

HILLTOP CENTER | RETAIL SPACE FOR LEASE

2 SPACES LEFT:
917 SF-3,354 SF



4263A Hilltop Drive, Richmond, CA

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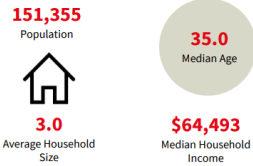
PROPERTY HIGHLIGHTS



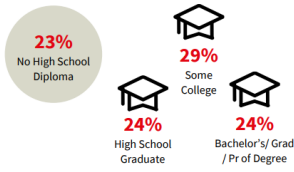
HIGHLIGHTS

- **±987 – 3,354 SF** standard retail space available positioned directly adjacent to Mini Mart Gas Station along Hilltop Drive on the border of Richmond, El Sobrante, and San Pablo.
- Located on Hilltop Drive. (**29,547 VPD**) Just down to street from I-80 (**204,115 VPD**)
- Situated between I-80 and dense residential
- La Guerita Taqueria, Karate Dojo, Fastest Labs, and Freeway Insurance now open
- Space is in vanilla shell condition
- **Suite 4263A - 987 SF**
 - Can be combined w/ adjacent space
- **Suite 4267A - 2,367 SF**
 - Can be combined w/ adjacent space

Key Facts



Education



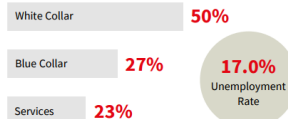
Income



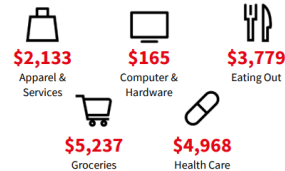
Business



Employment



Annual Household Spending



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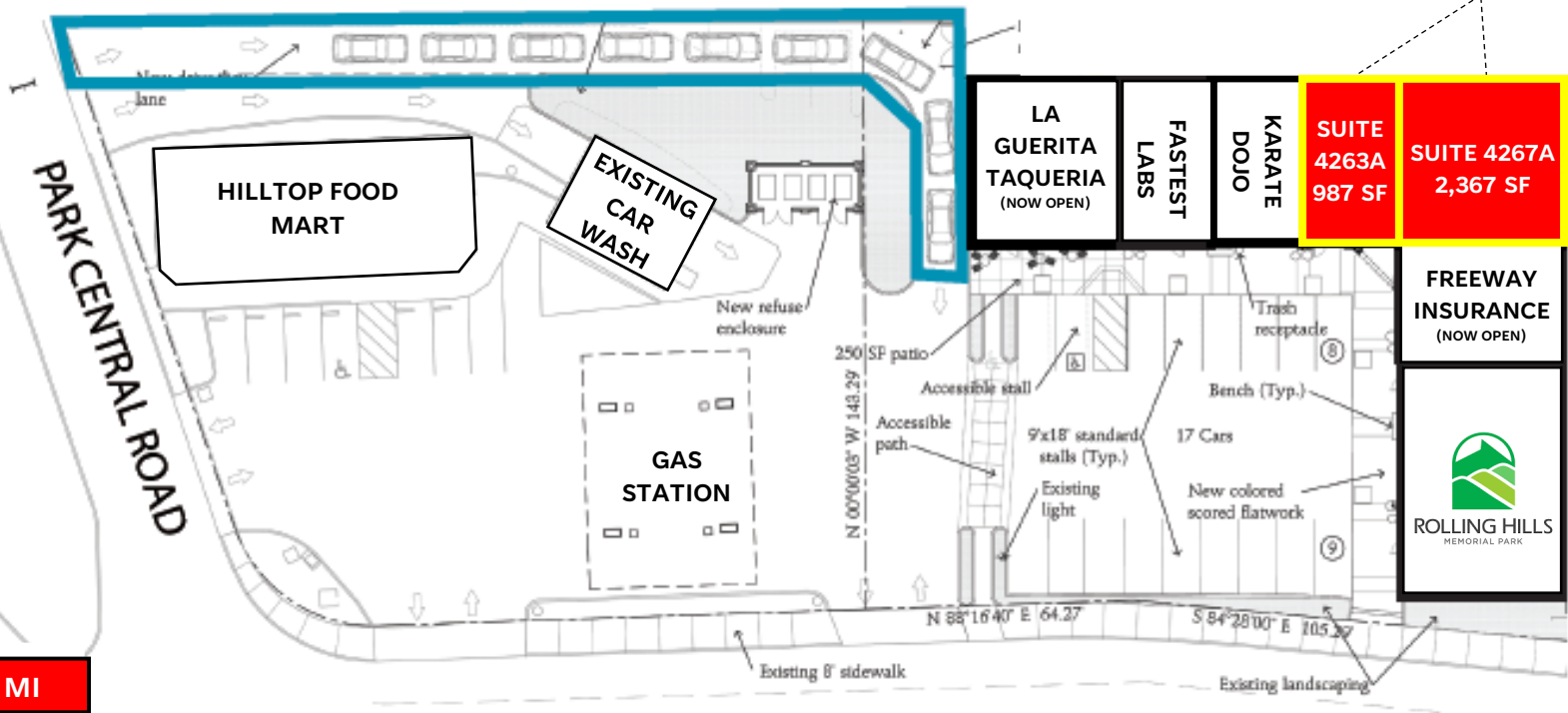
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SITE PLAN

