

GROCERY / ANCHOR OPPORTUNITY

I-80 & APPIAN WAY
PINOLE, CA



LARGE POPULATION
209,682 in 5-mile Radius

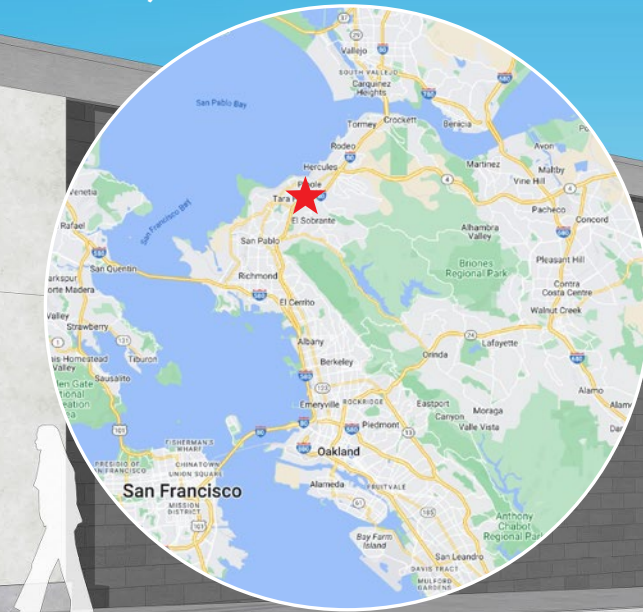


STRONG TRAFFIC COUNTS
179,000 ADT on I-80



GREAT VISIBILITY
Freeway Visible & Adjacent

- MAJOR EAST BAY REGIONAL SHOPPING CENTER REDEVELOPMENT
- SERVING 209,682 RESIDENTS IN A 5-MILE RADIUS
- 179,000 ADT ON I-80
- LOCATED AT THE SOUTHWEST QUADRANT OF I-80 AND APPIAN WAY
- ANCHOR, JUNIOR ANCHOR & SHOP SPACE AVAILABLE

