

RETAIL+DINING

PAD OPPORTUNITIES
INCLUDING 2 DRIVE-THRUS

SYCAMORE CROSSING

I-80 & SYCAMORE AVENUE – HERCULES, CA



ANOTHER DEVELOPMENT BY
Lewis Retail Centers

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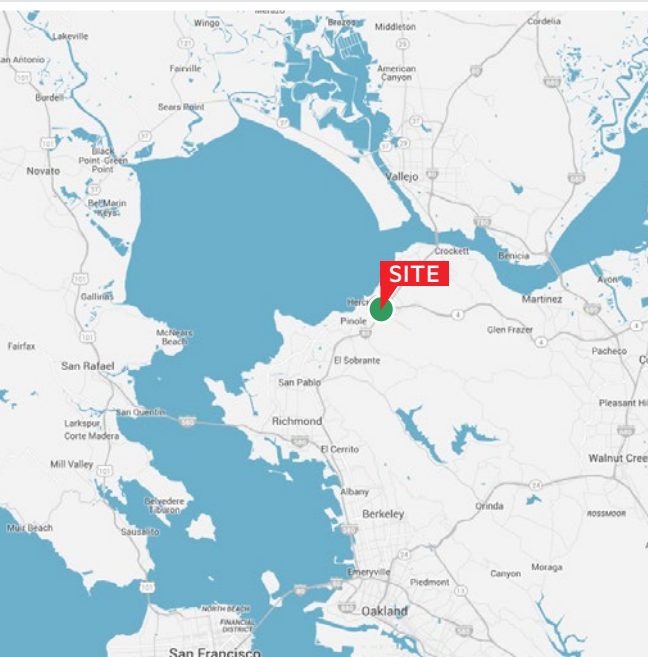
OVERVIEW & TRADE AREA

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OVERVIEW

- Core Bay Area project with an under-supply of retail services
- Vibrant housing market with active new construction
- Highest traffic volume intersection in the City
- Ideal site for best in class QSR users, power drive thrus, bank/credit unions and medical uses.
- Freeway visible



THE TRADE AREA

Hercules is situated where Interstate 80 and Highway 4 intersect, and is just steps from an extensive network of biking and walking trails. Hercules is convenient to all corners of the Bay Area, with new transportation options, including rail and ferry service, coming on line in 2018.

Anchored by the North Shore Business Park, and major employers such as Bio-Rad and Mechanics Bank, Hercules offers an outstanding mix of employment and newer housing inventory. There are over 1,700 new proposed, approved or under construction new homes.

A capable and well-trained work force is attracted to Hercules by comfortable, reasonably priced housing and diverse employment opportunities. Hercules provides excellent levels of public safety, recreational, and educational services to its residents.

In essence, Hercules offers just the right reasons to live, work and do business.

