

624

ALFRED NOBEL DR, HERCULES, CA 94547



OFFERING
MEMORANDUM

ACRE
PARTNERS

INDUSTRIAL/WAREHOUSE
CONDO FOR SALE OR LEASE

CONFIDENTIALITY DISCLAIMER

CONTACT

DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

CONFIDENTIALITY

The Potential Buyer acknowledges that all information and materials furnished from the Landlord or Agent concerning the Property is confidential and may not be used for any purpose other than the Potential Buyer's evaluation for a possible purchase. Access to any information furnished by the Agent or Landlord will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.

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624 ALFRED NOBEL DR
HERCULES, CA



LOT SIZE
240,582 SF



TOTAL SF
4,174 SF



BUILDING CLASS
Class B
Industrial Warehouse

Available now in the Hercules Business Center, this \pm 4,174 SF. warehouse condominium offers a versatile open-plan layout within a larger \pm 35,843 SF. building. Key features include a 12'x14' grade-level roll up door, 24' clear height, and robust 3-phase power (\pm 125A @ 277/480V). The unit also contains \pm 1,100 sq. ft. of office space, a private restroom, and the option for a storefront entrance. Benefit from two dedicated parking spaces in front of the unit and additional 10 spaces in common parking, all with excellent access to I-80 and Highway 4.