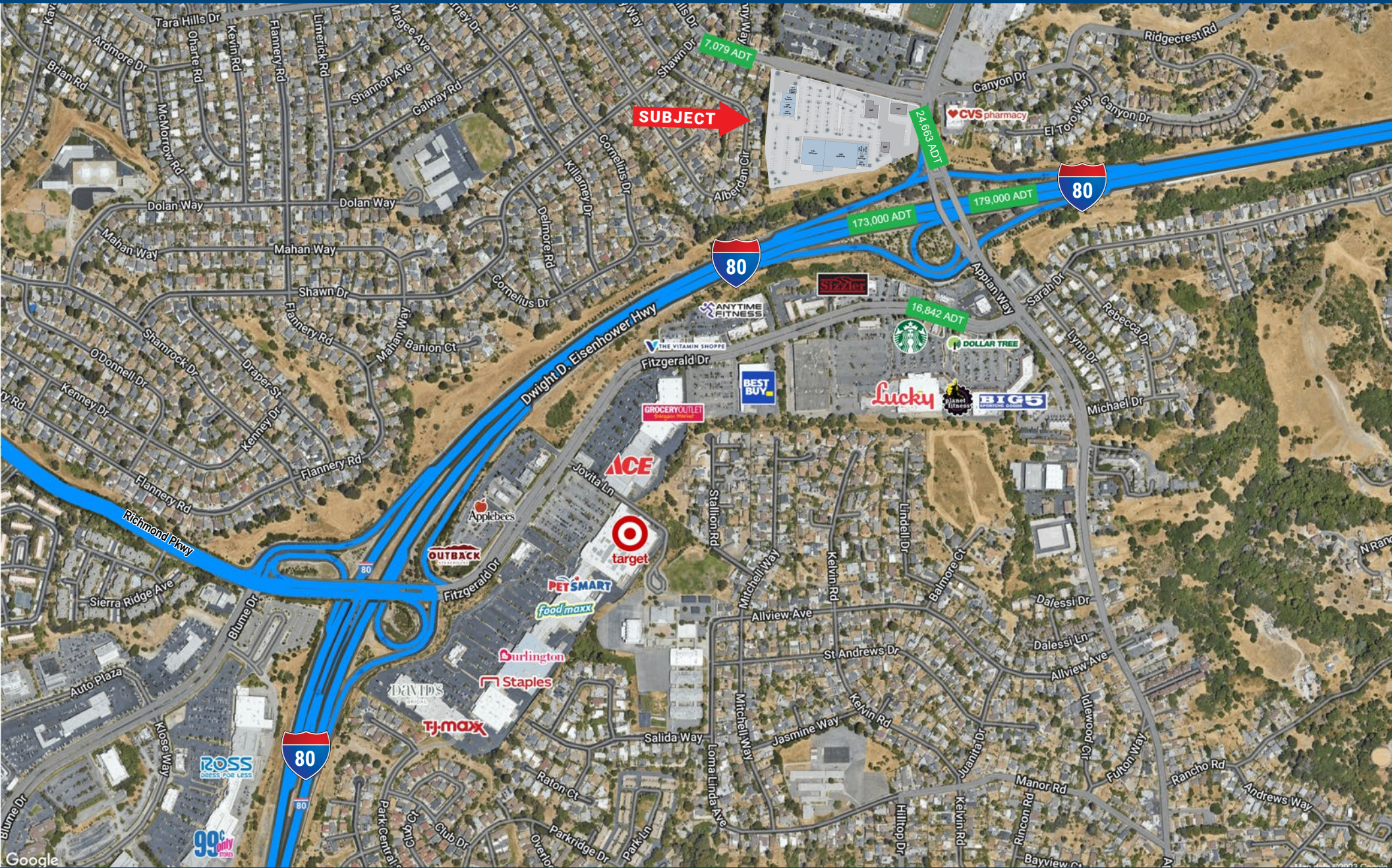


FOR MORE INFORMATION, PLEASE CONTACT

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PARTNER **XTEAM**
RETAIL ADVISORS