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LARGE DAYTIME POPULATION

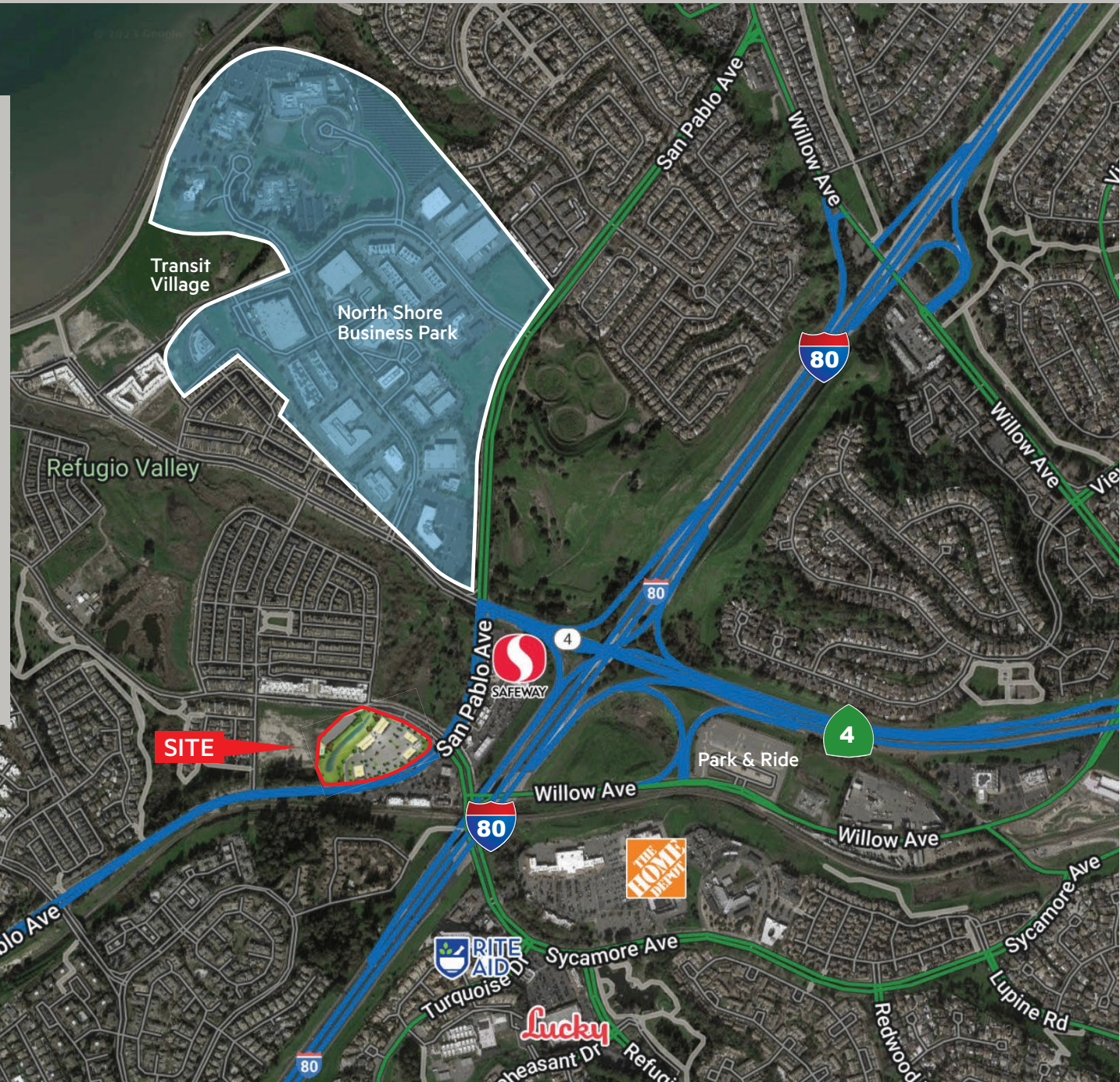
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Daytime Employment

Daytime employment in the adjacent North Shore Business Park totals over 3,000 people including over 1,700 at the headquarters of BioRad Corporation, a Fortune 500 company.

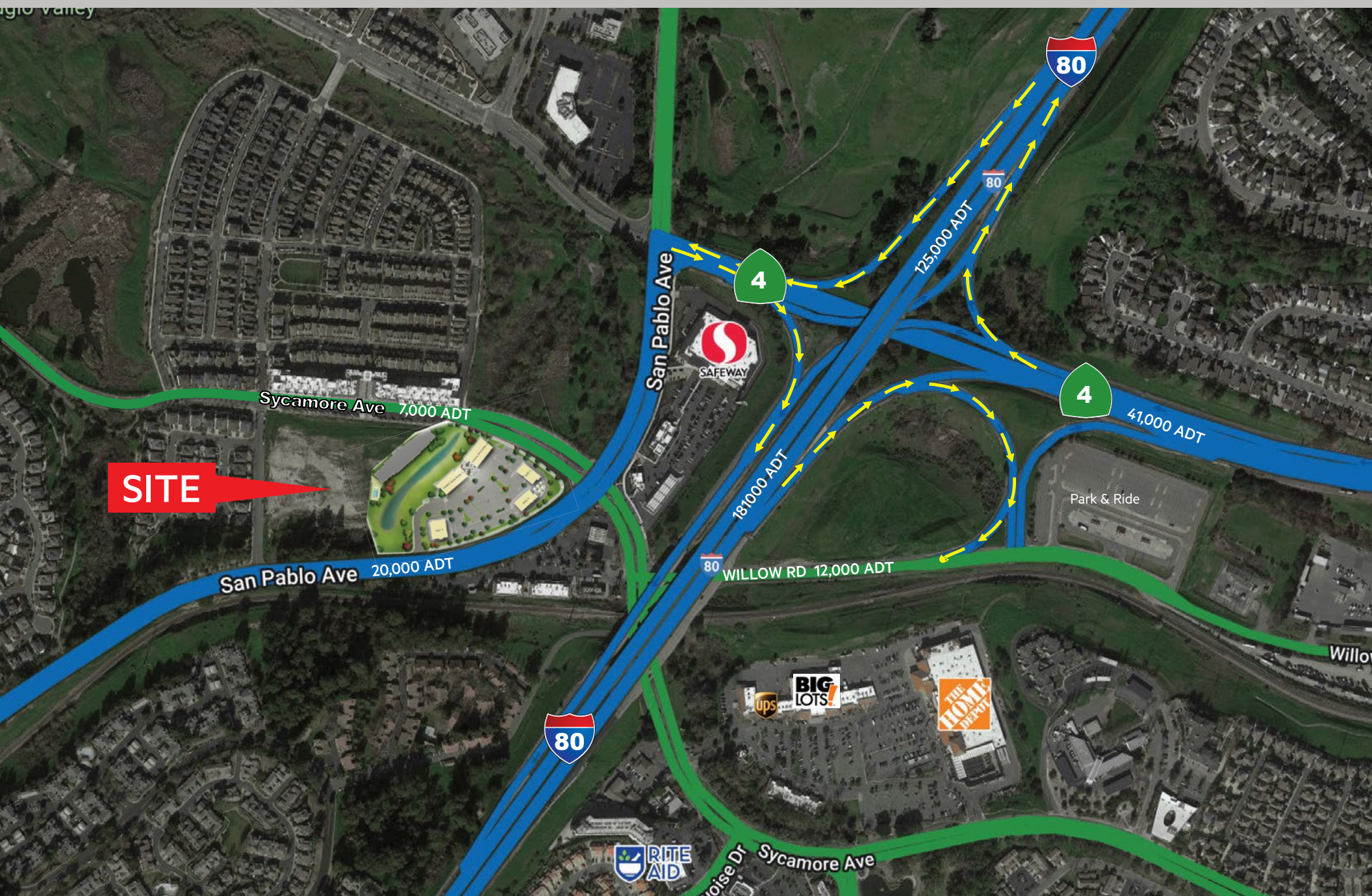
- BioRad HQ
- Pacific BioLabs
- Mechanic's Bank Operations Center
- Contra Costa Employment & Human Services
- Lechat Nail Products
- Multiple Organics
- A&B Die Casting
- Haenow Organic
- Contra Costa Medical Group
- Newman Lasik Centers
- Collins Property Mgmt
- Ardiri Wines
- California Sport Touring



