

Colliers



CATALYST®

RETAIL SPACES FOR LEASE  
AT THE EXCHANGE  
HERCULES BAYFRONT

2525 BAYFRONT BLVD  
HERCULES, CA 94547

Join *the*  
Community!

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# DISCOVER RETAIL *AT THE EXCHANGE*

The Exchange is a new mixed-use development located in the heart of Hercules' rapidly growing Waterfront District. Surrounded by newer single-family homes and modern apartment communities, this vibrant neighborhood is centered around the scenic San Pablo Bay Waterfront and the popular Bay Trail.

Retail spaces at The Exchange are ideally positioned to serve the area's affluent residential population, as well as the steady flow of visitors drawn to the Bay Trail and local waterfront amenities.

# PROPERTY *HIGHLIGHTS*

- Brand-new retail and restaurant spaces available
- Venting and grease interceptor in place for restaurants
- Underground and street parking for both customers and employees
- Expansive storefront windows for high visibility





# SITE PLAN

LEVEL 1



## AVAILABLE

Click on Available Suites to View Virtual Tour

Suite A	Cempasuchil (Coming Soon)	Suite D	502 SF Retail Available	Suite L	962 SF Retail Available (Warm Shell)
Suite B	1469 SF Available (Food Ready)	Suite J	1079 SF Retail Available	Suite M	540 SF Retail Available
Suite C	1469 SF Available (Food Ready)	Suite K	962 SF Retail Available		

\*Suites B, C, & D can be combined for up to 3,440 SF. Suites J,K, & L can be combined for up to 3,543 SF.







# Location Highlights

- Strategically located in the rapidly developing San Pablo Bay Waterfront Master Planned Community
- A short walk from Hercules North Shore Business Park, home to Fortune 500 company Bio-Rad and the city's largest employer
- Located along the Bay Trail, drawing consistent foot traffic
- A multi-modal transit hub is planned nearby, providing future Amtrak, ferry, and bus service
- Site of major community events such as the Farmer's Market, October Bayfront Festival, and food truck gatherings
- Surrounded by an affluent residential district

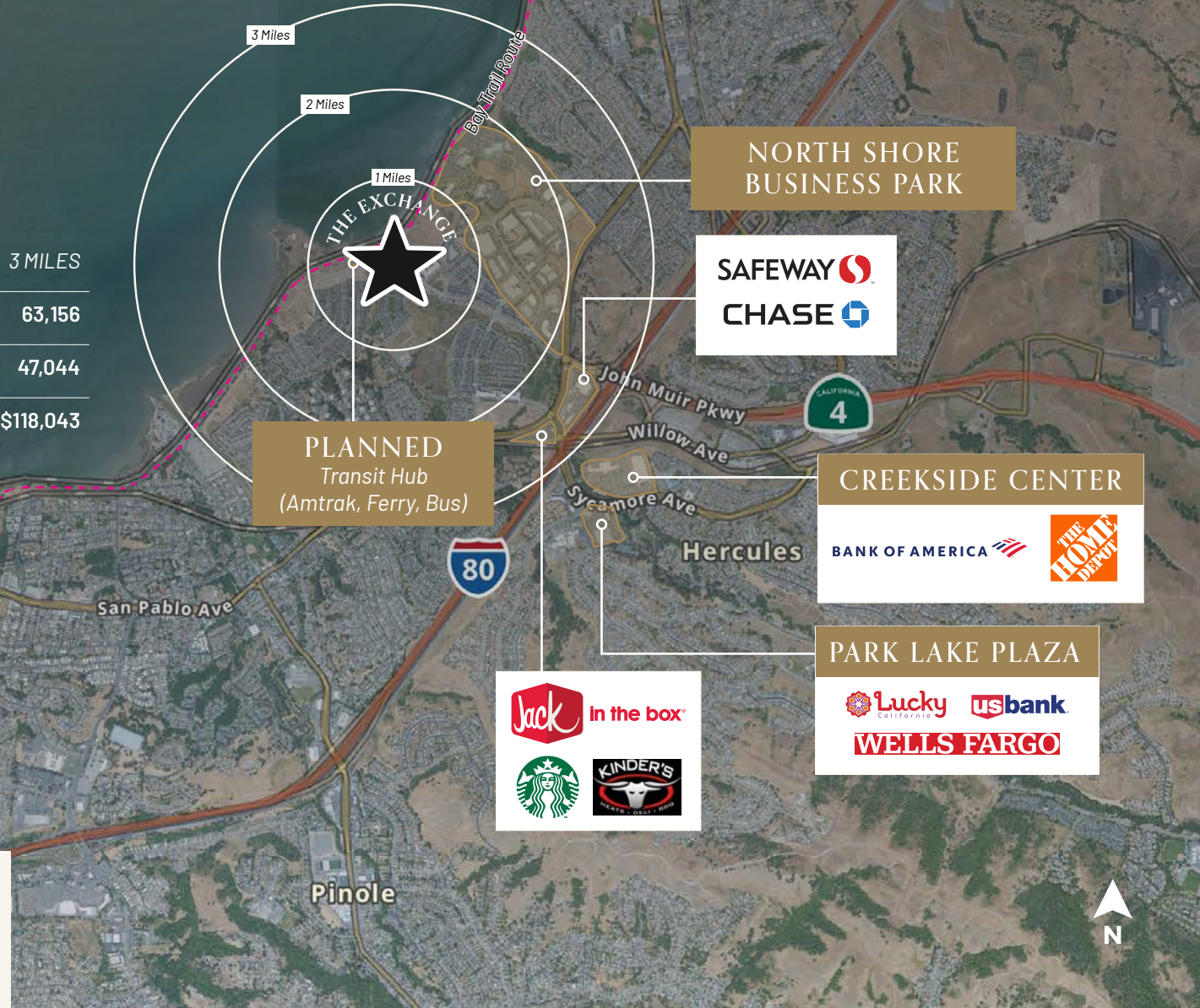




# Aerial Map

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION	11,546	39,974	63,156
DAYTIME POPULATION	9,650	29,833	47,044
MEDIAN HOUSEHOLD INCOME	\$150,936	\$118,447	\$118,043



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