	1,343 5.7%	2,723 6.2%
White	131 2.0%	681 2.9%	1,459 3.3%
Black or African American	157 2.4%	844 3.6%	1,959 4.5%
Asian	343 5.3%	1,749 7.4%	3,465 7.9%
American Indian or Alaska Native	680 10.4%	2,806 11.9%	5,775 13.2%
Pacific Islander	675 10.3%	2,489 10.5%	5,396 12.4%
Other Race	1,469 22.5%	5,297 22.4%	9,198 21.1%
White	1,156 17.7%	3,677 15.6%	6,625 15.2%
Black or African American	1,532 23.5%	4,738 20.1%	7,067 16.2%
Asian	\$159,470	\$146,640	\$134,209
American Indian or Alaska Native	\$184,335	\$169,249	\$154,293
Pacific Islander	\$125,238	\$113,186	\$103,799
Other Race	\$146,581	\$128,581	\$116,079
Pacific Islander	\$54,847	\$50,453	\$46,430
Other Race	\$63,225	\$58,120	\$53,290
<b>DAYTIME POPULATION</b>			
Median Home Price	12,709	50,143	91,616
Average Home Price	3,781 29.8%	16,650 33.2%	28,873 31.5%
Average Home Price	8,928 70.2%	33,493 66.8%	62,743 68.5%
<b>TRAFFIC COUNTS</b>			
I 80 at Willow	118,000 cars per day		
Sycamore at Willow	30,613 cars per day		

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# RETAIL ANCHOR BOX

## inside creekside center

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### INVESTMENT CONTACTS

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