

# HILLTOP PLAZA

Richmond, CA 94803

PRIMESTOR CBRE

ANCHOR, JUNIOR ANCHOR AND DRIVE-THRU OPPORTUNITIES



\*FUTURE PROPOSED RENDERINGS



# PROPERTY HIGHLIGHTS



**Strategic Location & Visibility:** Positioned at the key intersection of Blume Dr & Klose Way with frontage along I-80 (188,389 VPD)



**High Footfall & Customer Reach:** Attracts approximately 3.7M annual visits from 444,000 unique visitors (Source: Placer.AI)



**Prime Demographics:** Within a 5 mile radius, +/-245,000 residents and over 80,000 households

Average household income of over \$130,000 within a 5 mile radius, with a Median household income within 5 miles of over \$102,000



**Tenant Mix & Community Appeal:** Anchored by Cinemark, City Sports Club, Ross, DD's Discounts, and Dollar Tree



**Proximity to adjacent Hilltop Mall redevelopment site:** future mixed-use transformation into housing, parks, retail, and transit hub which could drive traffic and density to Hilltop Plaza



**Ample Parking:** 1,517 Surface Spaces with Parking Ratio of 6.16/1,000 SF



**25,000 - 40,000 SF** - Potential Grocer Opportunity



Future 0.25 Acre Drive-Thru Pad Opportunity

## Spaces Now Available:

- Future 0.25 Acre Drive-Thru Pad
- 25,246 SF Anchor Opportunity
- 12,000 SF Jr Anchor Opportunity



# SITE PLAN

UNIT	TENANT	SQ. FT.
3200	Century Theatres	51,840
3300A	Travis Credit Union	3,928
3300C	Mattress Firm	4,074
3350	McDonald's (GL)	3,723
3401	IHOP (GL)	3,964
<b>3500A</b>	<b>Available</b>	<b>12,000</b>
3500B	Hibbett Sports	5,329
3600	Dollar Tree	22,956
3700	dd's Discounts	26,527
<b>3800A</b>	<b>Available</b>	<b>3,092</b>
3800B	Taqueria Maria	1,580
3800C	I Brow Bar	920
3800D	Rose Le Nails	925
3800E	Gamestop	1,220
3800G	BG Haircuts	915
3800H	Me-N-Ed's Pizzeria	2,505
3800J	Comcast	2,984
3900	Ross Dress for Less	2,757
<b>4000</b>	<b>Available</b>	<b>25,246</b>
4100	City Sports Club	39,218
4200A	Available	1,453
4200B	Chipotle	2,715

