



For Sale | Hwy 4 & I-80

# ±6.25 Acres Land | Prime Freeway Frontage Commercial + Multifamily Uses

## Highlights



Freeway Visibility,  
High Traffic



Rare Freeway  
Signage Opportunity



±200,000 ADT



Immediate  
Freeway Access  
to Hwy 4 & I-80



Major Regional  
Retail Destination  
Over 10-mile Draw

### Contact

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# Freeway Visibility





# Property Information

Address:	Willow Avenue, Hercules, CA 94547
APN:	406-070-042-6
Land Area:	±272,250 SF (±6.25 Acres)
Land Use & Zoning:	New Town Center (NTC)
Residential Density:	30-75 units/acre
Max Commercial FAR:	2.00
Max Building Heigh:	85 feet



Zoning: New Town Center (NTC) | Allowed Uses\*

[Learn More Here](#)



Hotel



Medical



Retail



Office

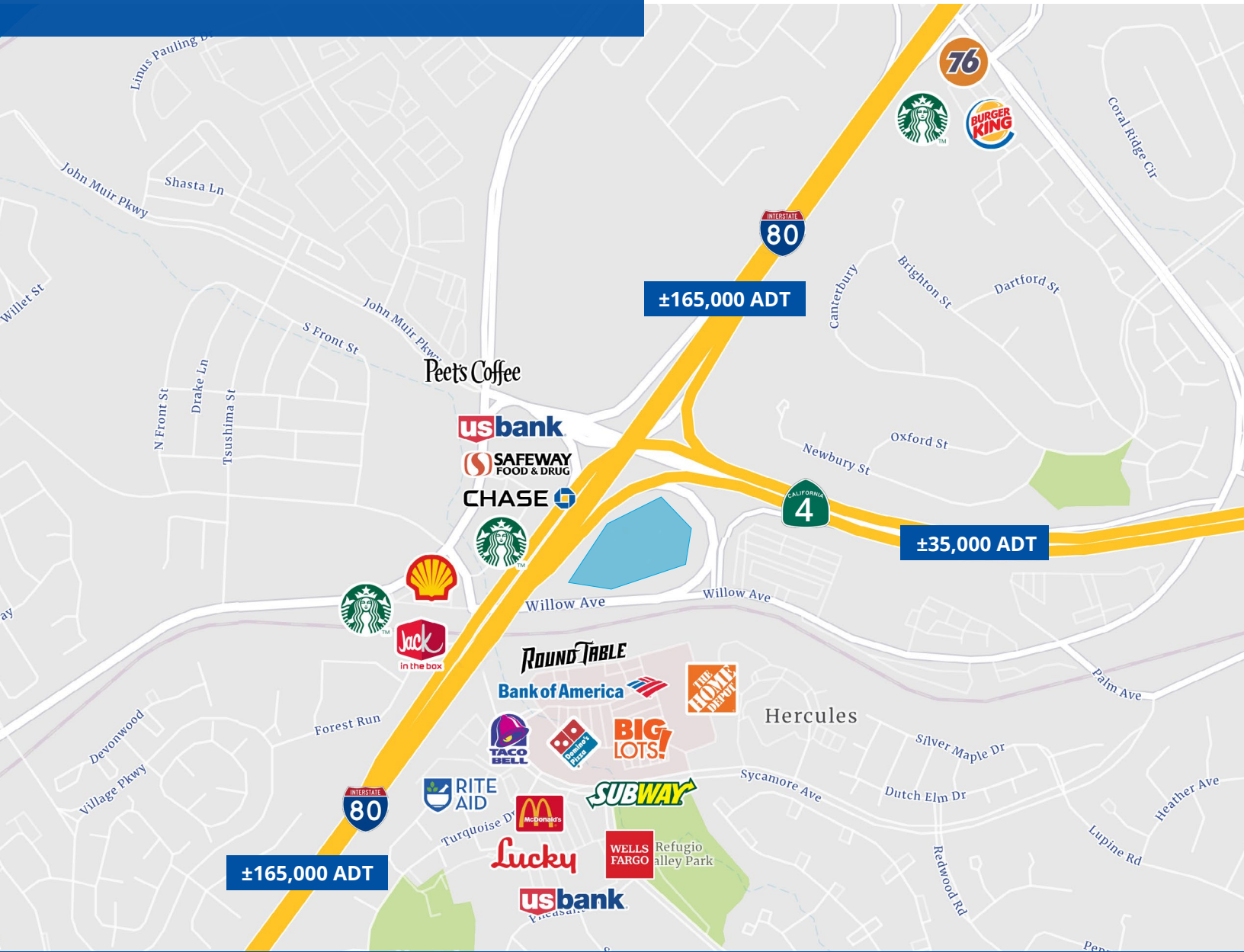


Multifamily

\* With Administrative User Permit or Conditional Use Permit.



# Location Overview



## Demographics 10 mile radius



539,982

Total Population



67.1%

White Collar  
Employment



140,482

Employed Civilian  
Population



\$138,899

Average HH Income



25%

Bachelor's Degree  
or Higher



# Local Employment Center



## Daytime Employment

*North Shore Business Park includes approximately 3,000 employees daily.*

- 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 Tourin