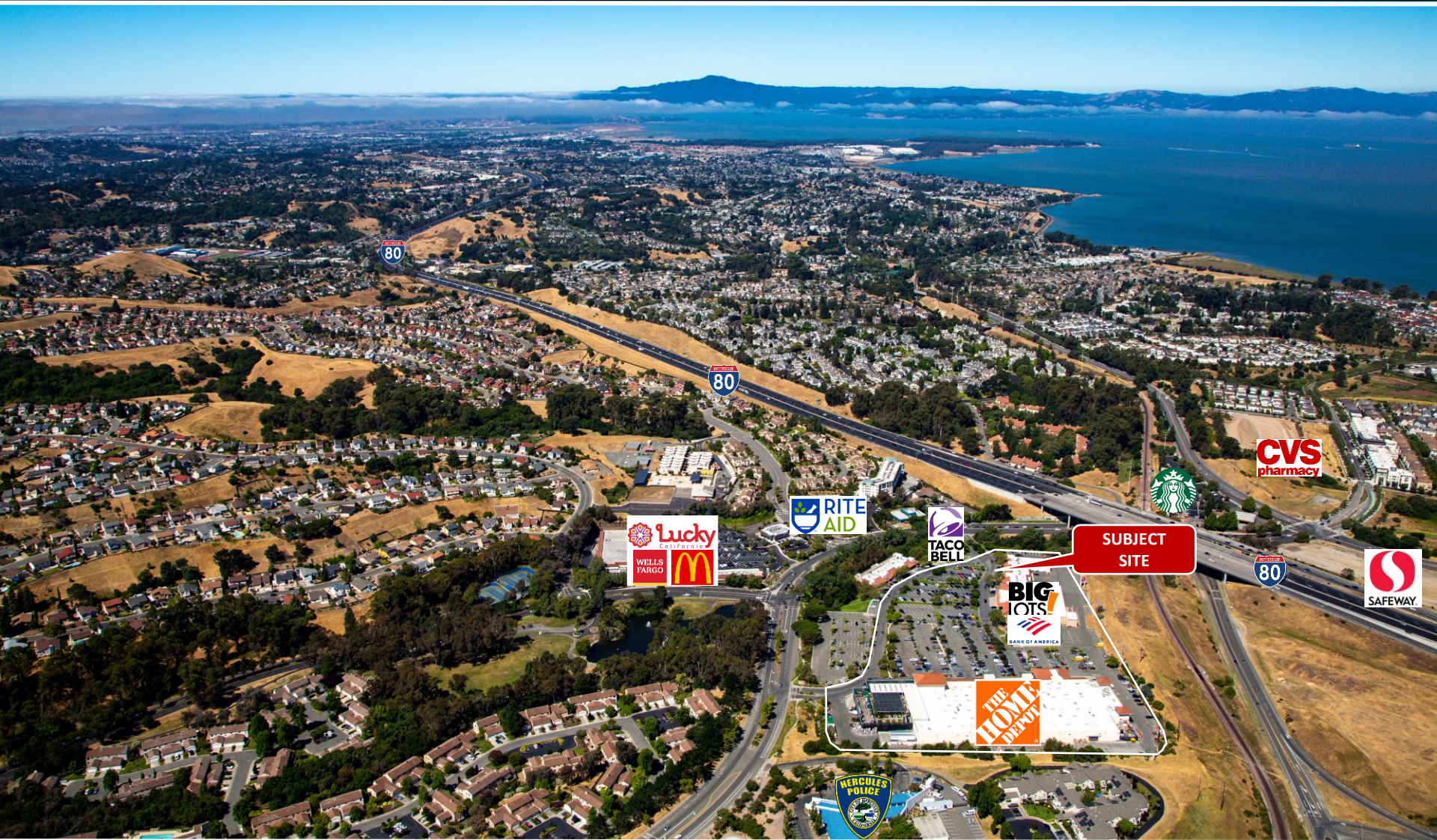


HERCULES CREEKSIDE CENTER

1511 Sycamore Avenue, Hercules, CA | Contra Costa County

1 Space Left!

1,500 SF



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PROPERTY SUMMARY



HIGHLIGHTS

- Located on the Northeast Shore of The San Pablo Bay
- High Volume Shopping Center Anchored by Big Lots! and Home Depot
- Tremendous Visibility to I-80 and John Muir Parkway (SR-4) – ADT Score of 148,000
- 33,500 VPD at entrance into shopping center
- Local Daily Needs Center With Great Traffic Counts & Visibility
- Perfect for National and Regional Tenants
- Former **1,500 SF** Dry Cleaners Space Available (suite G)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2021 Population	17,601	78,182	139,516
No. of Households	17,586	77,944	137,896
Avg. HH Income	\$102,726	\$106,876	\$107,898