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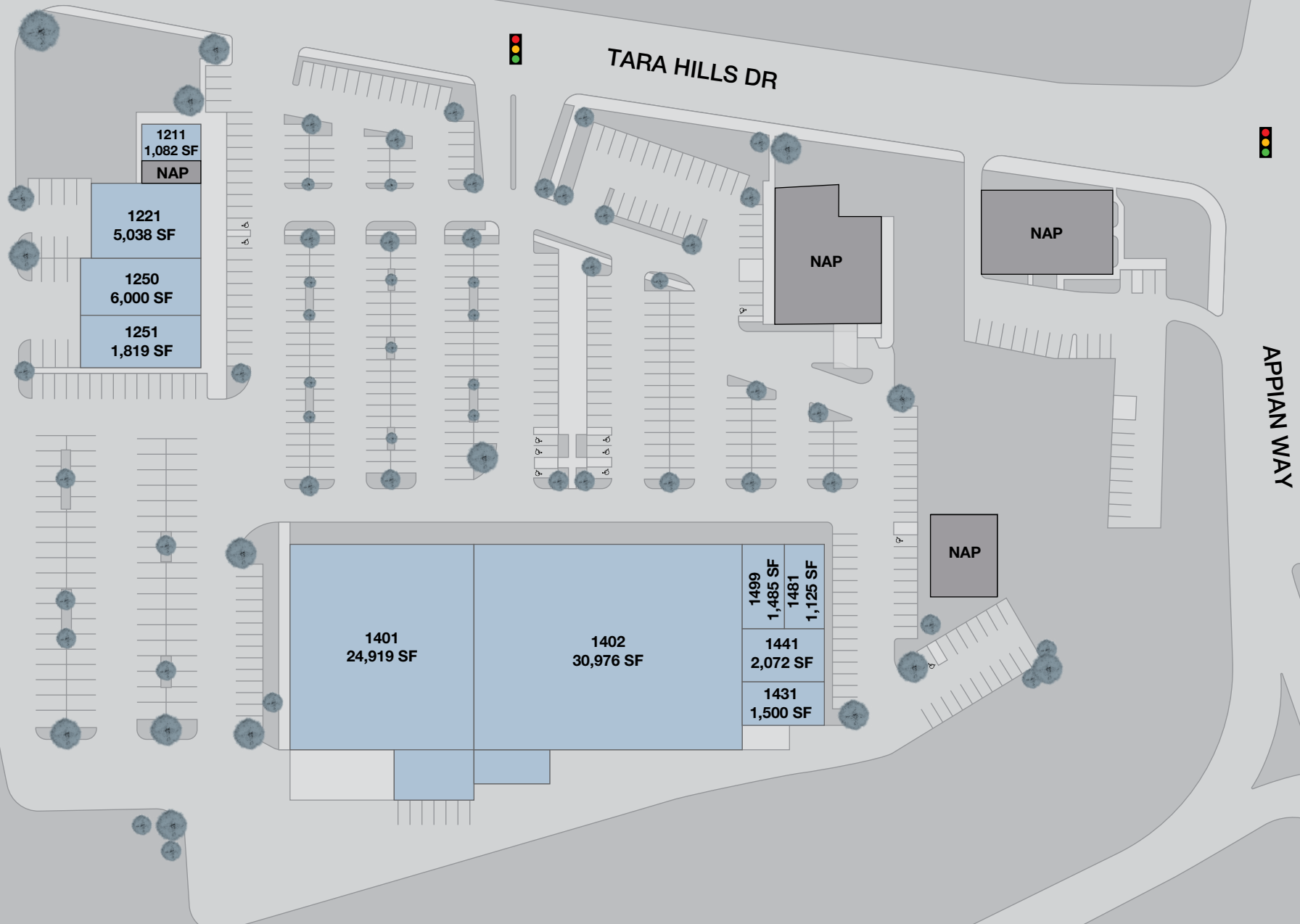
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