



FOR LEASE

812 SF – 2,367 Retail Space Available

HILLTOP CENTER

4261- 4269 Hilltop Drive, Richmond, CA 94803

For more Information
please contact leasing
agent:

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Keystone Real Estate Advisors, Inc.
Real Estate Brokerage#: 02117431





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REAL ESTATE ADVISORS

HIGHLIGHTS



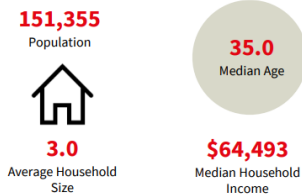
 Highly Visible **±812 – 2,367 SF** standard retail space available positioned directly adjacent to Mini Mart Gas Station along Hilltop Drive on the border of Richmond, El Sobrante, and San Pablo.

 Located on Hilltop Drive. **(29,547 VPD)** Just down to street from I-80 **(204,115 VPD)**

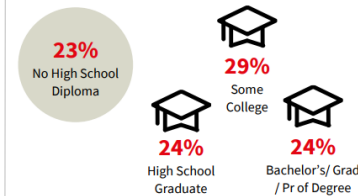
 Drive Thru Taqueria and Karate Dojo set to open before Q2 of 2024

Demographics (2022)

Key Facts



Education



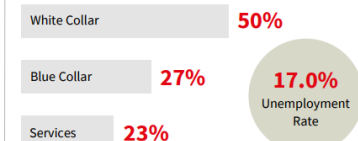
Income



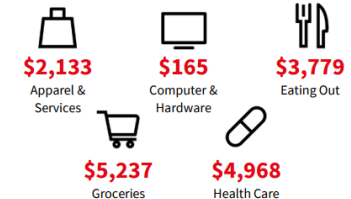
Business



Employment



Annual Household Spending



PHOTOS

4261- 4269 Hilltop Drive,
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SITE PLAN

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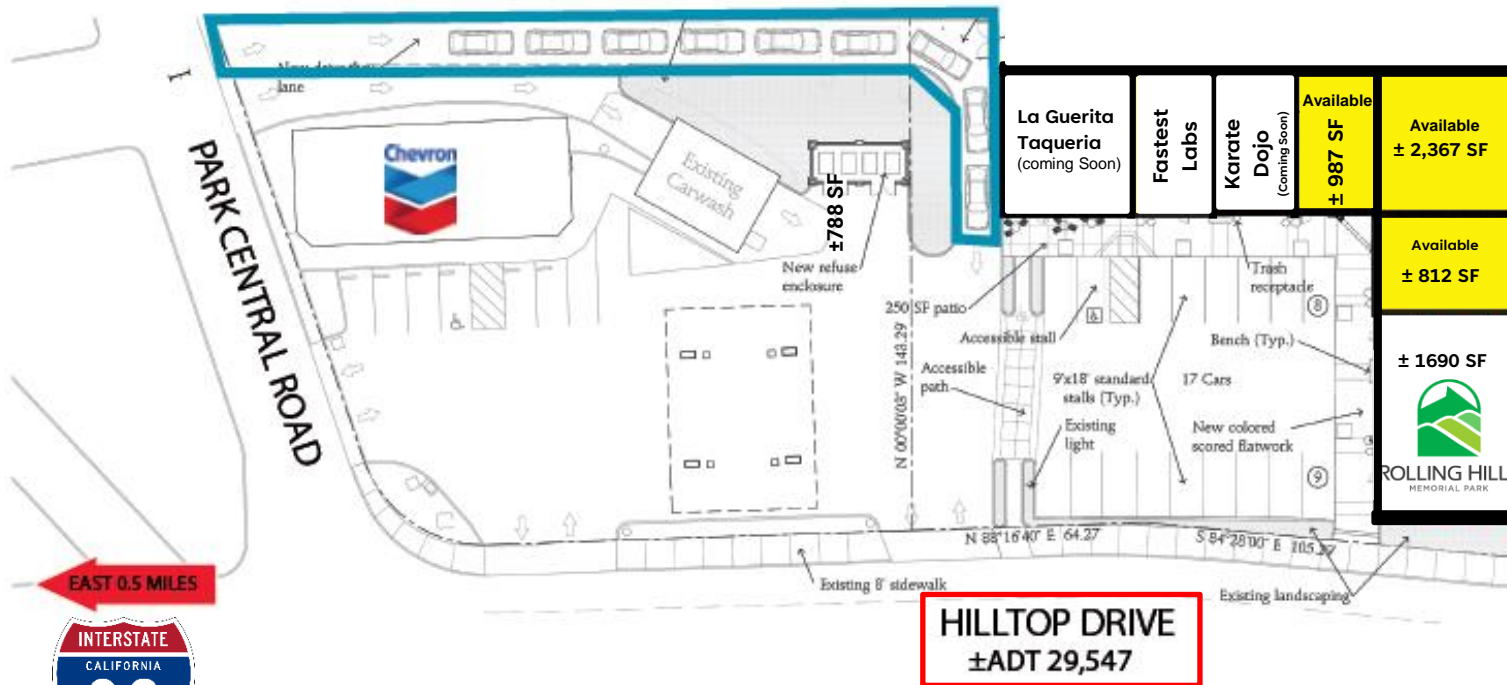
**Drive-Thru
9 Car Stack**