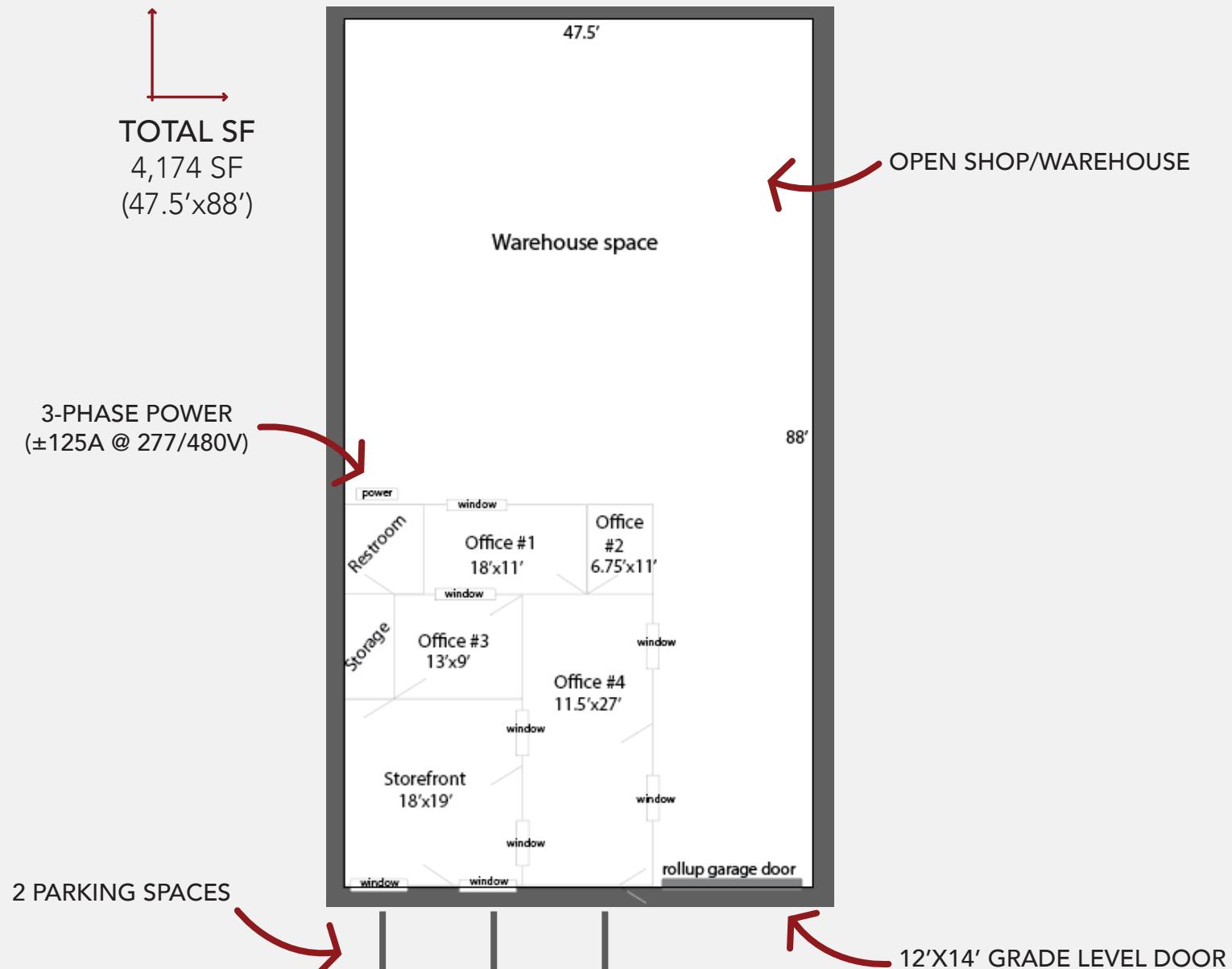
PROPERTY HIGHLIGHTS

- \pm 4,174 SF warehouse condominium within a larger \pm 35,843 SF condominium
- Located in Hercules Business Center - Easy access to I-80 and Highway 4
- \pm 4,174 SF available
- Open shop/warehouse
- One 12'x14' grade level door
- Power: \pm 125 amps @ 277/480 volts
- Clear height: 24'
- Lighting: Metal halide
- One restroom
- Includes a storefront, if desired
- \pm 1,100 SF of office space
- Parking: Two designated spots directly outside the unit, additional 10 spaces of parking in common parking
- Existing Zoning: Planned Office/Research; Development Office/Research & Development Mixed-Use District

PRICE:

\$1,299,999 OR 1.10 PSF + NNN

FLOOR PLAN





SAN PABLO
BAY

BIO-RAD

FedEx

CONTRA COSTA
COUNTY OFFICE

MULTIPLE O ORGANICS



QUEST
Diagnostics™
DERMATOLOGY
ASSOCIATES
OF THE BAY AREA



SAN PABLO AVE (23,600 VPD)

JOHN MUIR PKWY (28,000 VPD)



I-80 (153,000 VPD)

RETAIL MAP



POPULATION AT A GLANCE



126,000

5-Mile
Population



\$171,137

1-Mile Average
Household Income



43,795

5-Mile
Households

DEMOGRAPHICS

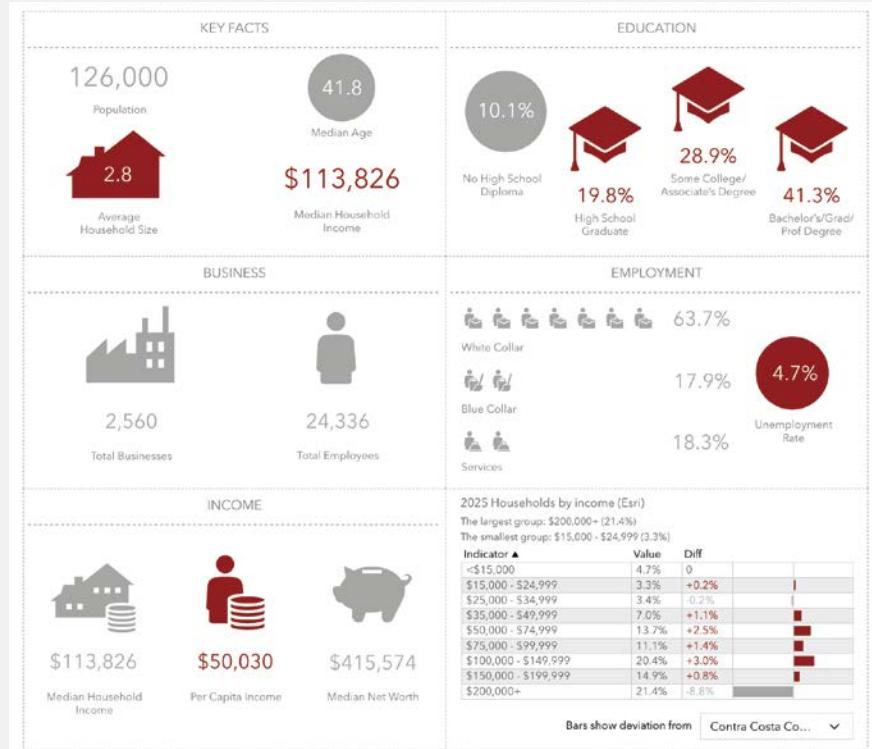
2025 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	16,190	62,628	126,000
Households	5,552	21,460	43,795
Families	4,114	15,520	30,434
Average Household Size	2.91	2.90	2.84
Owner Occupied Housing Units	3,990	15,542	28,554
Renter Occupied Housing Units	1,562	5,918	15,241
Median Age	41.9	42.9	41.8
Median Household Income	\$138,021	\$125,445	\$113,826
Average Household Income	\$171,137	\$155,571	\$143,476