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SITE PLAN

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Please note the proposed land use in the plan is conceptual and the ultimate land uses and configurations will require City approval.



DEMOGRAPHICS

		1-Mile	3-Mile	5-Mile
POPULATION	2022 Estimated Population	17,489	70,981	131,862
	2027 Projected Population	18,909	74,579	137,157
	2020 Census Population	17,496	70,642	131,401
	2010 Census Population	15,656	66,026	121,576
	Projected Annual Growth 2022 to 2027	1.6%	1.0%	1%
	Historical Annual Growth 2010 to 2022	1.0%	1%	1%
	2022 Median Age	40.1	41.7	40.5
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years+	10,088	34,491	70,029
HOUSEHOLDS	2022 Estimated Households	6,118	24,547	45,536
	2027 Projected Households	6,937	27,113	49,771
	2020 Census Households	6,080	24,267	45,030
	2010 Census Households	5,457	23,040	42,634
	Projected Annual Growth 2022 to 2027	2.7%	2.1%	1.9%
	Historical Annual Growth 2010 to 2022	1.0%	0.5%	0.6%
RACE AND ETHNICITY	2022 Estimated White	20.4%	29.0%	28.1%
	2022 Estimated Black or African American	16.6%	14.4%	16.6%
	2022 Estimated Asian or Pacific Islander	45.3%	32.5%	27.9%
	2022 Estimated American Indian or Native Alaskan	0.5%	0.9%	1.1%
	2022 Estimated Other Races	17.1%	23.2%	26.3%
	2022 Estimated Hispanic	16.5%	24.0%	27.6%

		1-Mile	3-Mile	5-Mile
INCOME	2022 Estimated Average Household Income	\$142,284	\$131,884	\$121,334
	2022 Estimated Median Household Income	\$117,355	\$106,172	\$99,684
	2022 Estimated Per Capita Income	\$49,793	\$45,685	\$42,051
EDUCATION (AGE 25+)	2022 Estimated Elementary (Grade 0 to 8)	4.6%	5.3%	6.4%
	2022 Estimated Some High School (Grade 9 to 11)	2.7%	4.3%	5.1%
	2022 Estimated High School Graduate	15.1%	18.7% 1	9.3%
	2022 Estimated Some College	18.2%	22.0%	21.7%
	2022 Estimated Associates Degree Only	10.0%	10.1%	9.3%
	2022 Estimated Bachelors Degree Only	32.8%	26.6%	25.4%
BUSINESS	2022 Estimated Graduate Degree	16.7%	13.1%	12.7%
	2022 Estimated Total Businesses	492	1,719	3,119
	2022 Estimated Total Employees	5,169	12,791	28,667
	2022 Estimated Employee Population per Business	10.5	7.4	9.2
	2022 Estimated Residential Population per Business	35.6	41.3	42.3

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