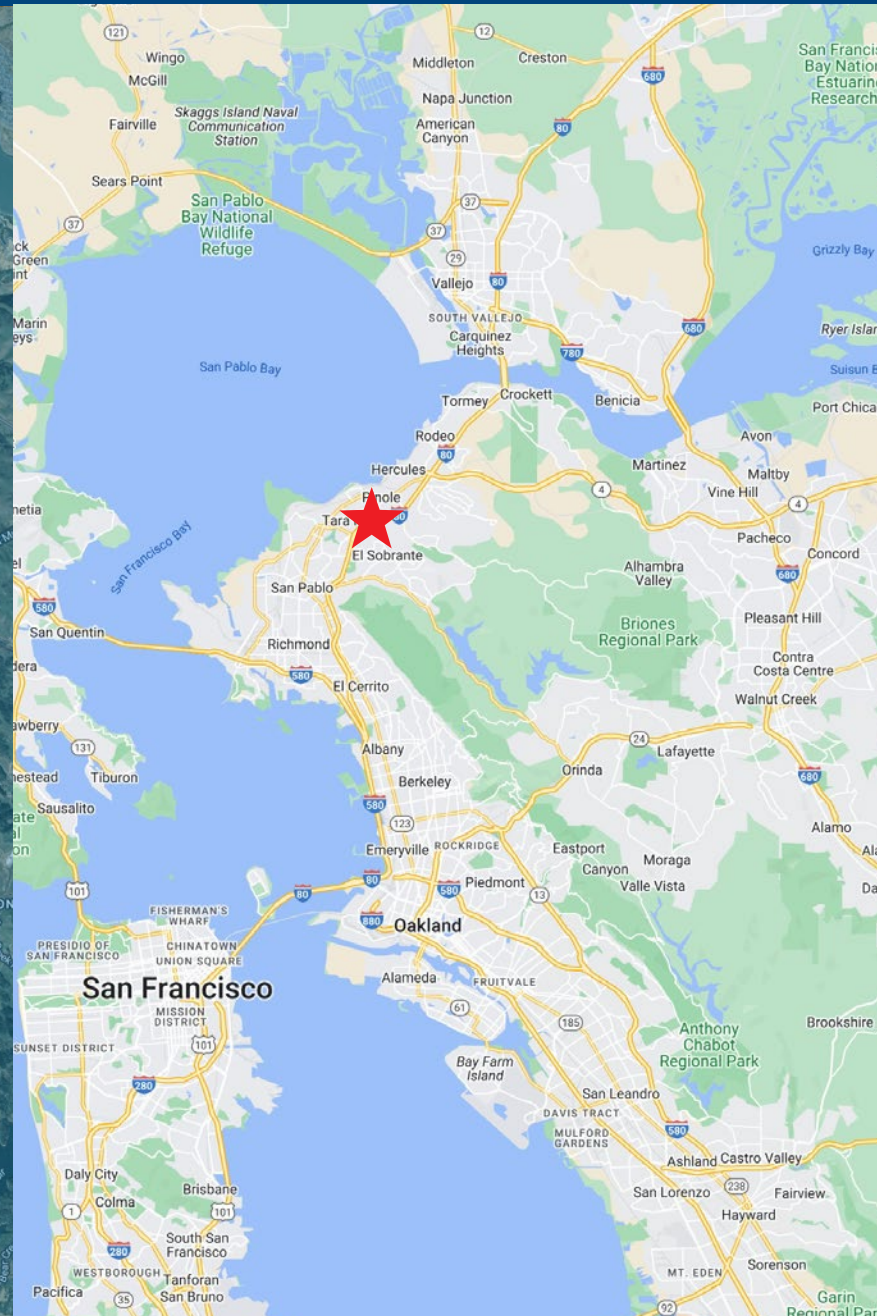
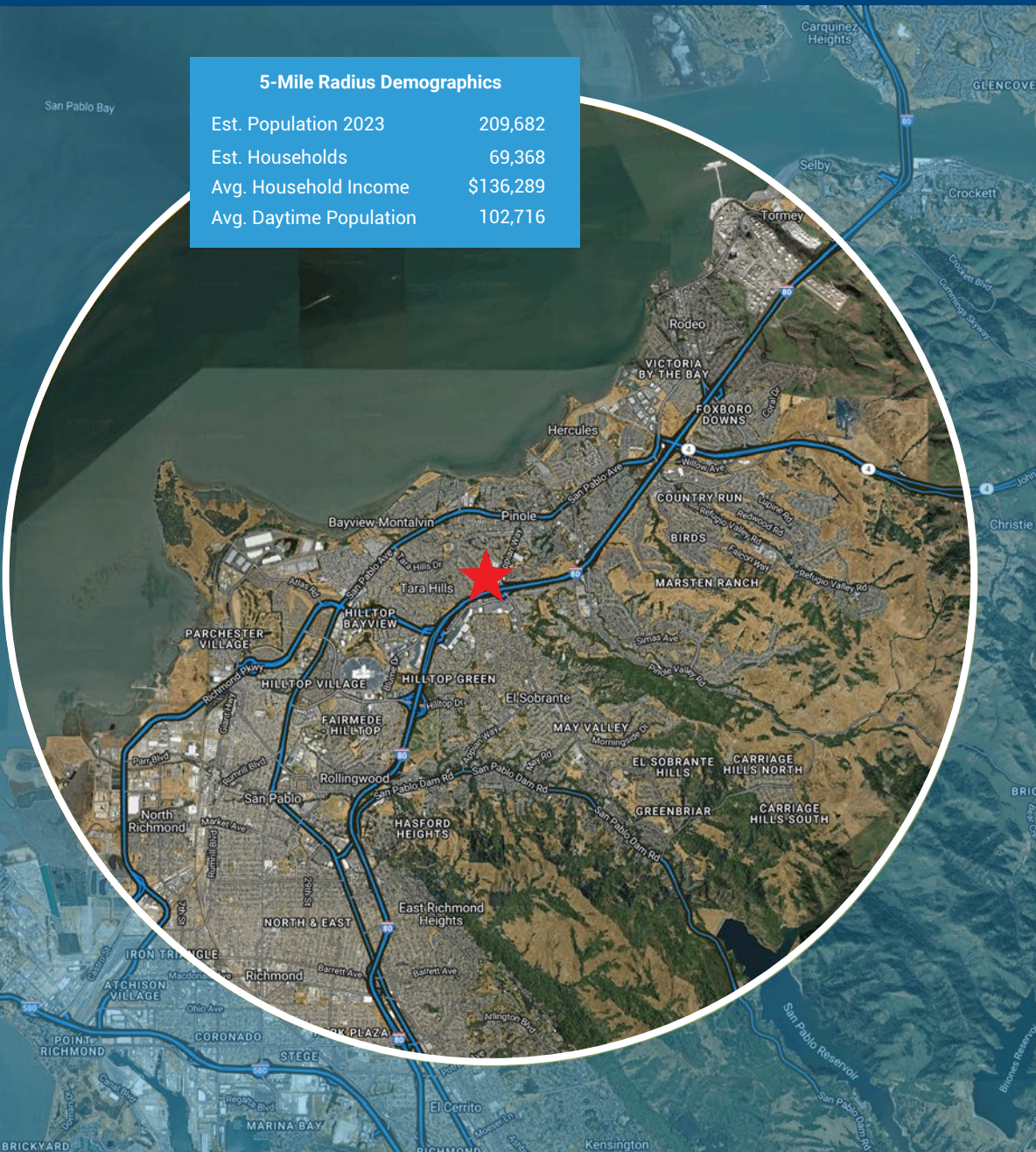
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5-Mile Radius Demographics

