

THE  
**EXCHANGE**  
HERCULES BAYFRONT



CATALYST®



the econic  
company®



# PROPERTY HIGHLIGHTS

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,082	59,029	120,829
AVG. HH INCOME	\$175,042	\$145,777	\$134,954
DAYTIME POPULATION	4,194	13,047	24,746

## TRAFFIC COUNTS

FREEWAY 80	118,000 ADT
HIGHWAY 1	46,000 ADT

Source: 2022 Esri.

SAN PABLO BAY

POINT MOLATE BEACH

POINT PINOLE REGIONAL PARK

SAN FRANCISCO BAY TRAIL  
RICHMOND COUNTRY CLUB



ROLLING HILLS MEMORIAL PARK

KENNEDY GROVE REGIONAL RECREATION AREA

CROCKETT HILLS REGIONAL PARK

**PINOLE VISTA CROSSING**

TARGET TJ-maxx CVS PET SMART BevMO!  
STAPLES HomeGoods food maxx Burlington GNC

**PINOLE MIDDLE SCHOOL**  
529 STUDENTS

**CALIBER: BETA ACADEMY**  
886 STUDENTS

Michaels pet food express' GROCERY OUTLET  
ACE Hardware O'Reilly AUTO PARTS CHUCK E. CHEESE

THE HOME DEPOT  
SAFEWAY

Walgreens

**PINOLE VISTA SHOPPING CENTER**

Lucky DOLLAR TREE metro NOAH'S  
BEST BUY Starbucks Blue Bird ups KFC

**HILLTOP PLAZA**

PartyCity 99c ONLY STORES CITY SPORTS CLUB  
ROSS DRESS FOR LESS GameStop dd's DISCOUNTS MATTRESS FIRM

**HILLTOP MALL**

Walmart 24 FITNESS  
Firestone ESTÉE LAUDER

**CONTRA COSTA COLLEGE**  
7,975 STUDENTS

BIG LOTS! DOLLAR TREE jamba  
ROSS DRESS FOR LESS metro by P-Mobile Jersey Mike's SUBS