■ AVAILABLE □ LEASED



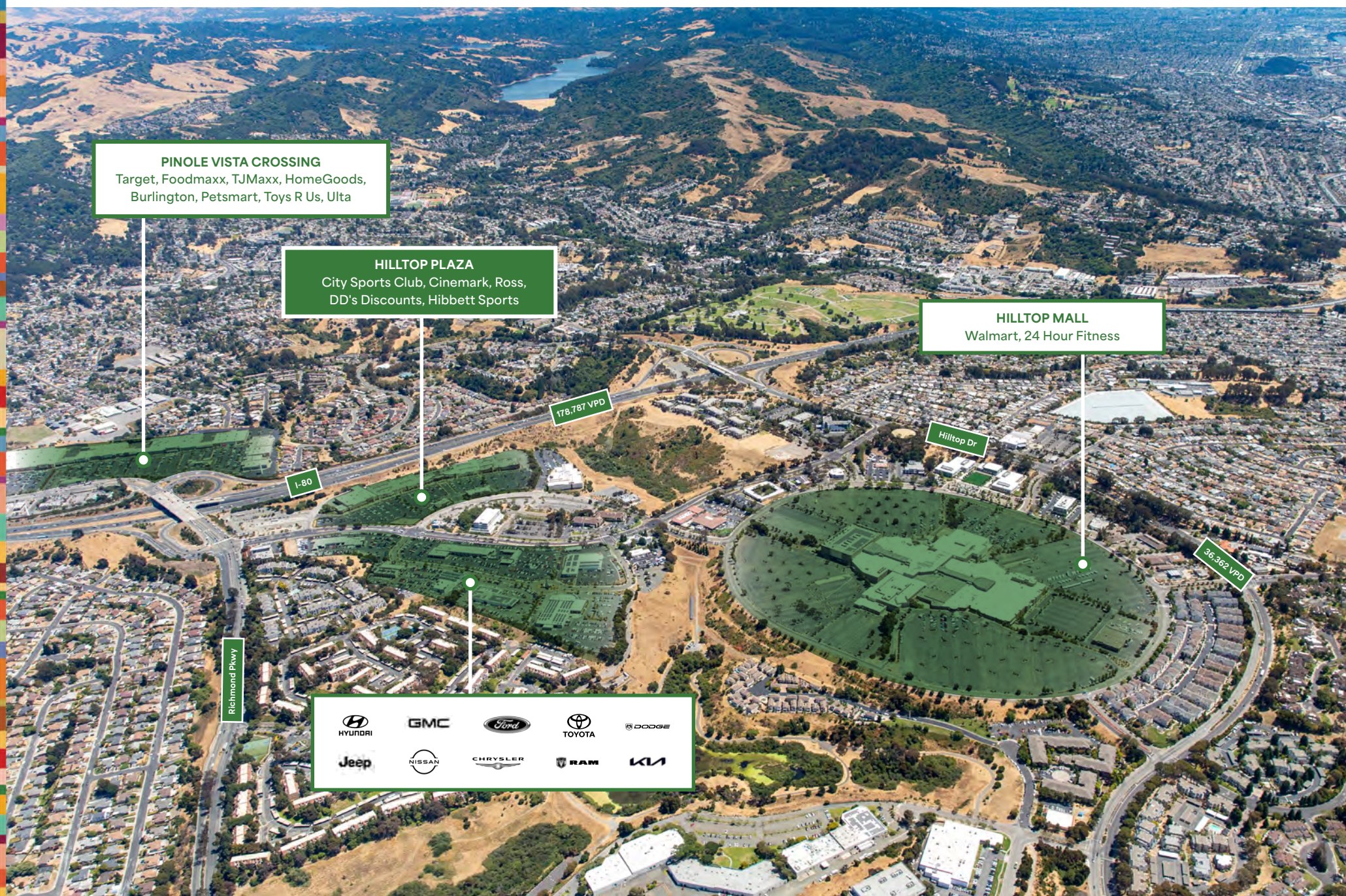


# HILLTOP PLAZA, 3190 – 4251 KLOSE WAY





# CLOSE AERIAL



## PINOLE VISTA CROSSING

Target, Foodmaxx, TJMaxx, HomeGoods,  
Burlington, Petsmart, Toys R Us, Ulta

## HILLTOP PLAZA

City Sports Club, Cinemark, Ross,  
DD's Discounts, Hibbett Sports

## HILLTOP MALL

Walmart, 24 Hour Fitness

178,787 VPD

Hilltop Dr

36,362 VPD

I-80

Richmond Pkwy





# RICHMOND TRADE AREA AERIAL





# DEMOGRAPHICS



## POPULATION

1 MILE	5 MILES	10 MILES
16,699	127,343	245,365

## DAYTIME POPULATION

1 MILE	5 MILES	10 MILES
15,653	92,862	189,664

## AVERAGE HH INCOME

1 MILE	5 MILES	10 MILES
\$120,463	\$128,830	\$132,186

## MEDIAN HH INCOME

1 MILE	5 MILES	10 MILES
\$97,663	\$101,944	\$102,081

[VIEW COMPREHENSIVE DEMOGRAPHICS](#)





# HILLTOP PLAZA, 3190 – 4251 KLOSE WAY

RICHMOND, CA 94803

ANCHOR, JUNIOR ANCHOR AND  
DRIVE-THRU OPPORTUNITIES

**KATIE SINGER**  
First Vice President

+1 650 494 5135  
Katie.Singer@cbre.com  
Lic. 01745709

**MEAGHAN POST**  
Vice President

+1 925 286 3003  
Meaghan.Post@cbre.com  
Lic. 01889217



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.