Est. Population 2023	209,682
Est. Households	69,368
Avg. Household Income	\$136,289
Avg. Daytime Population	102,716



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		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2023 Estimated Population	16,905	105,427	209,682
	2028 Projected Population	17,292	109,009	216,428
	2020 Census Population	16,819	105,005	209,103
	2010 Census Population	16,055	97,177	191,921
	Projected Annual Growth 2023 to 2028	0.5%	0.7%	0.6%
	Historical Annual Growth 2010 to 2023	0.4%	0.7%	0.7%
	2023 Median Age	41	40	39
DAYTIME POPULATION	Adjusted Daytime Demographics Age 16 Years +	9,478	56,039	102,716
HOUSEHOLDS	2023 Estimated Households	5,941	36,208	69,368
	2028 Projected Households	6,419	39,444	75,468
	2020 Census Households	5,831	35,574	68,321
	2010 Census Households	5,726	33,694	64,756
	Projected Annual Growth 2023 to 2028	1.6%	1.8%	1.8%
	Historical Annual Growth 2010 to 2023	0.3%	0.6%	0.5%
RACE & ETHNICITY	2023 Estimated White	31.6%	26.4%	26.3%
	2023 Estimated Black or African American	13.7%	16.9%	15.2%
	2023 Estimated Asian or Pacific Islander	25.6%	27.9%	22.5%
	2023 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.5%
	2023 Estimated Other Races	27.8%	27.7%	34.5%
	2023 Estimated Hispanic	29.7%	29.3%	37.7%
INCOME	2023 Estimated Average Household Income	\$130,763	\$138,879	\$136,289
	2023 Estimated Median Household Income	\$111,122	\$113,419	\$111,739
	2023 Estimated Per Capita Income	\$46,031	\$47,821	\$45,246
EDUCATION (AGE 25+)	2023 Estimated Elementary (Grade 0 -8)	7.2%	6.9%	10.4%
	2023 Estimated Some High School (Grade 9-11)	4.5%	5.4%	7.1%
	2023 Estimated High School Graduate	18.0%	20.2%	20.7%
	2023 Estimated Some College	24.9%	21.5%	20.2%
	2023 Estimated Associates Degree Only	10.2%	9.3%	8.6%
	2023 Estimated Bachelors Degree Only	25.9%	25.0%	21.6%
	2023 Estimated Graduate Degree	9.3%	11.6%	11.4%
BUSINESS	2023 Estimated Total Businesses	619	2,663	4,823
	2023 Estimated Total Employees	4,364	23,236	40,128
	2023 Estimated Employee Population per Business	7.1	8.7	8.3
	2023 Estimated Residential Population per Business	27.3	39.6	43.5
	2021 Estimated Residential Population per Business	46.1	30.5	35.3

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