

HERCULES CREEKSIDE CENTER

1511 Sycamore Avenue, Hercules, CA | Contra Costa County

2nd Generation Deli Space Available



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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
- 2nd Generation Deli Space Available (suite 1611-C)

Nearby Tenants Include:



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

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SITE MAP

CREEKSIDE SHOPPING CENTER

SITE PLAN



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	Cleaners	1,500
H	AVAILABLE	900

Suite	Tenant	SF
J	Dance Studio	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	AVAILABLE	1,770
1611-D	Bank of America	4,619

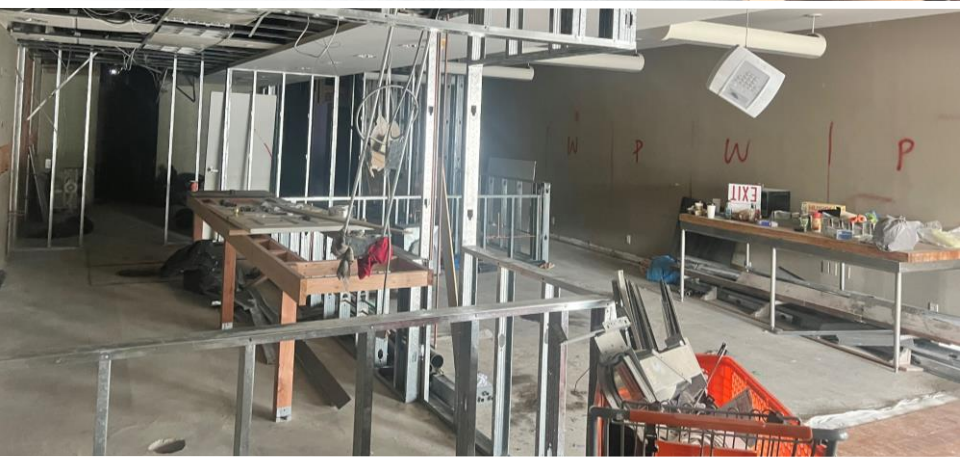


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2nd GEN RESTAURANT SPACE (Suite 1611-C)

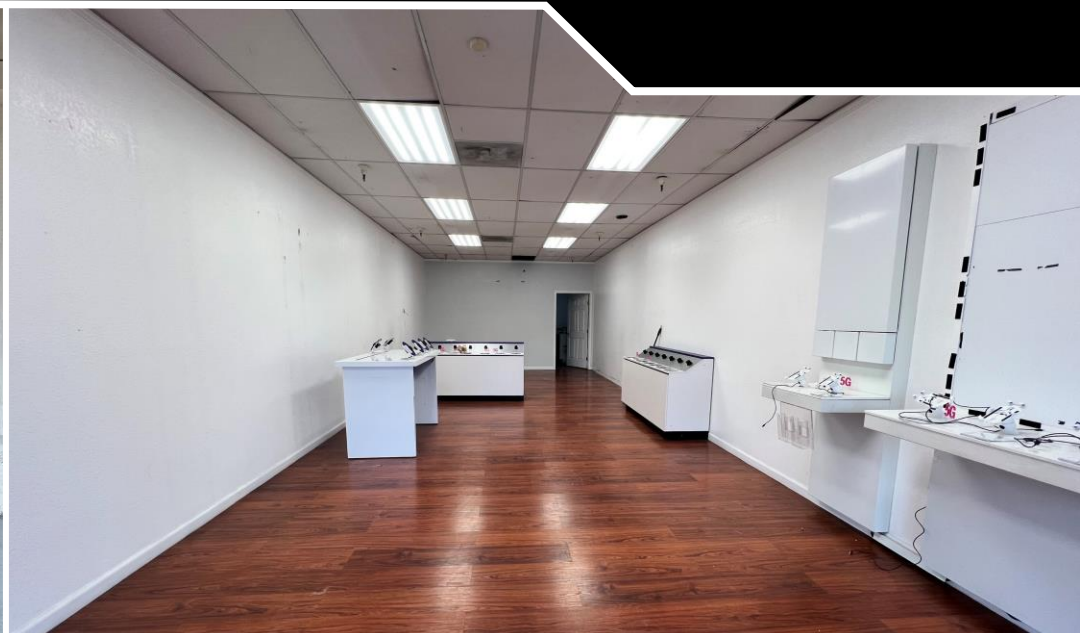
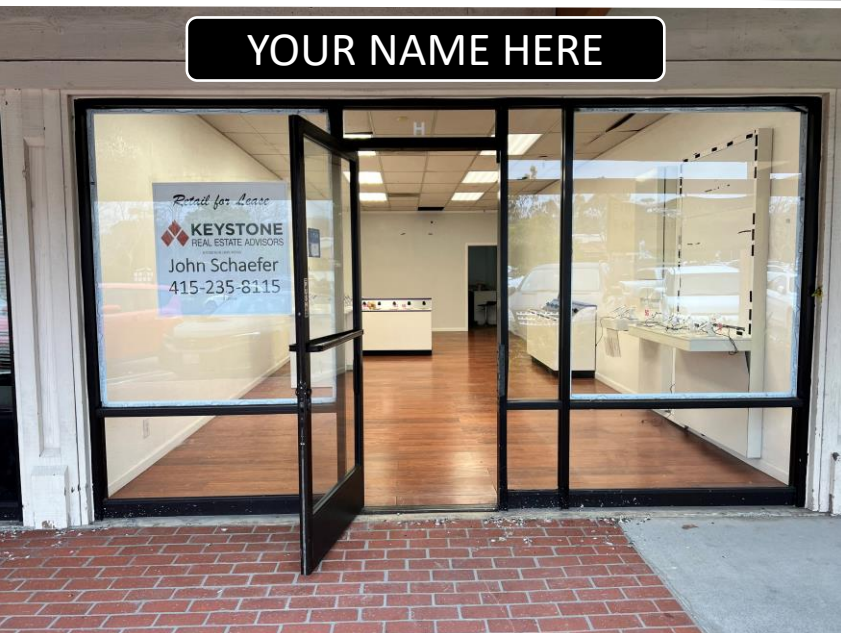


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SUITE H (Former T-Mobile) -900 SF



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CENTER PHOTOS



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RETAIL TRADE MAP



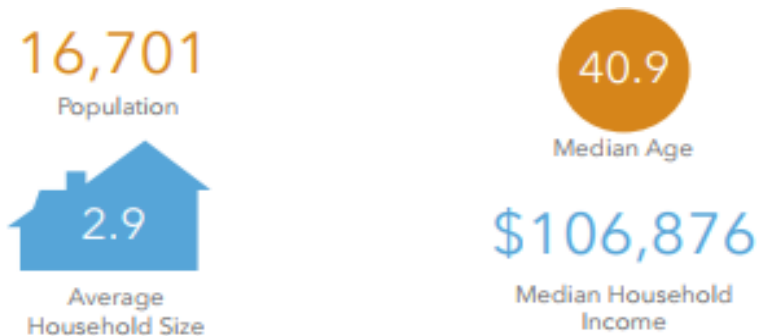
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DEMOGRAPHICS



HOUSING STATS

1 mile



\$483,881

Median Home Value



\$14,003

Average Spent on Mortgage & Basics



\$1,525

Median Contract Rent

ANNUAL HOUSEHOLD SPENDING

1 mile



\$3,296

Apparel & Services



\$273

Computers & Hardware



\$5,233

Eating Out



\$7,153

Groceries



\$8,049

Health Care

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	

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

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