NISSAN Ford  
DODGE BUICK  
CHRYSLER TOYOTA

**RICHMOND HIGH SCHOOL**  
1,567 STUDENTS

Walgreens  
planet fitness food maxx

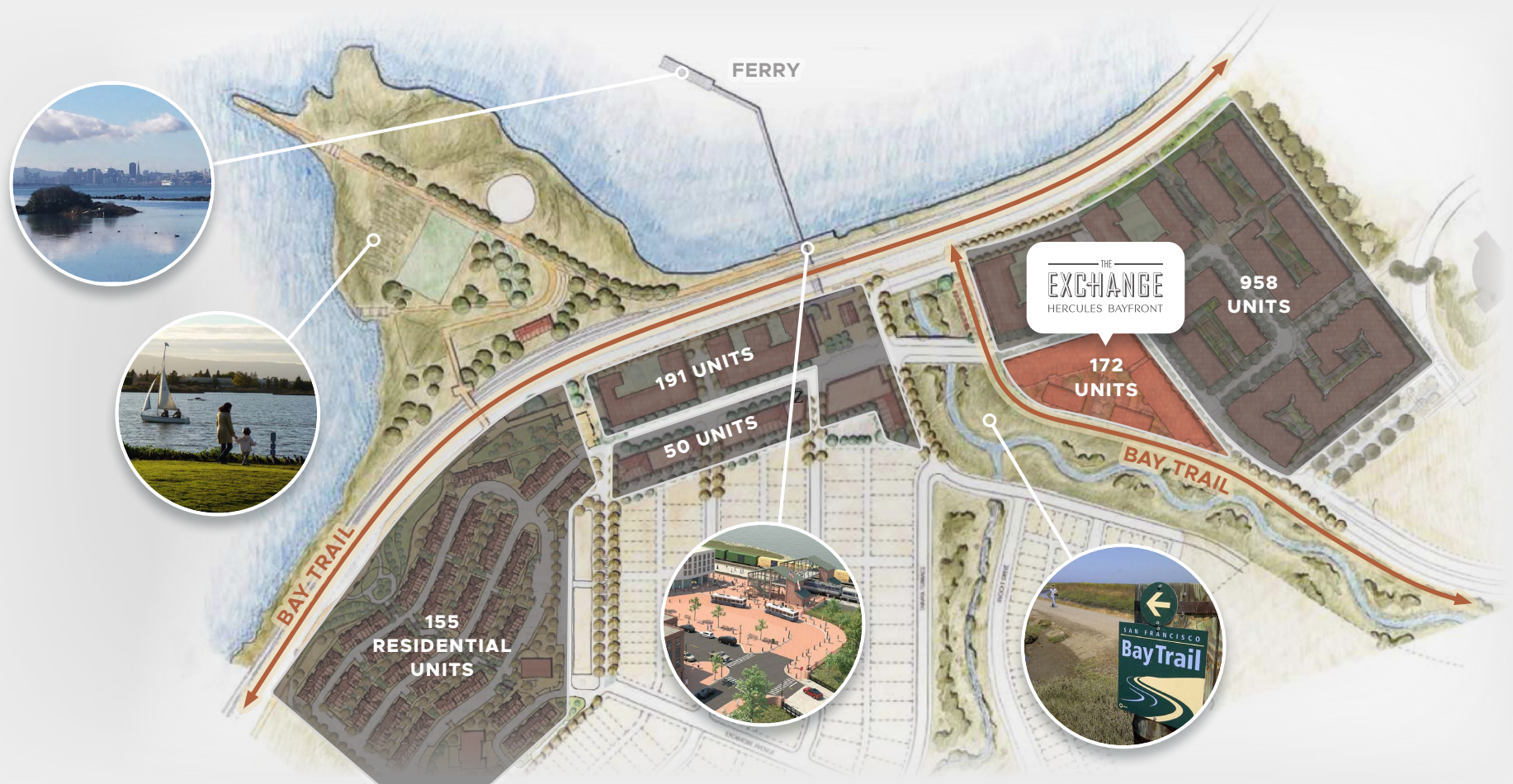
Smart & Final! extra! Auto Zone



## WATERFRONT DISTRICT

### MASTER PLAN

- 42 acre Waterfront District
- Future ferry terminal connecting Hercules to San Francisco in funding and planning stages
- 1,526 residential units with 90,000 SF of retail
- Direct access to the multi-use San Francisco Bay Trail



# SITE PLAN



**RETAIL AVAILABLE**

**LEASED**





**COMPLETED**

**PHASE 1**  
**THE EXCHANGE**

Mixed-use project sits on 2.2 acres and is 4-stories over a one-level subterranean parking garage. The project includes 172 rental units, including lofts and townhomes. 14,000 sf of ground level retail nestled between John Muir Parkway, Bayfront Boulevard and Refugio Creek. Completed in Spring 2020.

**COMPLETED**

**PHASE 2**  
**THE GRAND**

The Grand started construction in early 2019. It is located on Blocks Q & R and was developed with 232 apartment units complimented with a state of the art fitness center, bike shop, resident lounge and sporting club. It is situated on 2.96 acres and is located north/northeast of Block N (Phase 1) in Hercules Bayfront, overlooking Refugio Creek open space. Completed in Fall of 2020.

**IN PROGRESS**

**PHASE 3**  
**THE MINT & HARBOR HOUSE**

Blocks M & P, The Mint, will contain 325 apartment units and a tap room amenity, outdoor green house, fitness facility and sprawling courtyard with bayfront views to the overall development. Block O, Harbor House, will provide 151 apartment units with an intimate resident courtyard, co-workspaces, a resident lounge, fitness center, a bike repair shop, and pet wash facility.



THE  
**EXCHANGE**  
HERCULES BAYFRONT

**SHELBY SWANSON**

sswanson@theeconomiccompany.com | (408) 400-3879 | LIC. 02075363

**KELSEY SHEPPEL**

kelsey@alphare.com | (415) 376-3765 | LIC. 02126570