**Residential Population
±136,966 within 3 miles**



**Daytime Population
±24,976 within 3 miles**



La Guerita Taqueria (coming Soon)	Fastest Labs	Karate Dojo (coming Soon)	Available ± 987 SF	Available ± 2,367 SF
			Available ± 812 SF	Available ± 1690 SF



ROLLING HILLS MEMORIAL PARK



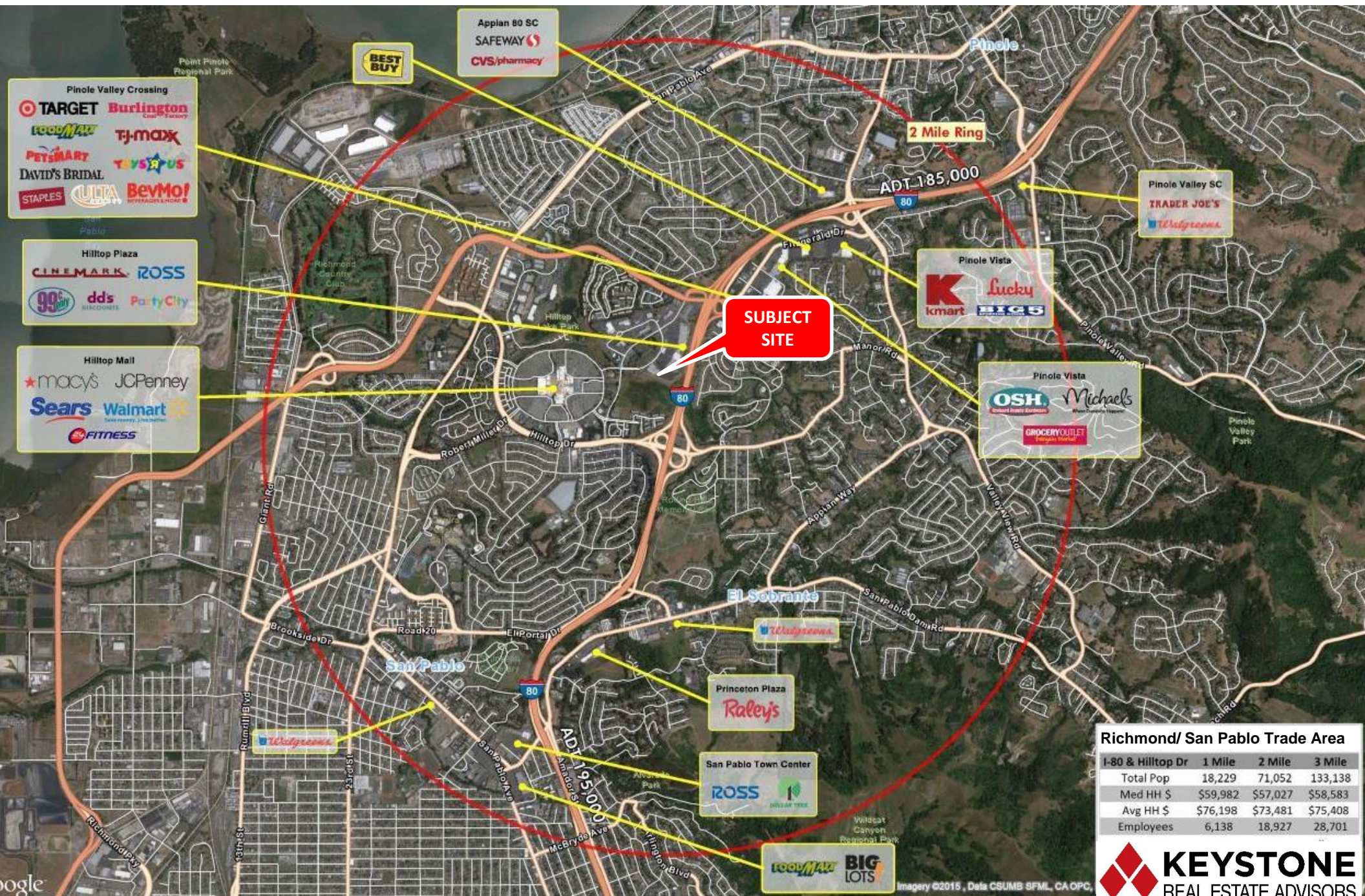
2021 DEMOGRAPHICS			
Population	16,779	136,966	248,580
AVG. HH Income	\$84,830	\$90,303	\$90,060
Daytime Population	6,211	24,976	54,975

TRAFFIC COUNTS	
I-80 @ Hilltop Drive	82,000 ADT
Hilltop Drive @ Park Central	29,547 ADT

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TRADE AREA

4261- 4269 Hilltop Drive,
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Richmond/ San Pablo Trade Area

I-80 & Hilltop Dr	1 Mile	2 Mile	3 Mile
Total Pop	18,229	71,052	133,138
Med HH \$	\$59,982	\$57,027	\$58,583
Avg HH \$	\$76,198	\$73,481	\$75,408
Employees	6,138	18,927	28,701



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