Nearby Tenants Include:



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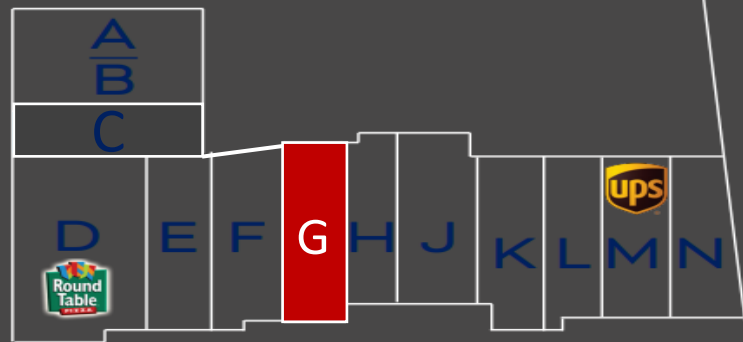
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SITE MAP

CREEKSIDE SHOPPING CENTER

SITE PLAN



**BIG
LOTS!**



1611
A

1611
C



1611
D

Suite	Tenant	SF
A-B	Hercules Pet Clinic	2,400
C	Solis Martial Arts	1,200
D	Round Table Pizza	3,000
E	My Vo Nail Salon	1,200
F	State Farm	855
G	AVAILABLE	1,500
H	Eyebrow Threading (coming soon)	900

Suite	Tenant	SF
J	Indian Grocer (coming soon)	1,200
K	Roti Boti Indian Cuisine	1,200
L	Family Hair Cuttery	900
M	UPS	1,200
N	City of Ember	900
1611-A	US Post Office	2,920
1611-C	Tommy's BBQ (coming Soon)	1,770
1611-D	Bank of America	4,619



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CENTER PHOTOS



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RETAIL TRADE MAP

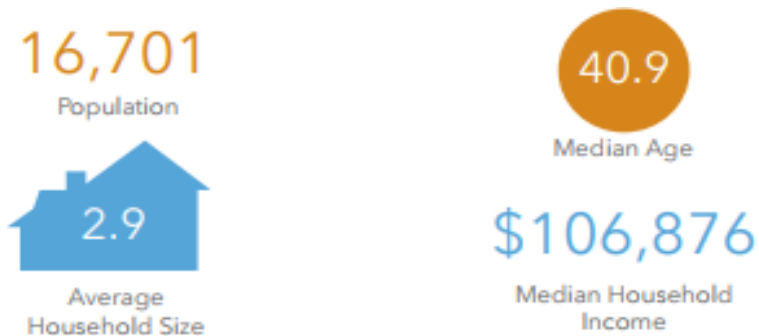


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DEMOGRAPHICS



Variables	1 mile	3 miles	5 miles
2018 Total Population	16,701	75,004	133,898
2018 Household Population	16,685	74,766	132,277
2018 Family Population	14,490	64,457	111,762
2023 Total Population	17,601	78,182	139,516
2023 Household Population	17,586	77,944	137,896
2023 Family Population	15,305	67,323	116,748

HOUSING STATS 1 mile



ANNUAL HOUSEHOLD SPENDING 1 mile



Race and Ethnicity 1 mile

The largest group: Asian Alone (47.05)
The smallest group: Pacific Islander Alone (0.35)

Indicator	Value	Difference
White Alone	23.11	+31.58
Black Alone	16.31	+7.34
American Indian/Alaska Native Alone	0.54	-0.04
Asian Alone	47.05	+29.88
Pacific Islander Alone	0.35	-0.14
Other Race	6.37	-5.08
Two or More Races	6.27	-0.38
Hispanic Origin (Any Race)	15.01	+10.94

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