WILLOW & PALM AVENUE - HERCULES, CA

Single or Multi-User Drive-Thru, QSR & Fuel Opportunities



ION







3 Acre Highway Commercial Services Site

- Site is conveniently located along Highway 4 at Willow Avenue exit.
- Three retail pads or potential for a 3 acre site for a single user.
- Within proximity to national retailers such as Home Depot, Lucky and Rite Aid.
- Adjacent to recently built Storelocal.
- Great for fast food/coffee drive-thru, gas station, tire shop, automobile services, or other retail users seeking highway access.

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PARTNER

JohnCumbelich

& Associates

WILLOW & PALM AVENUE - HERCULES, CA

Great Location

Highly Visible + Strong Traffic Counts

189,000 ADT

Sycamore Ave - 33,000 ADT



192,200 ADT

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WIIDW AVE. 13, 106 ADT

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SITE





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Aerial



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Now Under Construction!



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WILLOW & PALM AVENUE - HERCULES, CA

Conceptual/Flexible Site Plan Overlay



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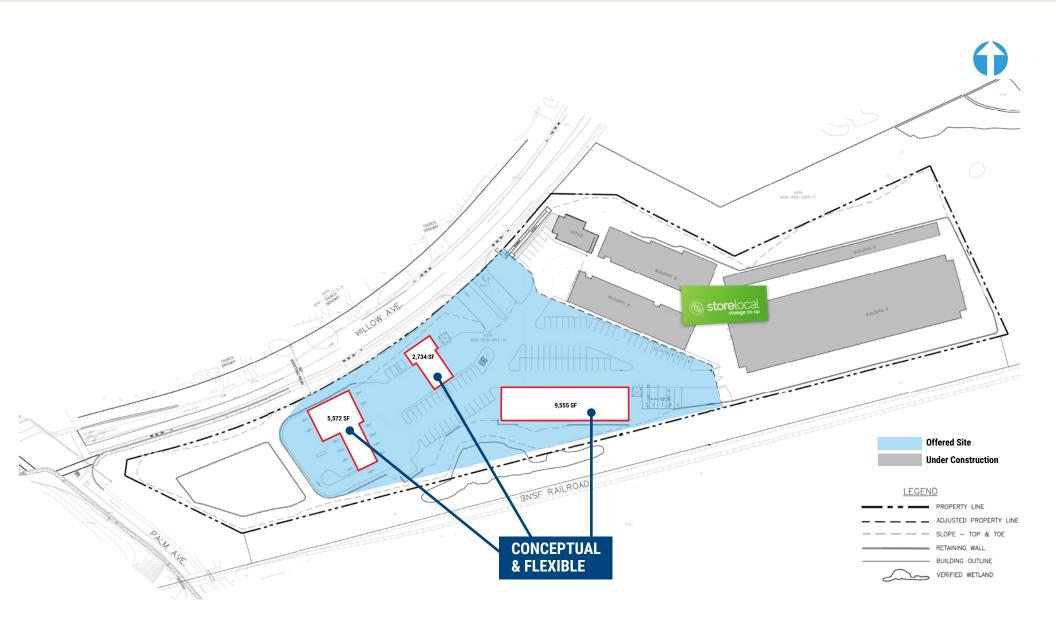
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WILLOW & PALM AVENUE - HERCULES, CA

Conceptual/Flexible Site Plan



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HWY 4 RETAIL DEVELOPMENT WILLOW & PALM AVENUE – HERCULES, CA

The site being offered is an approximate 3 acre highway commercial services site on Willow Avenue located close to Highway 4 in Hercules, CA. The site is near the freeway exit for Willow Avenue, both on California Highway 4 and Interstate 80, with easy access to the on-ramps.

The offered site is a highway commercial services site that has an approved conceptual site plan indicating three users which could be pursued; however, a variety of other uses can be utilized on this site, and one user could make use of the entire 3 acres.

Adjacent to the East of the offered site is an approved self storage of approximately 100,000 square feet of rentable space. The self storage is not a part of this offering.

The City of Hercules is a robust residential community, enjoying wonderful climate, healthily diverse residential neighborhoods, and is well situated near employment centers in the Bay Area.

However, notwithstanding the City's many wonderful advantages, the City is lacking in certain services, thus requiring residents to travel to adjoining cities to obtain such services. Examples of this situation would be automotive uses such as car washes, quick oil and lube services, automotive repair, and automotive parts.

The offered site offers a much needed high commercial location that is very accessible, but at the same time having limited impacts as a consequence of its location. Such a combination is often difficult to achieve; however, in this circumstance, it is a pleasant happenstance.