SPACES CAN BE COMBINED FOR
3,354 SF



0.5 MI



HILLTOP DRIVE +/- 29,547 VPD

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PHOTOS

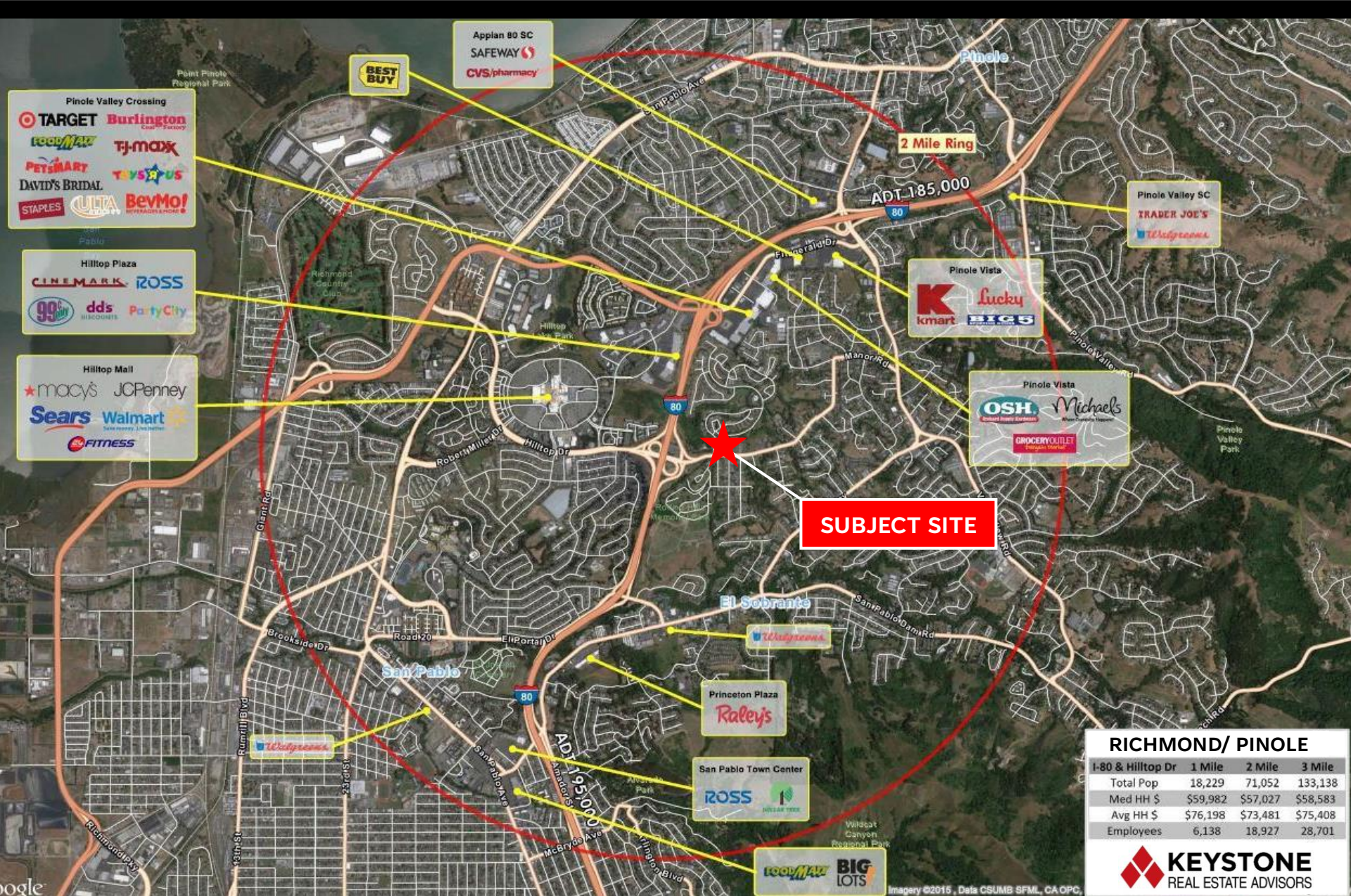


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Pinole Valley Crossing

TARGET Burlington
 ROXYMAX TJ-MAXX
 PETS MART TOYS R US
 DAVID'S BRIDAL
 STAPLES ULTA BeVMo!

Hilltop Plaza

CINEMARK ROSS
 99¢ ONLY dds Party City

Hilltop Mall

macy's JCPenney
 Sears Walmart
 FITNESS

Applan 80 SC
 SAFEWAY
 CVS/pharmacy

BEST BUY

Pinole Valley SC
 TRADER JOE'S
 Walgreens

Pinole Vista
 Kmart lucky
 BIGS

Pinole Vista
 OSH Michaels
 GROCERY OUTLET

SUBJECT SITE

Princeton Plaza
 Raley's

San Pablo Town Center
 ROSS

ROXYMAX BIG LOTS

RICHMOND/ PINOLE

I-80 & Hilltop Dr	1 Mile	2 Mile	3 Mile
Total Pop	18,229	71,052	133,138
Med HH \$	\$59,982	\$57,027	\$58,583
Avg HH \$	\$76,198	\$73,481	\$75,408
Employees	6,138	18,927	28,701



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