2030 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	16,600	62,704	126,137
Households	5,686	21,495	43,830
Families	4,220	15,543	30,432
Average Household Size	2.91	2.90	2.84
Owner Occupied Housing Units	4,070	15,665	28,851
Renter Occupied Housing Units	1,615	5,830	14,979
Median Age	43.2	44.0	43.0
Median Household Income	\$157,324	\$140,892	\$128,804
Average Household Income	\$190,401	\$174,000	\$159,843

5 MILE DEMOGRAPHIC SUMMARY



"HERCULES IS LOCATED ON THE NORTHEASTERN SHORE OF SAN PABLO BAY, CONVENIENTLY LOCATED ALONG THE I-80 CORRIDOR AND WITHIN MINUTES OF BOTH SAN FRANCISCO AND NAPA. PRIMARILY A SUBURBAN, FAMILY-ORIENTED COMMUNITY, THE CITY HAS BOLD PLANS FOR A NEW TOWN CENTER, A LIVELY NEW WATERFRONT, AND AN EXCITING NEW TRAIN AND FERRY TERMINAL."

WWW.HERCULESCA.GOV

HERCULES OVERVIEW

Hercules, California, is a growing waterfront city nestled along the northeastern shore of the San Francisco Bay. Blending small-town charm with forward-thinking development, Hercules offers a unique balance of community, commerce, and connectivity. Once a historic company town, it has evolved into a diverse and welcoming city known for its scenic shoreline, well-planned neighborhoods, and strong civic engagement. With ongoing mixed-use development, access to regional transit corridors, and a commitment to sustainability and smart growth, Hercules is emerging as a vibrant hub for families, professionals, and businesses seeking opportunity in the Bay Area without the congestion of major urban centers.



HERCULES HIGHLIGHTS

- **Strategic Bay Area Location** – Conveniently located between San Francisco and Sacramento with direct access to I-80, regional ferries, and future transit expansion plans.
- **Established, Diverse Neighborhoods** – Family-friendly, culturally rich communities with a mix of coastal charm, modern development, and walkable design.
- **Strong Local Schools** – Served by the West Contra Costa Unified School District and close to top-rated charter and private school options.
- **Growing Commercial and Lifestyle Amenities** – New mixed-use developments and revitalized waterfront areas with shops, restaurants, cafes, and local services.
- **Excellent Connectivity** – Close proximity to regional job centers in Oakland, Berkeley, and Vallejo with commuter-friendly transit options.
- **Attractive Demographics and Investment Potential** – Rising household incomes, strong homeownership rates, and consistent residential growth.
- **Abundant Outdoor Recreation** – Access to the Bay Trail, Refugio Valley Park, and nearby regional open space preserves for hiking, biking, and waterfront views.

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