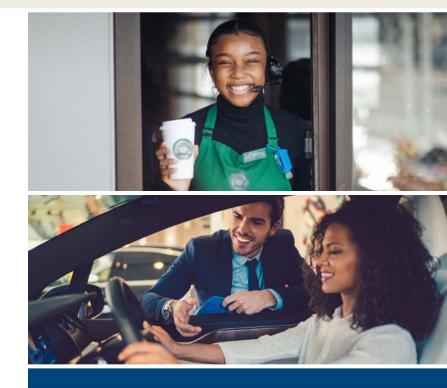
The offered site is situated at the southeastern corner of the Willow Avenue and Palm Avenue intersection. The urban context for the site offers City residents easy access from Highway 4, Willow Avenue, and Palm Avenue, without bringing traffic through any residential neighborhoods.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	17,547	63,620	122,575
Average HH Income	\$141,186	\$139,208	\$128,189
No. of Households	5,766	21,582	42,509

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TRAFFIC COUNTS

Hwy 80 West of Hwy 4	181,700 ADT
Hwy 80 East of Hwy 4	137,600 ADT
Hwy 4 @ West of Willow Ave	192,200 ADT
Hwy 4 @ East Willow Ave	189,000 ADT
Willow Ave North of Hwy 4	14,000 ADT
Willow Ave South of Hwy 4	13,106 ADT
Sycamore Ave	33,000 ADT

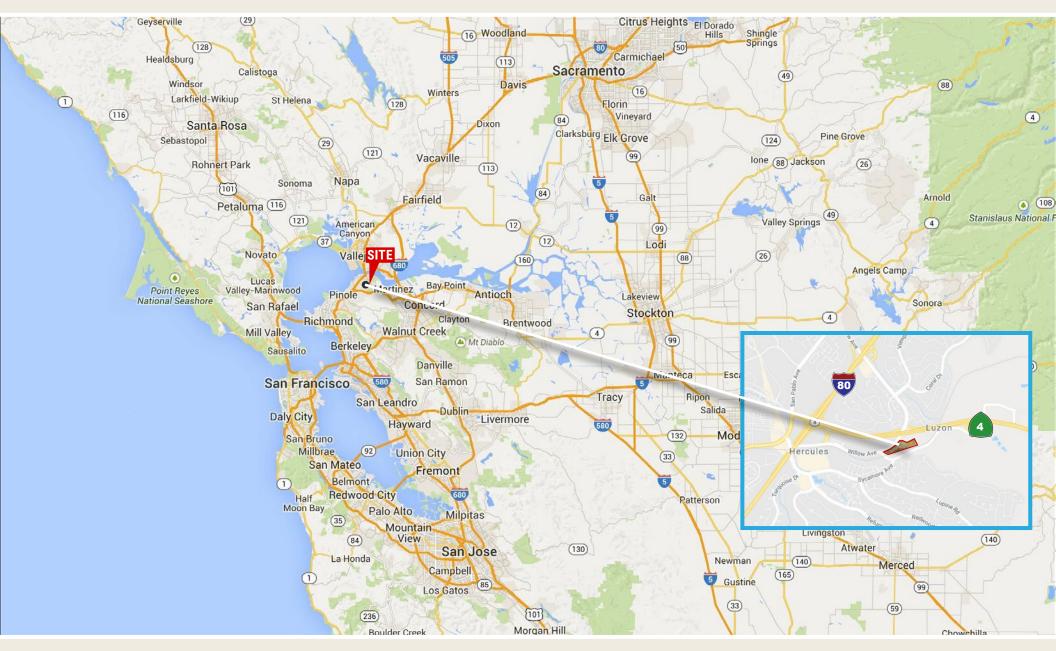




About

WILLOW & PALM AVENUE - HERCULES, CA

Location Map



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WILLOW & PALM AVENUE - HERCULES, CA

Demographics

		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2020 Estimated Population	17,547	63,620	122,575
	2025 Projected Population	17,650	64,341	124,726
	2010 Census Population	15,561	57,991	112,705
	2000 Census Population	14,018	54,008	105,804
	Projected Annual Growth 2020 - 2025	0%	0%	0%
	Historical Annual Growth 2000 - 2020	1%	1%	1%
	2020 Median Age	41	41	40
	Adj. Daytime Demographics Age 16+	10,394	36,432	69,990
HOUSEHOLDS	2020 Estimated Households	5,766	21,582	42,509
	2025 Projected Households	5,939	22,344	44,292
	2010 Census Households	5,259	20,257	40,155
	2000 Census Households	4,523	18,462	37,318
	Projected Annual Growth 2020 - 2025	1%	1%	1%
	Historical Annual Growth 2000 - 2020	1%	1%	1%
RACE & ETHNICITY	2020 Estimated White	18%	30%	32%
	2020 Estimated Black or African American	19%	16%	19%
	2020 Estimated Asian or Pacific Islander	51%	38%	31%
	2020 Estimated American Indian or Native Alaskan	0%	1%	1%
	2020 Estimated Other Races	13%	15%	17%
	2020 Estimated Hispanic	15%	19%	23%
INCOME	2020 Estimated Average Household Income	\$141,186	\$139,208	\$128,189
	2020 Estimated Median Household Income	\$116,294	\$109,830	\$100,007
	2020 Estimated Per Capita Income	\$46,440	\$47,268	\$44,564
EDUCATION (AGE 25+)	22020 Estimated Elementary (Grade Level 0 - 8)	5%	5%	6%
	2020 Estimated Some High School (Grade Level 9 - 11)	3%	4%	5%
	2020 Estimated High School Graduate	19%	18%	20%
	2020 Estimated Some College	21%	23%	23%
	2020 Estimated Associates Degree Only	11%	10%	10%
	2020 Estimated Bachelor's Degree Only	28%	26%	24%
	2020 Estimated Graduate Degree	15%	13%	12%
BUSINESS	2020 Estimated Total Businesses	349	1,538	2,816
	2020 Estimated Total Employees	4,417	13,606	25,936
	2020 Estimated Employee Population per Business	13	9	9
	2020 Estimated Residential Population per Business	50	41	44

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